

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1701-1715 WEST SLAUGHTER LANE FROM**  
3 **COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL**  
4 **SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from community commercial (GR) district to general commercial  
10 services-conditional overlay (CS-CO) combining district on the property described in  
11 Zoning Case No. C14-2013-0063, on file at the Planning and Development Review  
12 Department, as follows:

13  
14 Lot 1, Block A, Slaughter Lane Commercial Subdivision, a subdivision in the City  
15 of Austin, Travis County, Texas, according to the map or plat of record in  
16 Document No. 200200215 of the Official Public Records of Travis County, Texas  
17 (the "Property"),

18  
19 locally known as 1701-1715 West Slaughter Lane in the City of Austin, Travis County,  
20 Texas, and generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.

29  
30 B. The following uses are prohibited uses of the Property:

31  
32 Campground  
Vehicle storage

Monument retail sales

33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the general commercial services  
35 (CS) base district and other applicable requirements of the City Code.

1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
3

4  
5 **PASSED AND APPROVED**

6  
7  
8  
9 \_\_\_\_\_, 2013

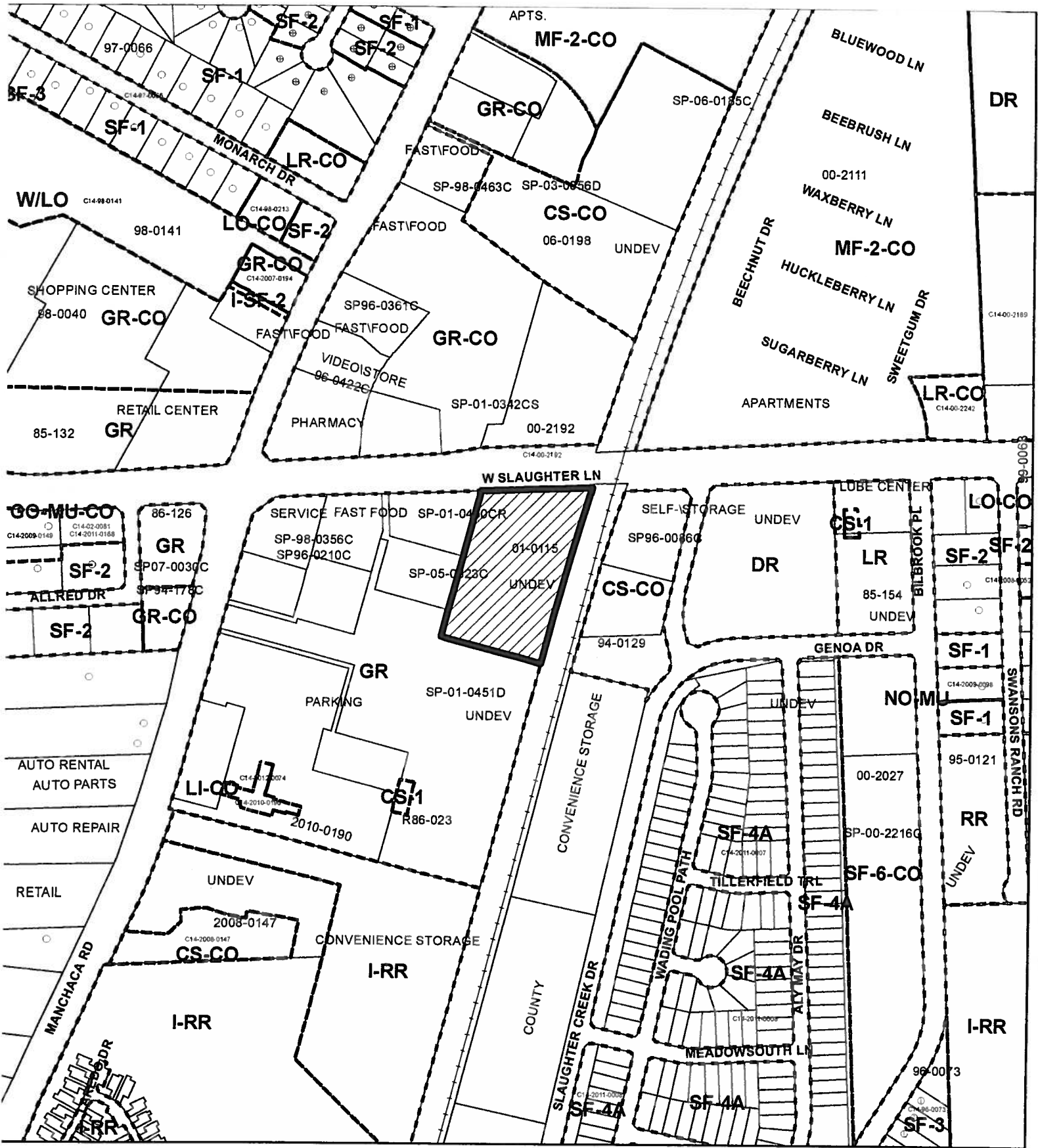
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

10 \_\_\_\_\_  
11 Lee Leffingwell  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

15 Karen M. Kennard  
16 City Attorney

Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2013-0063

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A

1" = 400'