

**ORDINANCE NO. 20140123-089**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3103 AND 3105 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2013-0143, on file at the Planning and Development Review Department, as follows:

Lots 4 and 5, Block A, Tanglewood Forest Section Four Phase-E Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Page 116D and 117A of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3103 and 3105 West Slaughter Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

- A. Development of the Property shall not exceed one driveway to West Slaughter Lane.
- B. The following uses are conditional uses of the Property:

Day care services (limited)	Day care services (general)
Day care services (commercial)	
- C. The following uses are prohibited uses of the Property:

Club/lodge	Communications services
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Convalescent services  
Personal services

Cultural services  
Off-site accessory parking

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 3, 2014.

**PASSED AND APPROVED**

January 23, 2014

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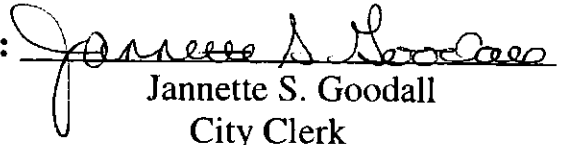
Lee Leffingwell  
Mayor

**APPROVED:**

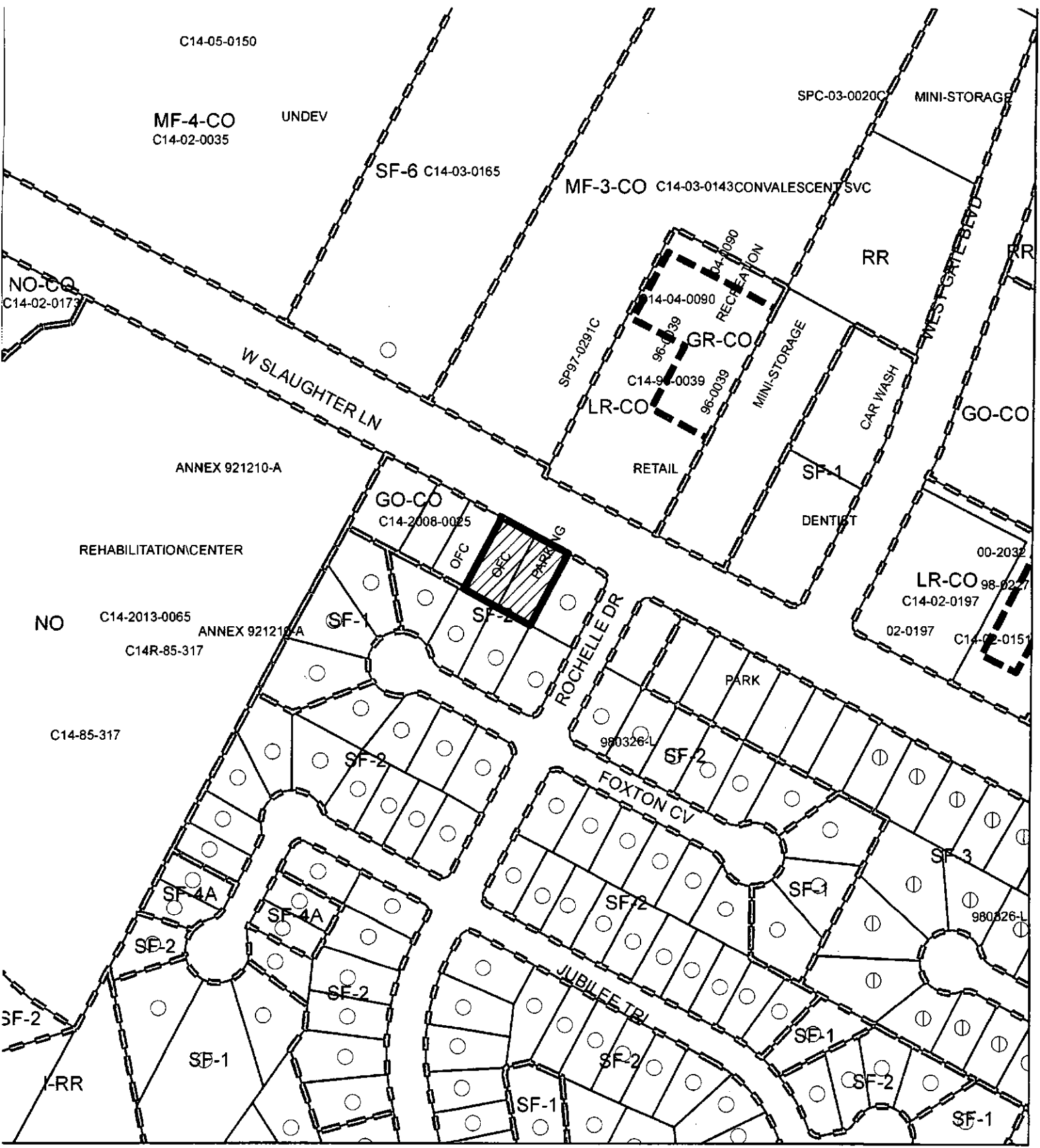





Karen M. Kennard  
City Attorney

**ATTEST:**



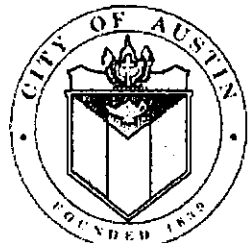
Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2013-0143



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 geogra by the City of Austin regarding specific accuracy or completeness.

Exhibit A

1" = 200'