

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1217 WEST SLAUGHTER LANE FROM
3 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) TO
4 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from neighborhood commercial-conditional overlay (LR-CO)
11 combining district to neighborhood commercial-conditional overlay (LR-CO) combining
12 district on the property described in Zoning Cases No. C14-2015-0106, on file at the
13 Planning and Zoning Department, as follows:
14

15 Lot 2, Block A, Blackhawk Subdivision, a subdivision in Travis County, Texas,
16 recorded in Document No. 200100084 of the Official Public Records of Travis
17 County, Texas (the "Property"),
18

19 locally known as 1217 West Slaughter Lane in the City of Austin, Travis County, Texas,
20 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 the total traffic generation for the Property as
29 specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM
30 Transportation Engineering Consultants, Inc. dated November 2000, or as
31 amended and approved by the Director of the Development Services
32 Department. All development on the Property is subject to the
33 recommendations contained in the memorandum from the Transportation
34 Review Section of the Development Services Department dated November 28,
35 2000. The TIA shall be kept on file at the Development Services Department.
36
37

38 B. The following uses are not permitted uses of the Property:
39

Bed and breakfast (group 1)	Hospital services (limited)
Bed and breakfast (group 2)	Off-site accessory parking
Community recreation (private)	Pet services
Community recreation (public)	Residential treatment
Congregate living	Service station
Counseling services	

40
41 C. A drive-in service for a Restaurant (limited) use is prohibited.

42
43
44 D. A medical office use on the Property may not exceed 15,050 square feet.

45
46 E. A 15-foot wide vegetative buffer shall be provided and maintained for
47 screening purposes along the western property line adjacent to David Moore
48 Road.
49

50 Except as specifically restricted under this ordinance, the Property may be developed and
51 used in accordance with the regulations established for the neighborhood commercial (LR)
52 base district and other applicable requirements of the City Code.
53

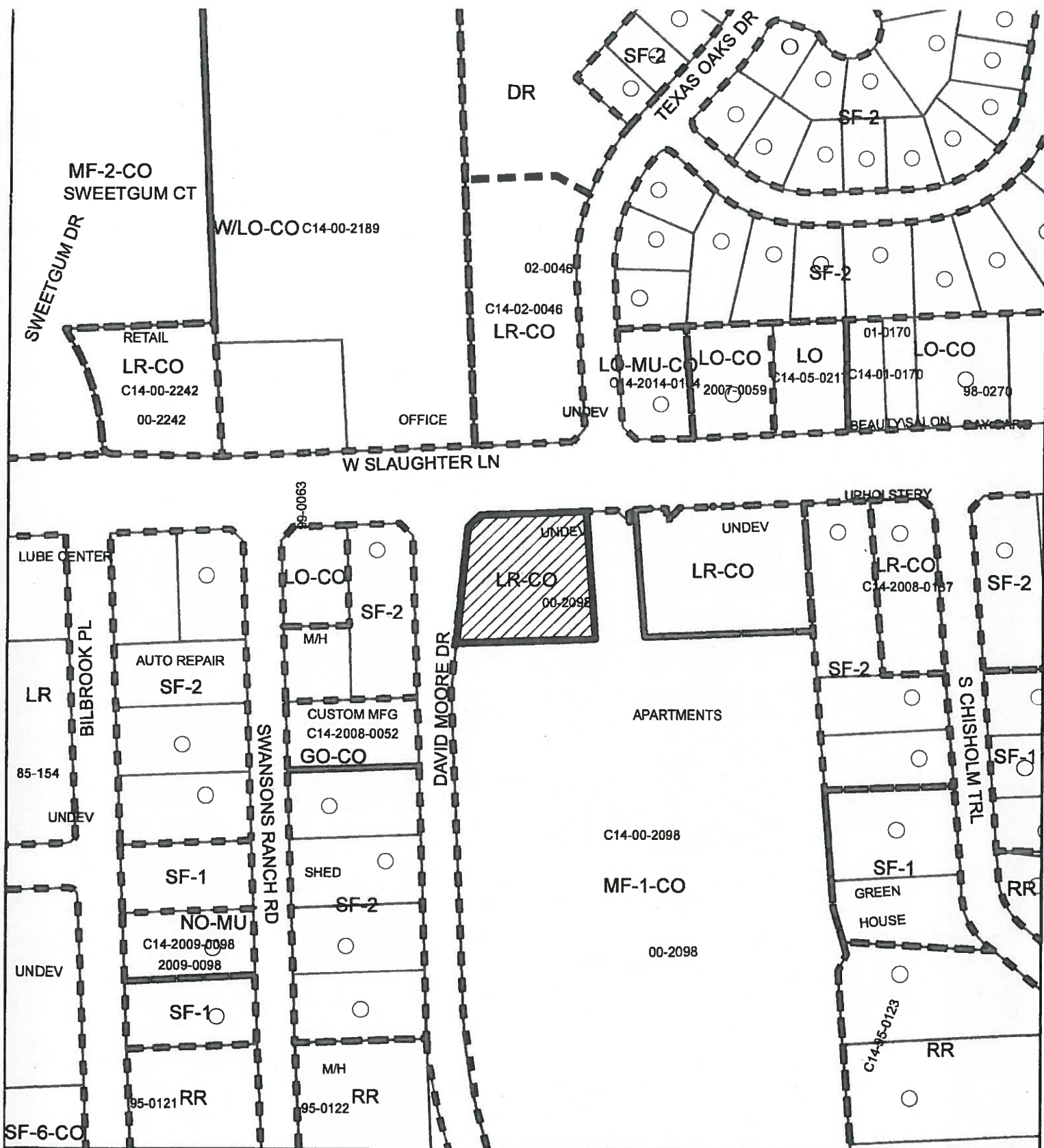
54 **PART 3.** This ordinance takes effect on _____, 2015.
55

56
57 **PASSED AND APPROVED**

58
59 §
60 §
61 _____, 2015 § _____
62 Steve Adler
63 Mayor
64
65

66 **APPROVED:** _____
67 Anne L. Morgan
68 Interim City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk



ZONING

Zoning Case: C14-2015-0106

Exhibit A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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.