

**ORDINANCE NO. 20180301-038**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND 2109 RIDDLE ROAD FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0146, on file at the Planning and Zoning Department, as follows:

2105 and 2107 West Slaughter Lane:

Lot 5, Block A, Ford Oaks Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 264, of the Plat Records of Travis County, Texas; and

2109 Riddle Road:

Lot 3, Three Oaks Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 17, Page 86, of the Plat Records of Travis County, Texas (cumulatively known as the "Property"),

locally known as 2105 and 2107 West Slaughter Lane and 2109 Riddle Road in the City of Austin, Travis County, Texas, 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses for the Property:

Alternative financial services  
Consumer repair services  
Financial services  
Hospital services (limited)  
  
Off-site accessory parking  
Pet services  
Restaurant (general)

Consumer convenience services  
Custom manufacturing  
General retail sales (general)  
Medical offices - exceeding 5,000  
sq. ft gross floor area  
Personal improvement services  
Plant nursery  
Service station

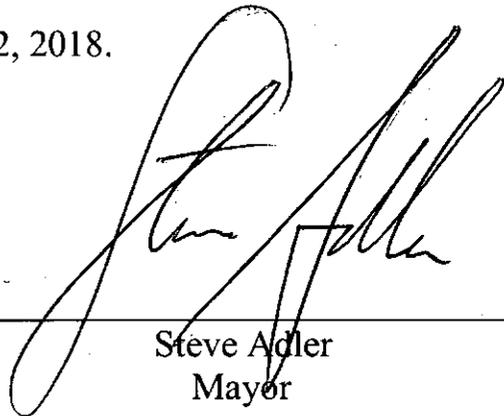
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on March 12, 2018.

**PASSED AND APPROVED**

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March 1, 2018

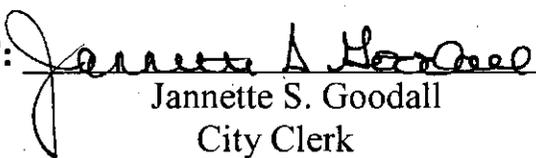
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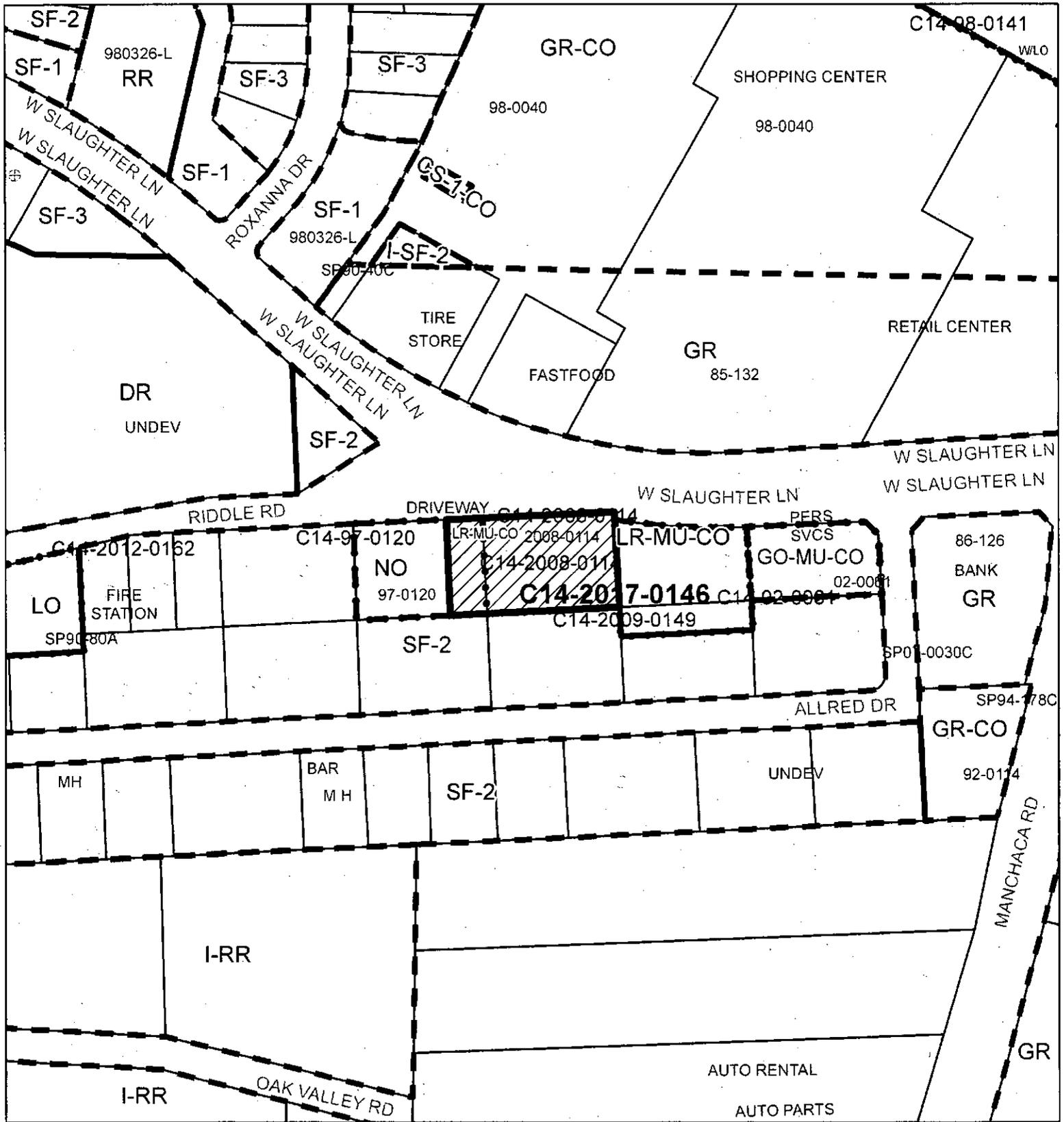
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

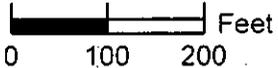


# ZONING

Case#: C14-2017-0146

Exhibit A

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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