

ORDINANCE NO. 20200903-046

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 166 WEST SLAUGHTER LANE AND 9012 CULLEN LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0162, on file at the Planning and Zoning Department, as follows:

Lot 3, Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 Tom F. Dunnahoo Subdivision and Lot 6, Tom F. Dunnahoo Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900208, Plat Records of Travis County, Texas (the "Property"),

locally known as 166 West Slaughter Lane and 9012 Cullen Lane 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. Section 25-10-124 (Scenic Roadway Sign District Regulations) applies to the Property.
- B. A site plan or building permit for the Property may not be approved, released, or issued until a traffic impact analysis ("TIA") is submitted to and approved by the Austin Transportation Department if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 3,000 trips per day.
- C. The maximum height of a building or structure on the Property shall not exceed 35 feet.

D. The following uses are not permitted uses of the Property:

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|-------------------------------|--|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Bed and breakfast (Group 1) |
| Bed and breakfast (Group 2) | Club or lodge |
| Commercial off-street parking | Drop-off recycling collection facility |
| Exterminating services | Funeral services |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Off-site accessory parking |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Residential treatment |
| Service station | Theater |
| Urban farm | |

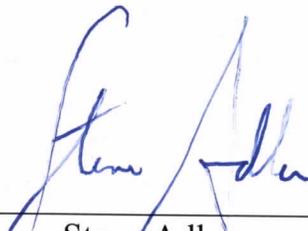
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 14, 2020.

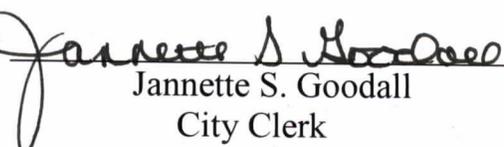
PASSED AND APPROVED

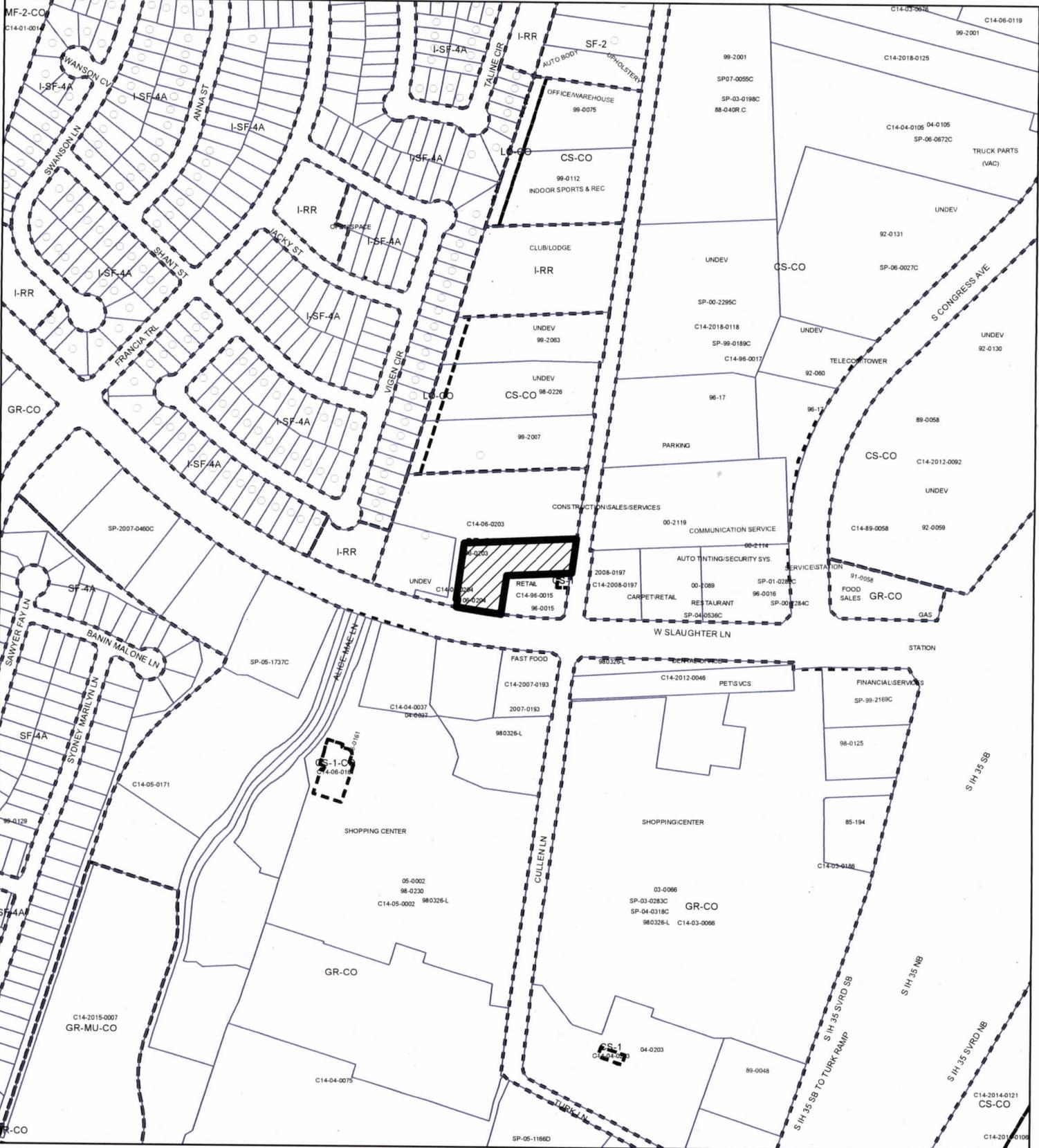
September 3, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0162

Exhibit A

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.



1" = 400'

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