

ORDINANCE NO. 20211202-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1009 AND 1013 WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT, LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-MU-V-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 development reserve (DR) district, limited office-mixed use-conditional overlay (LO-MU-CO) combining district and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district on the property described in Zoning Case No. C14-2021-0156, on file at the Housing and Planning Department, as follows:

Lot 3, RESUBDIVISION OF TRACT C, ETTA CHAPPELL ESTATE FARM TRACT SUBDIVISION, according to the map or plat thereof recorded in Volume 76, Page 226, Plat Records of Travis County, Texas; SAVE AND EXCEPT that 0.029 acre tract conveyed to Travis County by Deed dated July 14, 1988 in Volume 10741, Page 29, Real Property Records of Travis County, Texas, and

Lot 4, RESUBDIVISION OF TRACT C, ETTA CHAPPELL ESTATE FARM TRACT SUBDIVISION, according to the map or plat thereof recorded in Volume 76, Page 226, Plat Records of Travis County, Texas; SAVE AND EXCEPT that 0.029 acre tract conveyed to Travis County by Deed recorded in Volume 13097, Page 1703, Real Property Records of Travis County, Texas (the "Property"),

locally known as 1009 and 1013 West Slaughter 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:

An 8-foot wide vegetative buffer along the east property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be

otherwise required by the City of Austin or specifically authorized in this ordinance.

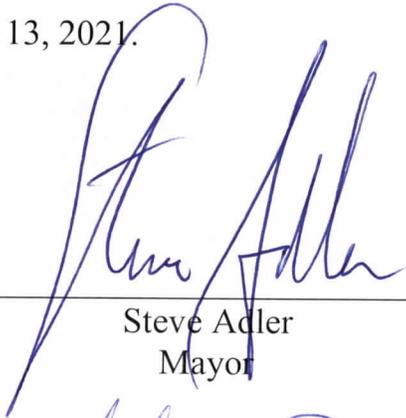
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on December 13, 2021.

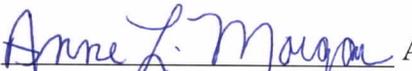
PASSED AND APPROVED

_____ December 2 _____, 2021

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§
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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Myrna Rios
Interim City Clerk



ZONING

ZONING CASE#: C14-2021-0156

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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



Created: 11/5/2021