

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.**

**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. C14-2022-0020, on file at the Housing and Planning Department, as follows:

Lot 6, and the north 45 feet of Lot 9, Block A, FORD OAKS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 264 of the Plat Records of Travis County, Texas; SAVE AND EXCEPT .1179 acres of Lot 6 being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2103 West Slaughter Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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

(A) The following uses are prohibited uses on the Property:

Alternative financial services	Consumer convenience services
Club or lodge	Custom manufacturing
Cultural services	Financial services
Food sales	General retail sales (general),
Hospital services (limited)	Medical offices (exceeding 5,000 square feet)
Medical offices (not exceeding 5,000 square feet)	Off-site accessory parking
Pedicab storage and dispatch	Pet services

Plant nursery  
Restaurant (general)  
Service station

Printing and publishing  
Restaurant (limited)

(B) The following uses are conditional uses of the Property:

College and university facilities      Private secondary educational facilities

(C) The following site development standards and regulations apply to the Property:

1. The minimum front yard setback is 25 feet.
2. The minimum interior side yard setback is 5 feet.
3. The minimum rear yard setback is 5 feet.
4. The maximum height of a building or structure shall not exceed 35 feet and is limited to 2 stories.
5. The maximum building coverage is 35 percent.
6. The maximum impervious cover is 60 percent.
7. The maximum floor-to-area ratio (FAR) is 0.35 to 1.

**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) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022      § \_\_\_\_\_  
Steve Adler  
Mayor

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**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Myrna Rios  
City Attorney City Clerk

DRAFT

C14-2014-0087

0.1179 Acres  
Parcel # (17)

February 3, 1986

84325

Exhibit "A"

STATE OF TEXAS  
COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1365, Page 362 as recorded in the Deed Records of Travis County, Texas; being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6, also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

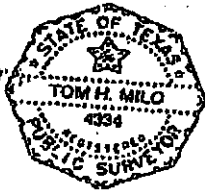
THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,135 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo  
Registered Public Surveyor  
No. 4334 - State of Texas

DIVISION OF COUNTY OFFICIALS  
I hereby certify that this instrument was filed in the file and of the time stamped herein by me, and is a true and correct copy of the original as recorded in the Public Records of Travis County, Texas, on

NOV 30 1987



COUNTY CLERK  
TRAVIS COUNTY, TEXAS

10503 0622

 ZONING BOUNDARY

**ZONING** Exhibit "B"

ZONING CASE#: C14-2022-0020

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: 2/28/2022**