

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2006-2008 WEST PARMER LANE FROM SINGLE
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT 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 single family residence standard lot (SF-2) district to
11 neighborhood commercial-conditional overlay (LR-CO) combining district on the property
12 described in Zoning Case No. C14-2007-0043, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 Lot 27, M-Y Subdivision, a subdivision in the City of Austin, Travis County,
16 Texas, according to the map or plat of record in Plat Book 77, Page 143, of the Plat
17 Records of Travis County, Texas (the "Property"),
18

19 locally known as 2006-2008 West Parmer Lane, in the City of Austin, Travis County,
20 Texas, 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, or
26 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 2,000 trips per day.
29

30 B. The following uses are prohibited uses of the Property:
31

32 Bail bond services	Off-site accessory parking
33 Service station	Urban farm
34 Club or lodge	Community events
35 Community recreation (private)	Community recreation (public)
36 Congregate living	Residential treatment
37 Safety services	

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the neighborhood commercial (LR)
4 base district, and other applicable requirements of the City Code.

5
6 **PART 3.** This ordinance takes effect on _____, 2007.

7
8
9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2007 § _____
14 Will Wynn
15 Mayor
16

17
18 **APPROVED:** _____ **ATTEST:** _____
19 David Allan Smith Shirley A. Gentry
20 City Attorney City Clerk