

ORDINANCE NO. 20070726-112

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

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

locally known as 2006-2008 West Parmer Lane, in the City of Austin, Travis County, Texas, and 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 of the Property:

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

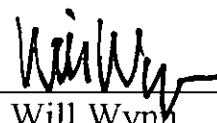
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 6, 2007.

PASSED AND APPROVED

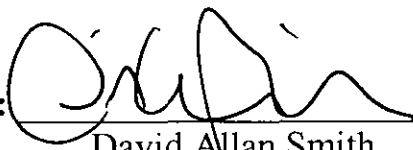
July 26, 2007

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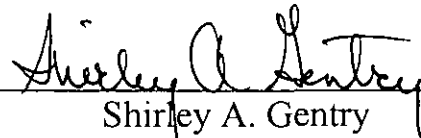
Will Wynn
Mayor

APPROVED:

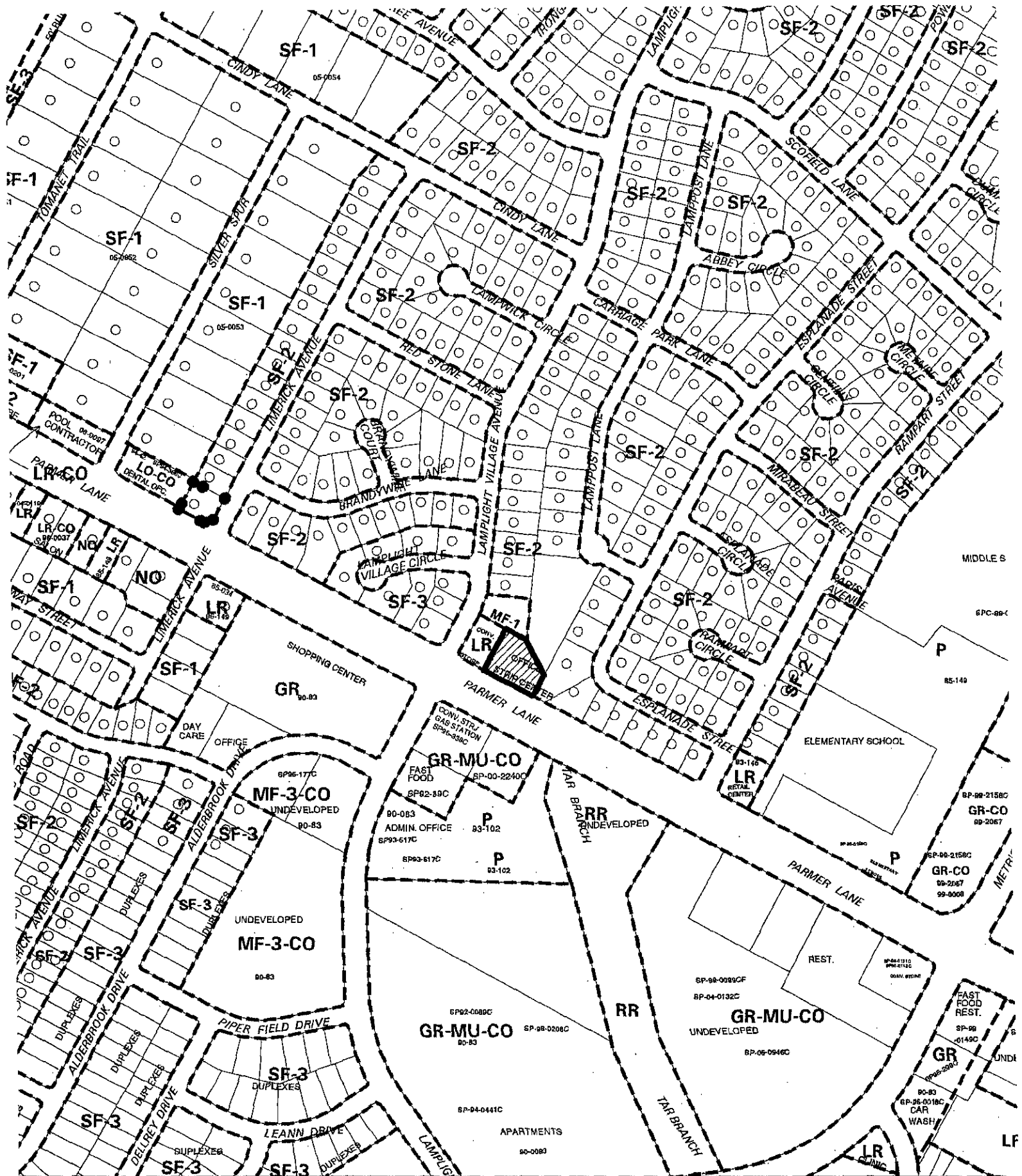


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER L35
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SIRWAITIS			
CASE #: SP-2007-0043 ADDRESS: 2006-2008 W PARMER LANE SUBJECT AREA (acres): 0.510			DATE: 07-04 INTLS: SM	