

Late Back  
Late Up

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2305 WEST PARMER LANE FROM  
3 NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD  
4 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 neighborhood office (NO) district to neighborhood  
11 commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the  
12 property described in Zoning Case No. C14-2010-0043, on file at the Planning and  
13 Development Review Department, as follows:

14  
15 Lot 4B, Block B, Parmer Lane Heights Section 1, a resubdivision of Lot 1, Block  
16 A, according to the map or plat of record in Plat Book 58, Page 78, of the Plat  
17 Records of Travis County, Texas (the "Property"),

18  
19 locally known as 2305 West Parmer Lane, in the City of Austin, Travis County, Texas, and  
20 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,  
26 released, or issued, if the completed development or uses of the Property,  
27 considered cumulatively with all existing or previously authorized  
28 development and uses, generate traffic that exceeds 2,000 trips per day.  
29  
30 B. Drive-in service is prohibited as an accessory use to commercial uses.

31  
32  
33 Except as specifically provided in this ordinance, the Property may be developed and used  
34 in accordance with the regulations established for the neighborhood commercial (LR) base  
35 district, the mixed use combining district, and other applicable requirements of the City  
36 Code.  
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**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

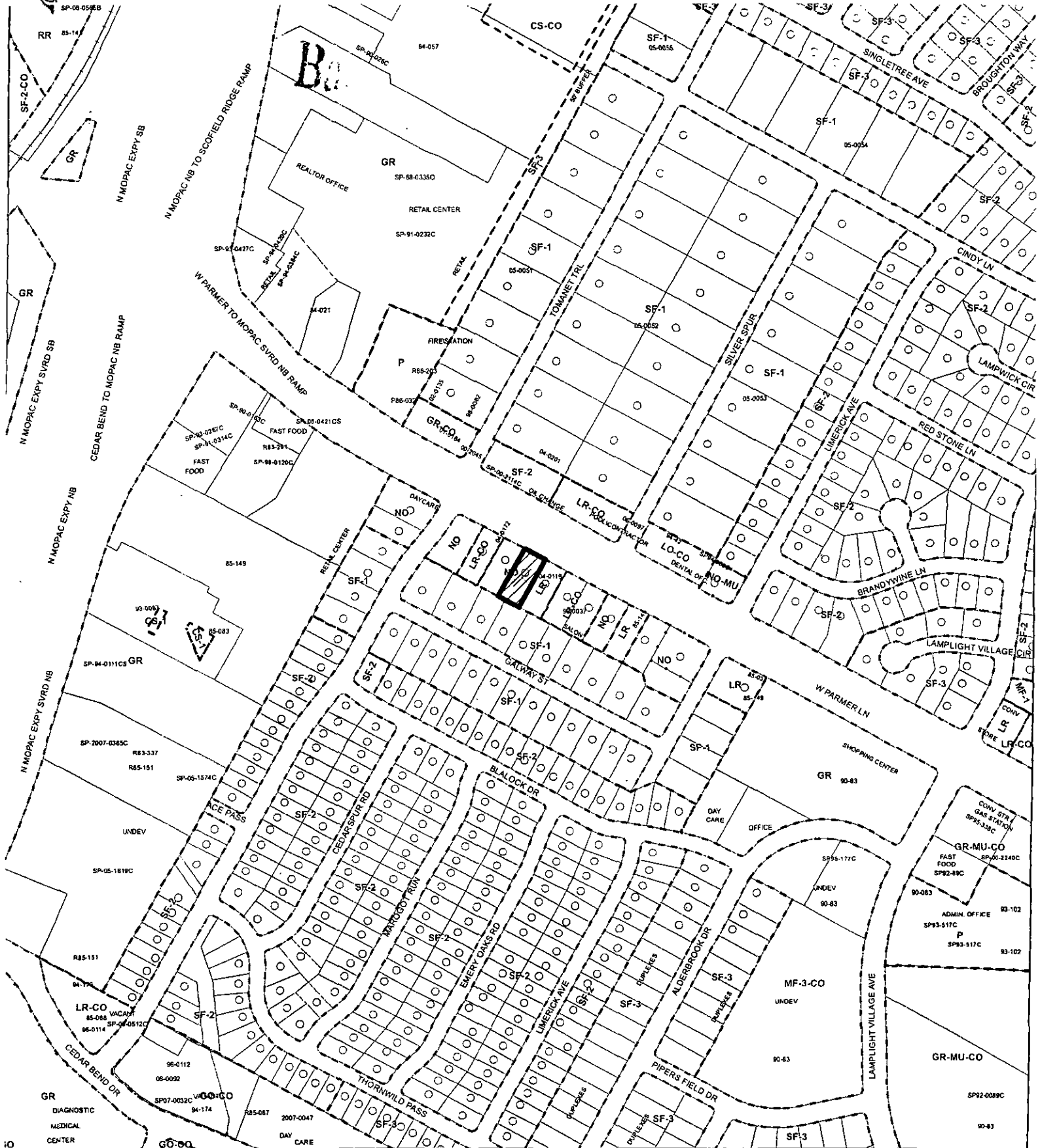
\_\_\_\_\_, 2010      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
Acting City Attorney

Shirley A. Gentry  
City Clerk



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**SUBJECT TRACT**

**ZONING BOUNDARY**

**PENDING CASE**

**OPERATOR: S. MEEKS**

**ZONING Exhibit A**

**ZONING CASE#: C14-2010-0043**

**ADDRESS: 2305 W PARMER LANE**

**SUBJECT AREA: 0.30 ACRES**

**GRID: L35**

**MANAGER: S. SIRWAITIS**

**CITY OF AUSTIN**

**FOUNDED 1839**

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.