

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2501 SOUTH IH-35 SERVICE ROAD NORTHBOUND
3 IN THE PARKER LANE NEIGHBORHOOD PLAN AREA BEING A PART OF
4 THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN FROM
5 COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING
6 DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL
7 OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from community commercial-neighborhood plan (GR-NP)
13 combining district to community commercial-mixed use-conditional overlay-neighborhood
14 plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No.
15 C14-2010-0191SH, on file at the Planning and Development Review Department, as
16 follows:
17

18 Lot 1, Block A, of the Replat of Suburban Lodge South Subdivision, a subdivision
19 in the City of Austin, Travis County, Texas, according to the map or plat of record
20 in Document No. 200100014 of the Official Public Records of Travis County,
21 Texas (the "Property"),
22

23 locally known as 2501 South IH-35 Service Road Northbound, in the City of Austin,
24 Travis County, Texas, and generally identified in the map attached as Exhibit "A".
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 community commercial (GR) base district, the mixed use combining district, and other
29 applicable requirements of the City Code.
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31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

34 A. The maximum height of a building or structure on the Property is 40 feet from
35 ground level.
36

37 B. The maximum impervious cover is 60 percent.

1
2 C. The maximum number of residential units is 123 units.

3
4 D. The maximum number of residential units is 39.92 units per acre.

5
6 E. An eight foot high fence shall be provided and maintained between the Property
7 and the adjacent single family residential property to the east.

8
9 F. The following uses are prohibited uses of the Property:

10
11 Outdoor entertainment

Outdoor sports and recreation

12 General retail sales (convenience)

13
14 **PART 4.** The Property is subject to Ordinance No. 20061116-056 that established the
15 Parker Lane neighborhood plan combining district.

16
17 **PART 5.** This ordinance takes effect on _____, 2011.

18
19
20 **PASSED AND APPROVED**

21
22 §
23 §
24 §

_____, 2011

25 Lee Leffingwell
26 Mayor

27
28
29 **APPROVED:**

30 Karen M. Kennard
31 Acting City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

