

ORDINANCE NO. 20110217-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2501 SOUTH IH-35 SERVICE ROAD NORTHBOUND IN THE PARKER LANE NEIGHBORHOOD PLAN AREA BEING A PART OF THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0191.SH, on file at the Planning and Development Review Department, as follows:

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

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

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the Property is 40 feet from ground level.
- B. The maximum impervious cover is 60 percent.

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

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

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

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

Outdoor entertainment

Outdoor sports and recreation

General retail sales (convenience)


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

PART 5. This ordinance takes effect on February 28, 2011.

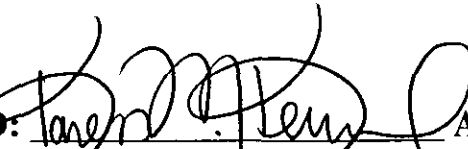
PASSED AND APPROVED

February 17, 2011

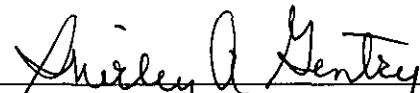
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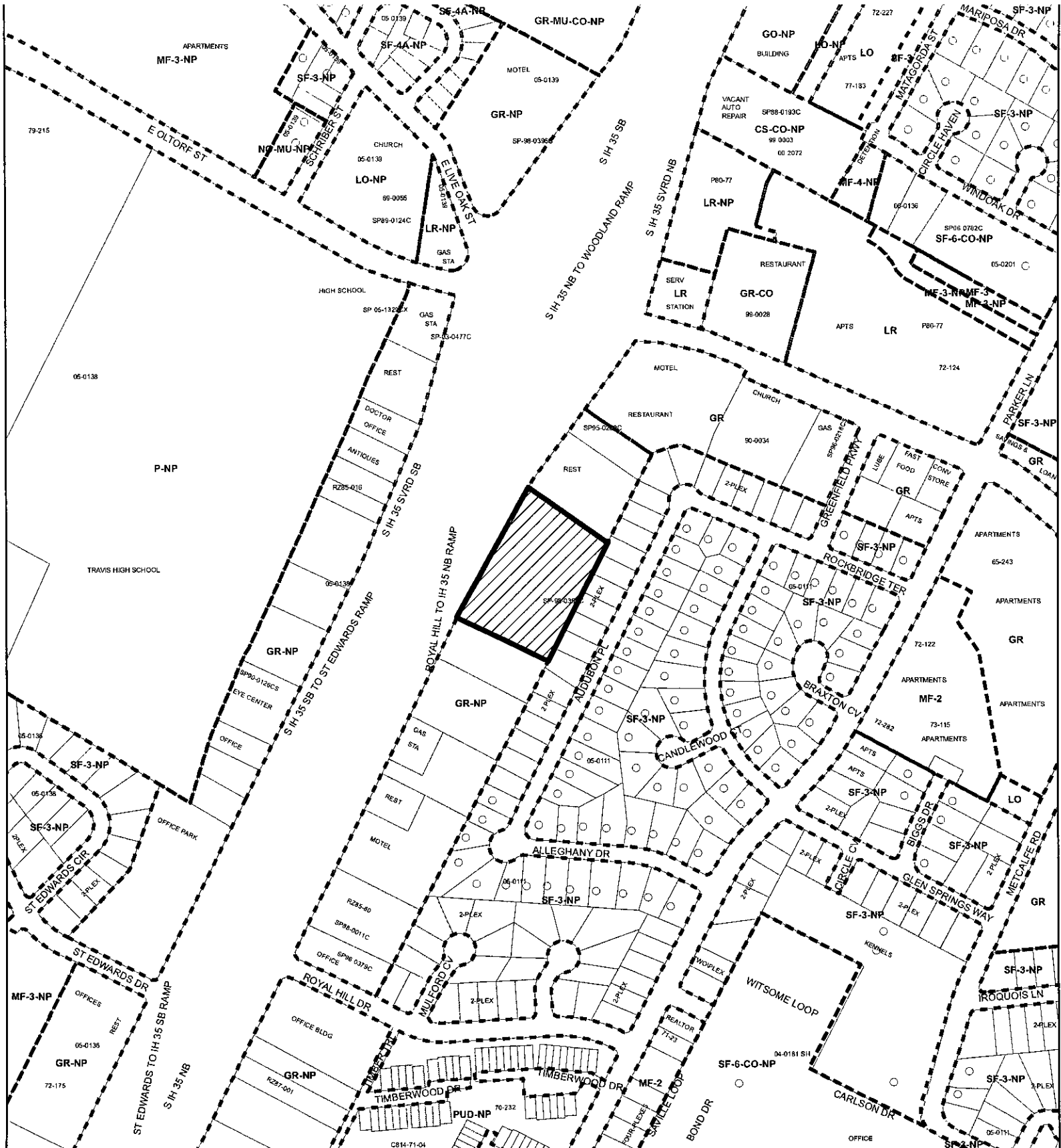

Lee Jeffingwell
Mayor

APPROVED:


Karen M. Kennard
Acting City Attorney

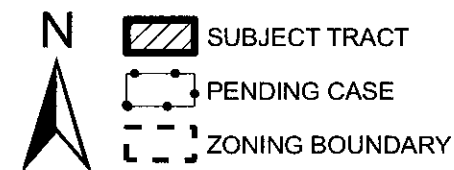
ATTEST:


Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2010-0191.SH
 LOCATION: 2501 S IH 35 SVRD NB
 SUBJECT AREA: 3.081 ACRES
 GRID: J19
 MANAGER: W. RHOADES



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.