

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1901 NORTH LAMAR BOULEVARD IN THE WEST
3 UNIVERSITY NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD
4 COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-
5 NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING
7 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 neighborhood commercial-conditional overlay-neighborhood
13 plan (LR-CO-NP) combining district to neighborhood commercial-conditional overlay-
14 neighborhood plan (LR-CO-NP) combining district on the property described in Zoning
15 Case No. C14-2011-0100, on file at the Planning and Development Review Department, as
16 follows:

17
18 Lot 3, Lamar at 19th Subdivision, a subdivision in the City of Austin, Travis
19 County, Texas, according to the map or plat of record in Plat Book 8, Page 61, of
20 the Plat Records of Travis County, Texas (the "Property"),

21
22 locally known as 1901 North Lamar Boulevard, in the City of Austin, Travis County,
23 Texas, and generally identified in the map attached as Exhibit "A".

24
25 **PART 2.** Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,
26 the Property may be developed and used in accordance with the regulations established for
27 the neighborhood commercial (LR) base district, and other applicable requirements of the
28 City Code.

29
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

- 32
33 A. A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37

- 1 B. Vehicular access from the Property to Lamar Boulevard is prohibited. All
2 vehicular access to the Property shall be from other adjacent public streets or
3 through other adjacent property.
4
- 5 C. The maximum height of a building or structure on the Property is 30 feet from
6 ground level.
7
- 8 D. The maximum height of a building or structure on the Property is two stories.
9
- 10 E. The following uses are prohibited uses of the Property:
11
- | | |
|-----------------------------------|----------------------------|
| 12 Consumer convenience services | Consumer repair services |
| 13 General retail sales (general) | Off-site accessory parking |
| 14 Pet services | Plant nursery |
| 15 Service station | Printing and publishing |
| 16 Custom manufacturing | Restaurant (limited) |
- 17
- 18 F. The following uses are conditional uses of the Property:
19
- | | |
|---------------|----------------------|
| 20 Food sales | Restaurant (general) |
|---------------|----------------------|
- 21
- 22 G. Drive-in service use is prohibited as an accessory use to commercial uses.
23

24 **PART 4.** The Property is subject to Ordinance No. 20040826-057 that established the
25 West University neighborhood plan combining district.
26

27 **PART 5.** This ordinance takes effect on _____, 2011.
28

29 **PASSED AND APPROVED**

30
31 §
32 §
33 _____, 2011 § _____
34

35 Lee Leffingwell
36 Mayor

37
38 **APPROVED:** _____ **ATTEST:** _____
39




40 Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0100
 LOCATION: 1901 N LAMAR BLVD
 SUBJECT AREA: 0.51 ACRES
 GRID: H23
 MANAGER: CLARK PATTERSON



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.