

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2205 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. C14-2011-0161, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lot 10-B, Parmer Heights Section 1 Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Document
17 No. 262161006 of the Official Public Records of Travis County, Texas (the
18 "Property"),
19

20 locally known as 2205 West Parmer Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30

31 B. Drive-in service use is prohibited as an accessory use to commercial uses.
32

33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the neighborhood commercial (LR)
35 base district, the mixed use combining district, and other applicable requirements of the
36 City Code.
37

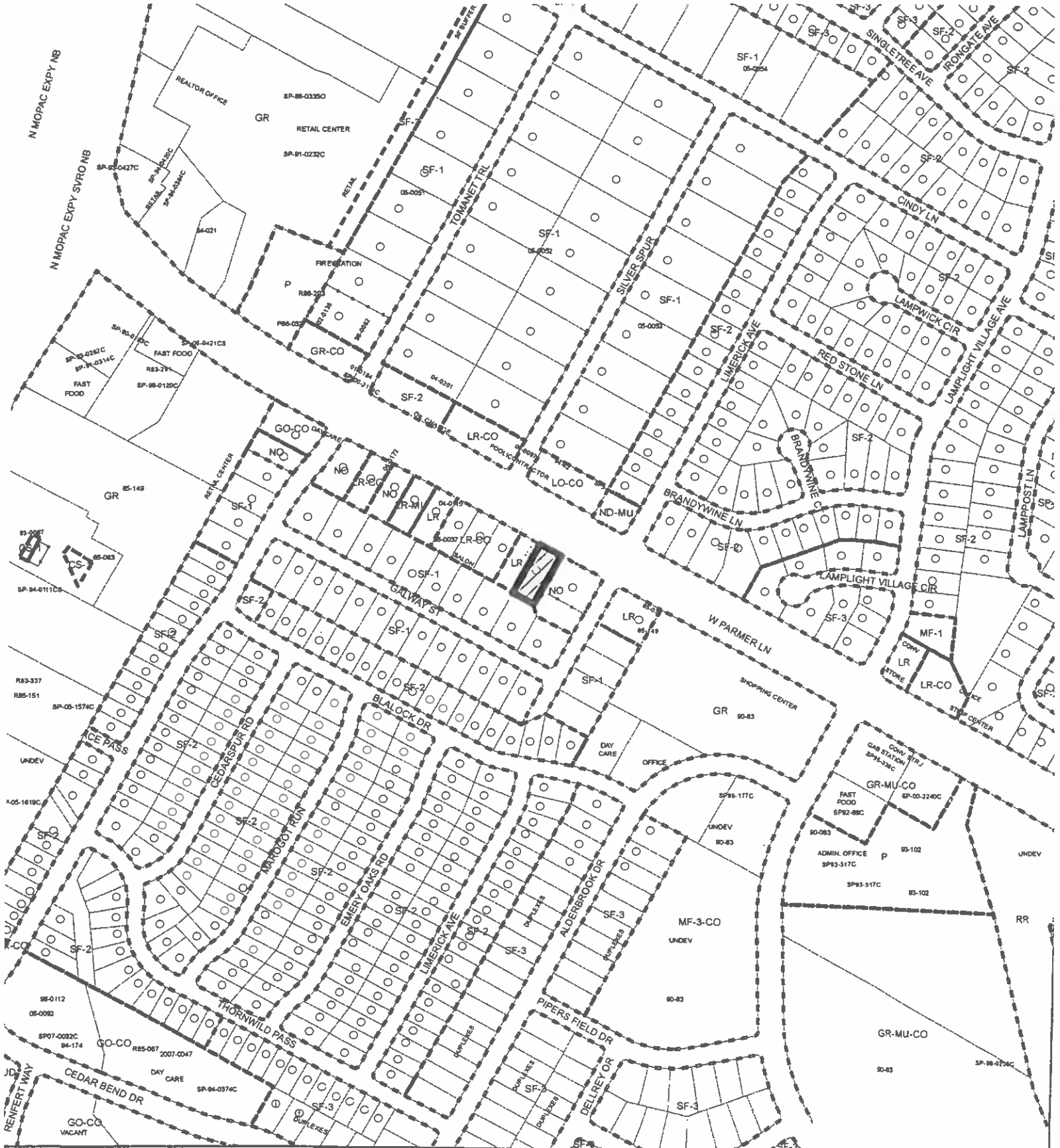
1 **PART 3.** This ordinance takes effect on _____, 2012.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2012 § _____

8 Lee Leffingwell
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Karen M. Kennard Shirley A. Gentry
14 City Attorney City Clerk



- LEGEND**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2011-0161

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

