ORDINANCE NO. _______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 12412 LIMERICK AVENUE FROM
NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-MIXED
USE-CONDITIONAL OVERLAY (GO-MU-CO) 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 neighborhood office (NO) district to general office-mixed
use-conditional overlay (GO-MU-CO) combining district on the property described in
Zoning Case No. C14-2012-0064, on file at the Planning and Development Review
Department, as follows:

Lot 12A, Block B, Resub No. 1 of Parker Lane Heights Sec 1 Subdivision, a
subdivision in the City of Austin, Travis County, Texas, according to the map or
plat of record in Plat Book 23, Page 30 of the Plat Records of Travis County,
Texas (the “Property”),

locally known as 12412 Limerick Avenue in the City of Austin, Travis County, Texas, and
genally identified in the map attached as Exhibit “A”.

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

A. A site plan or building permit for the Property may not be approved, released,
or issued, if the completed development or uses of the Property, considered
cumulatively with all existing or previously authorized development and uses,
generate traffic that exceeds 300 trips per day.

B. Development on the Property shall comply with the neighborhood office (NO)
district zoning site development regulations.

C. The following uses are conditional uses of the Property:

College and university facilities
Group home, Class II
Congregate living
Private secondary educational facilities
D. The following uses are prohibited uses of the Property:

- Business or trade school
- Communication services
- Printing and publishing
- Club or lodge
- Cultural services
- Hospital services (general)
- Medical offices-not exceeding 5000 sq. ft. gross floor area

- Business support services
- Off-site accessory parking
- Restaurant (limited)
- Convalescent services
- Guidance services
- Hospital services (limited)
- Medical offices-exceeding 5000 sq. ft. gross floor area

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ________________, 2013.

PASSED AND APPROVED

______________________, 2013

Lee Leffingwell
Mayor

APPROVED: ____________________ ATTEST: ____________________

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk