

**ORDINANCE NO. 20131121-086**

**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 generally 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.

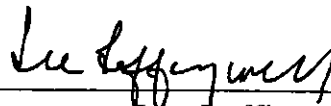
**PART 3.** This ordinance takes effect on December 2, 2013.

**PASSED AND APPROVED**

November 21

2013

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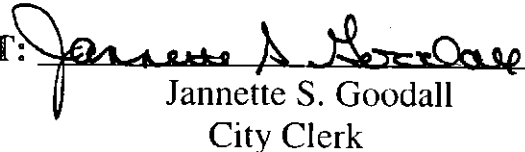
Lee Leffingwell  
Mayor

APPROVED:

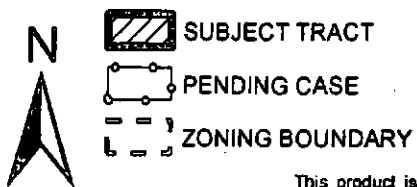
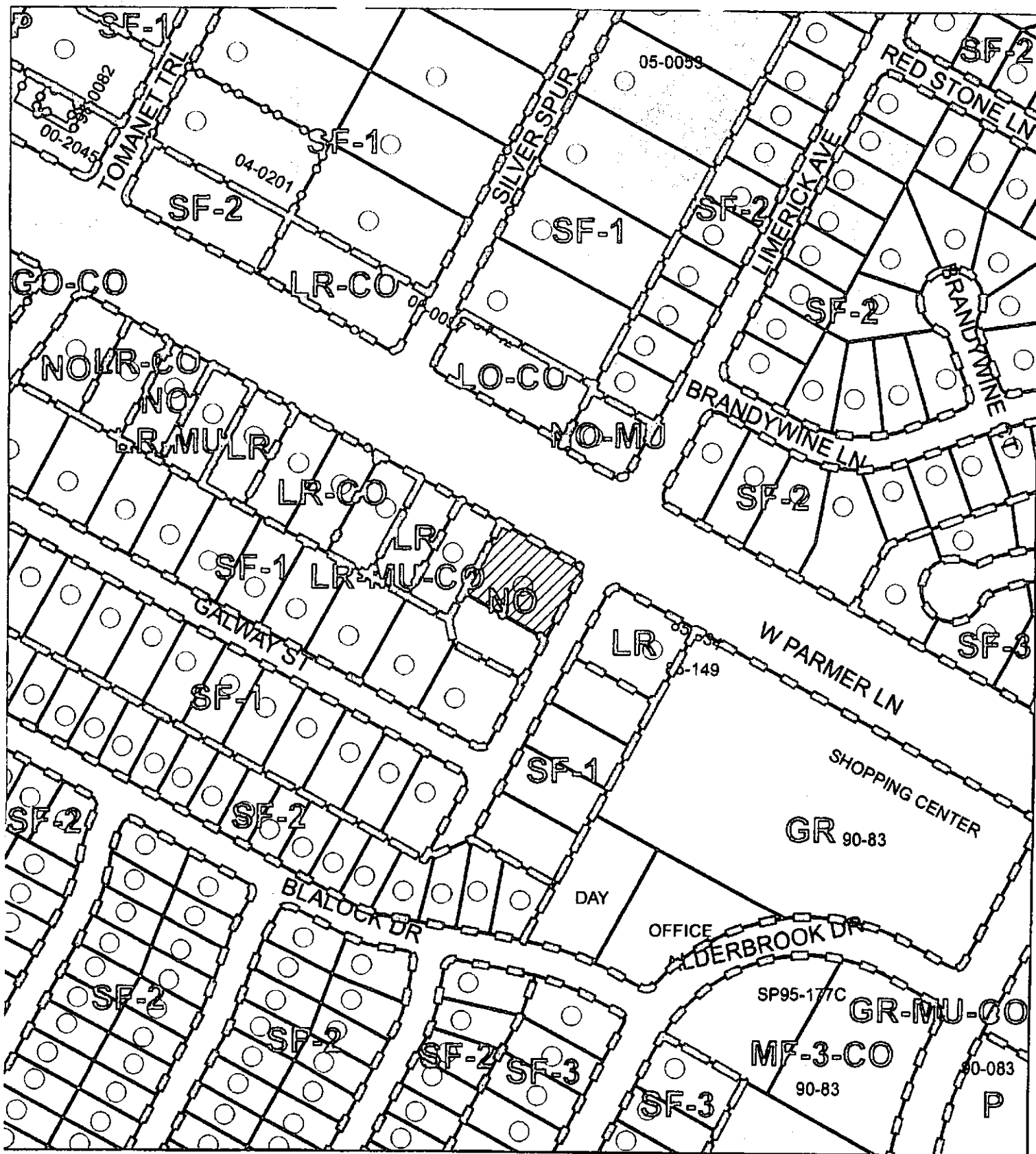


Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



# **ZONING CASE**

C14-2013-0064

1" = 200'

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 by the City of Austin regarding specific accuracy or completeness.



Exhibit A