

Late Backup

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2207 WEST PARMER LANE FROM
3 NEIGHBORHOOD COMMERCIAL (LR) 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 commercial (LR) district to neighborhood
11 commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the
12 property described in Zoning Case No. C14-2013-0142, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lot 9-B, Block B, Resubdivision of Lot 1, Block B Parmer Lane Heights Sec.1
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
17 in Document No. 2012089893TR of the Official Public Records of Travis County,
18 Texas (the "Property") SAVE AND EXCEPT: that portion awarded in Agreed
19 Judgment entered on November 9, 1988, in Cause No. 1503, Proceedings in
20 Eminent Domain in Probate Court Number One, Travis County Texas in Volume
21 10822, Page 475 of the Official Public Records of Travis County, Texas
22

23 locally known as 2207 West Parmer Lane in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".
25

26 **PART 2.** The Property within the boundary of the conditional overlay combining district
27 established by this ordinance is subject to the following condition:
28

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

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

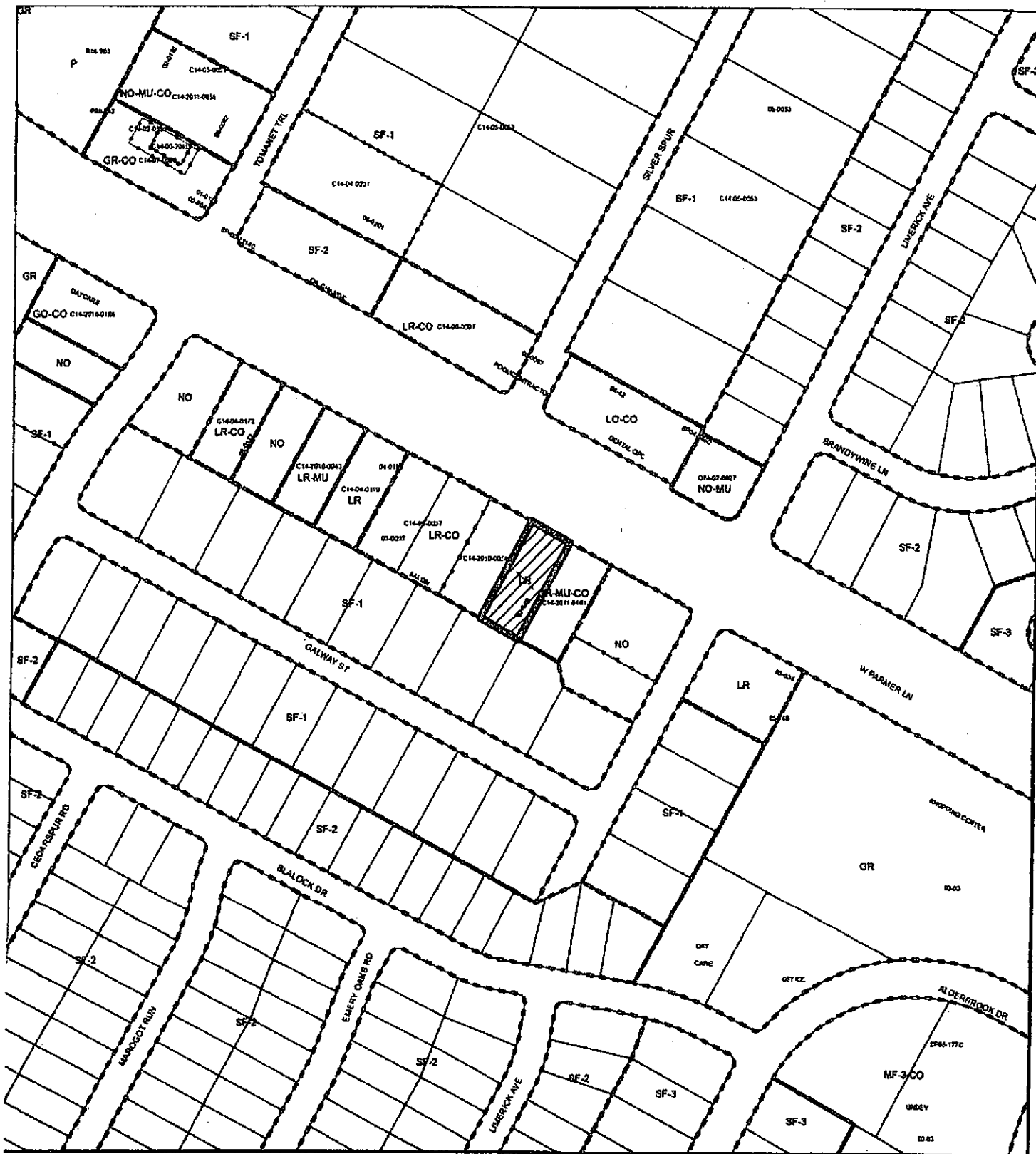
1
2 **PART 3.** This ordinance takes effect on _____, 2014.
3
4

5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2014 § _____
10

11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 Karen M. Kennard Jannette S. Goodall
16 City Attorney City Clerk



ZONING

ZONING CASE#: C14-2013-0142



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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 geograp by the City of Austin regarding specific accuracy or completeness.



Exhibit A