

ORDINANCE NO. 20140123-088

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

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

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

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

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 2,000 trips per day.

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

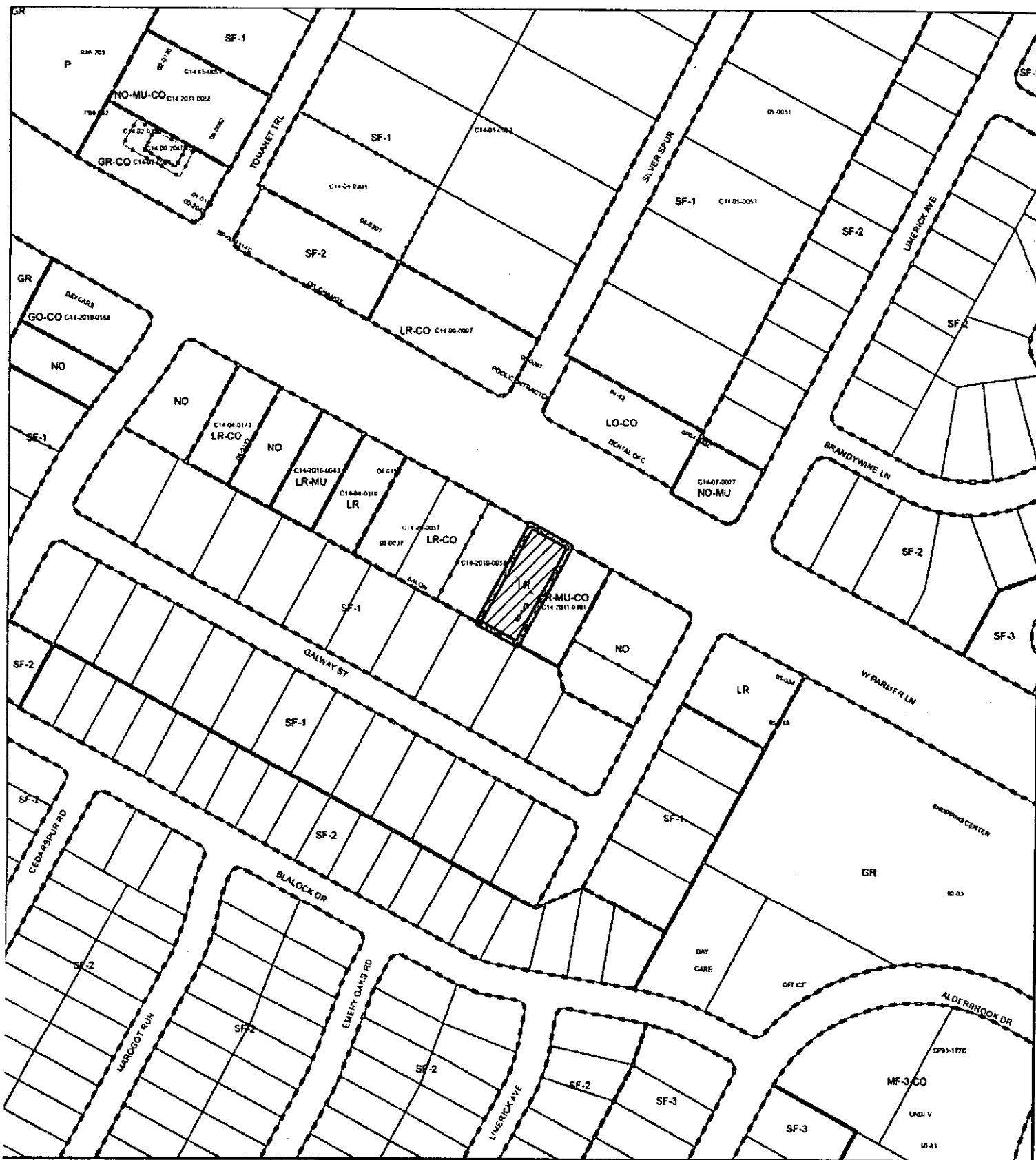
PART 3. This ordinance takes effect on February 3, 2014.

PASSED AND APPROVED

January 23, 2014 §
§
§
Lee Leffingwell
Mayor

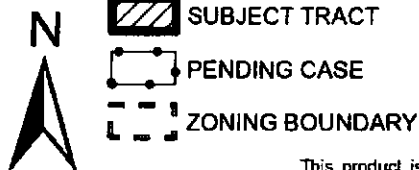
APPROVED: Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk



ZONING

ZONING CASE#: C14-2013-0142



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