

ORDINANCE NO. 041216-77

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2207-2211 PASADENA DRIVE IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No.C14-04-0163, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 2-4, C.R. Scales Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 19, Page 45, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2207-2211 Pasadena Drive, in the Crestview neighborhood plan area, 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:

If Lot 4 is developed with a use other than a single family residential use, a two-family residential use, or a duplex residential use, then a 25-foot wide vegetative buffer shall be provided along the east property line of Lot 4.

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 and other applicable requirements of the City Code.

PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040401-32B that established the Crestview neighborhood plan combining district.

PART 4. This ordinance takes effect on December 27, 2004.

PASSED AND APPROVED

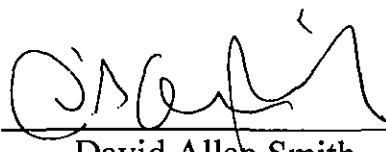
December 16, 2004

§
§
§



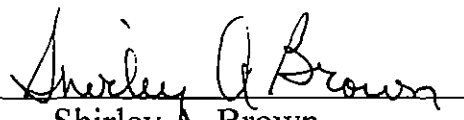
Will Wynn
Mayor

APPROVED:

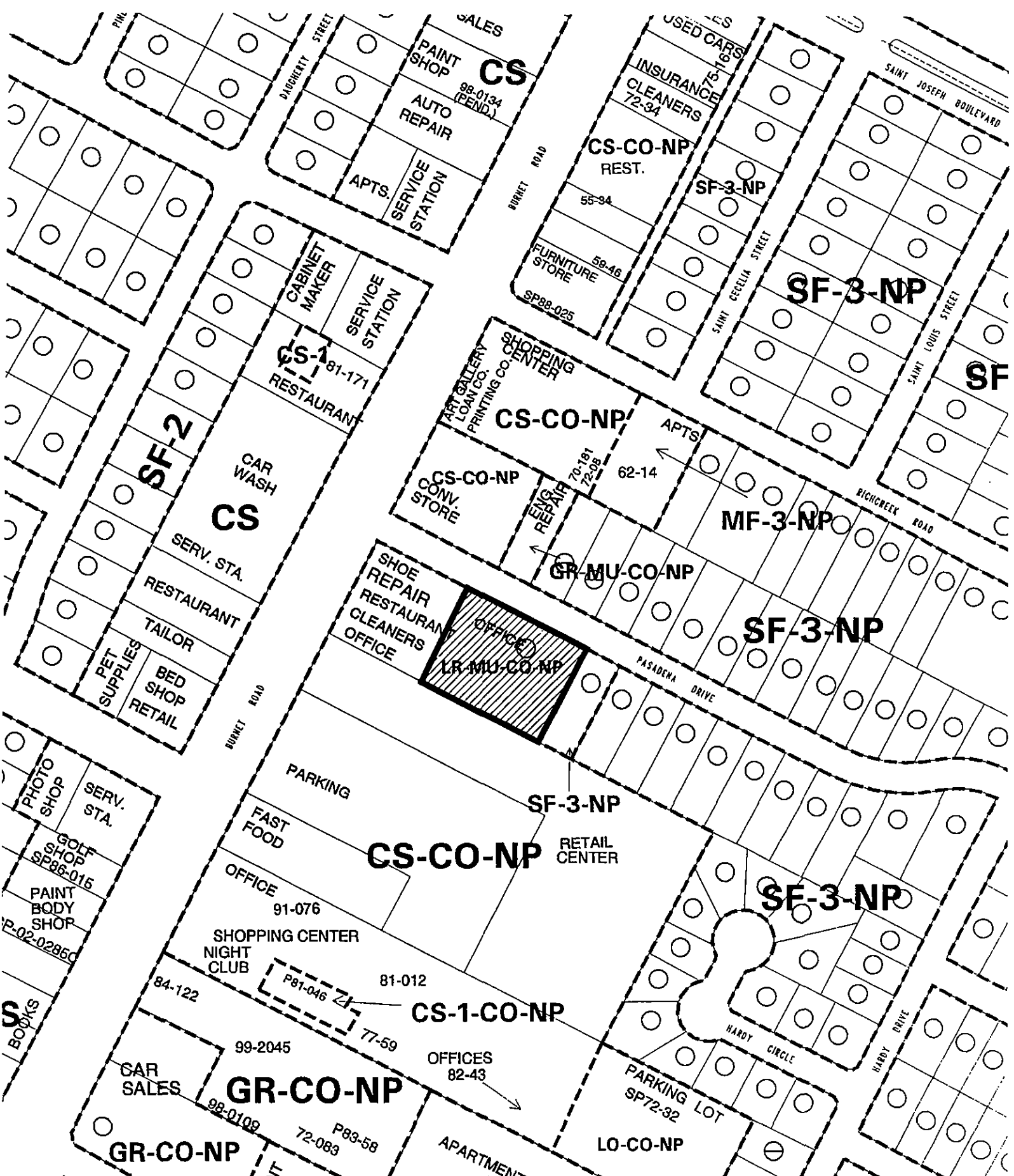


David Allah Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 200'	SUBJECT TRACT		ZONING <i>EXHIBIT A</i>	CITY GRID REFERENCE NUMBER J29
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W.WALSH			
CASE #: C14-04-0163 ADDRESS: 2207-2211 PASADENA DR. SUBJECT AREA (acres): 0.942			DATE: 04-10 INTLS: TRC	