

(71)

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3435 PARKER LANE FROM MULTIFAMILY
3 RESIDENCE LIMITED DENSITY (MF-1) DISTRICT TO COMMUNITY
4 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-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 multifamily residence limited density (MF-1) district to
11 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district
12 on the property described in Zoning Case No. C14-06-0017SH, on file at the
13 Neighborhood Planning and Zoning Department, as follows:

14
15 Tract One: A 2.772 acre tract of land, more or less, out of Lot 2, Parker at
16 Woodward Subdivision in Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
18 and

19
20 Tract Two: A 1.675 acre tract of land, more or less, out of Lot 2, Parker at
21 Woodward Subdivision in Travis County, the tract of land being more particularly
22 described by metes and bounds in Exhibit "B" incorporated into this ordinance (the
23 "Property"),

24
25 locally known as 3435 Parker Lane, in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "C".

27
28 PART 2. The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:

30
31 1. The following uses are prohibited uses of the Property:

32	Automotive rentals	Automotive repair services
33	Automotive sales	Automotive washing (of any type)
34	Bail bond services	Exterminating services
35	Pawn shop services	Service station
36	Commercial off-street parking	Administrative and business offices
37		

1 Business or trade school
2 Communication services
3 Consumer repair services
4 General retail sales (general)
5 Hotel-motel
6 Indoor entertainment
7 Medical offices (exceeding
8 5000 sq.ft. gross floor area)
9 Pet services
10 Software development services
11 Communication service facility
12 Cultural services
13 Day cares services (general)
14 Guidance services
15 Local utility services
16 Private secondary educational facilities
17 Public secondary educational facilities
18 Safety services
19 Off-site accessory parking
20 — Funeral services

Business support services
Consumer convenience services
Financial services
General retail sales (convenience)
Restaurant (general)
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Research services
Theater
Counseling services
Day cares services (commercial)
Day care services (limited)
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Residential treatment
Urban farm
Restaurant (limited)

21
22 ② Drive-in service is prohibited as an accessory use to a commercial use.

23
24 3. The following applies to Tract One.

- 25
26 a) The maximum number of residential units is 70 dwelling units.
27
28 b) The maximum impervious cover is 50 percent.
29
30 c) A commercial use may not exceed 2,000 square feet of gross floor area.
31

32 4. The following applies to Tract Two.

- 33
34 a) The maximum height of a building or structure is 45 feet from ground level.
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36 b) The maximum impervious cover is 55 percent.
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38 c) The maximum number of residential units is 17 dwelling units per acre.
39
40 d) The maximum number of residential units is 28 dwelling units.

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PART 3. This ordinance takes effect on _____, 2006.

_____, 2006

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APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk