

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2209 WEST PARMER LANE FROM  
3 NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD  
4 COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from neighborhood office (NO) district to neighborhood  
10 commercial-conditional overlay (LR-CO) combining district on the property described in  
11 Zoning Case No. C14-2010-0058, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 Lot 8B, Block B, Parmer Lane Heights Section 1, a resubdivision of Lot 1, Block  
15 B, according to the map or plat of record in Plat Book 58, Page 78, of the Plat  
16 Records of Travis County, Texas (the "Property"),  
17

18 locally known as 2209 West Parmer Lane, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".  
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:  
23

- 24 A. A site plan or building permit for the Property may not be approved,  
25 released, or issued, if the completed development or uses of the Property,  
26 considered cumulatively with all existing or previously authorized  
27 development and uses, generate traffic that exceeds 2,000 trips per day.  
28  
29 B. Drive-in service is prohibited as an accessory use to commercial uses.  
30  
31

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

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, 2010

**Lee Leffingwell**  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard Shirley A. Gentry  
Acting City Attorney City Clerk



# ZONING **Exhibit A**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**ZONING CASE#:** C14-2010-0058  
**ADDRESS:** 2209 W PARMER LN  
**SUBJECT AREA:** 0.306 ACRES  
**GRID:** L35  
**MANAGER:** S. SIRWAITIS



1" = 300'

This map has been produced by the Communications Technology Management  
 Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.