

ORDINANCE NO. 20100729-113

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2305 WEST PARMER LANE FROM NEIGHBORHOOD OFFICE (NO) 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 office (NO) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0043, on file at the Planning and Development Review Department, as follows:

Lot 4B, Block B, Parmer Lane Heights Section 1, a resubdivision of Lot 1, Block A, according to the map or plat of record in Plat Book 58, Page 78, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2305 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 boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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.
- B. Drive-in service is prohibited as an accessory use to commercial uses.

Except as specifically provided in 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 August 9, 2010.

PASSED AND APPROVED

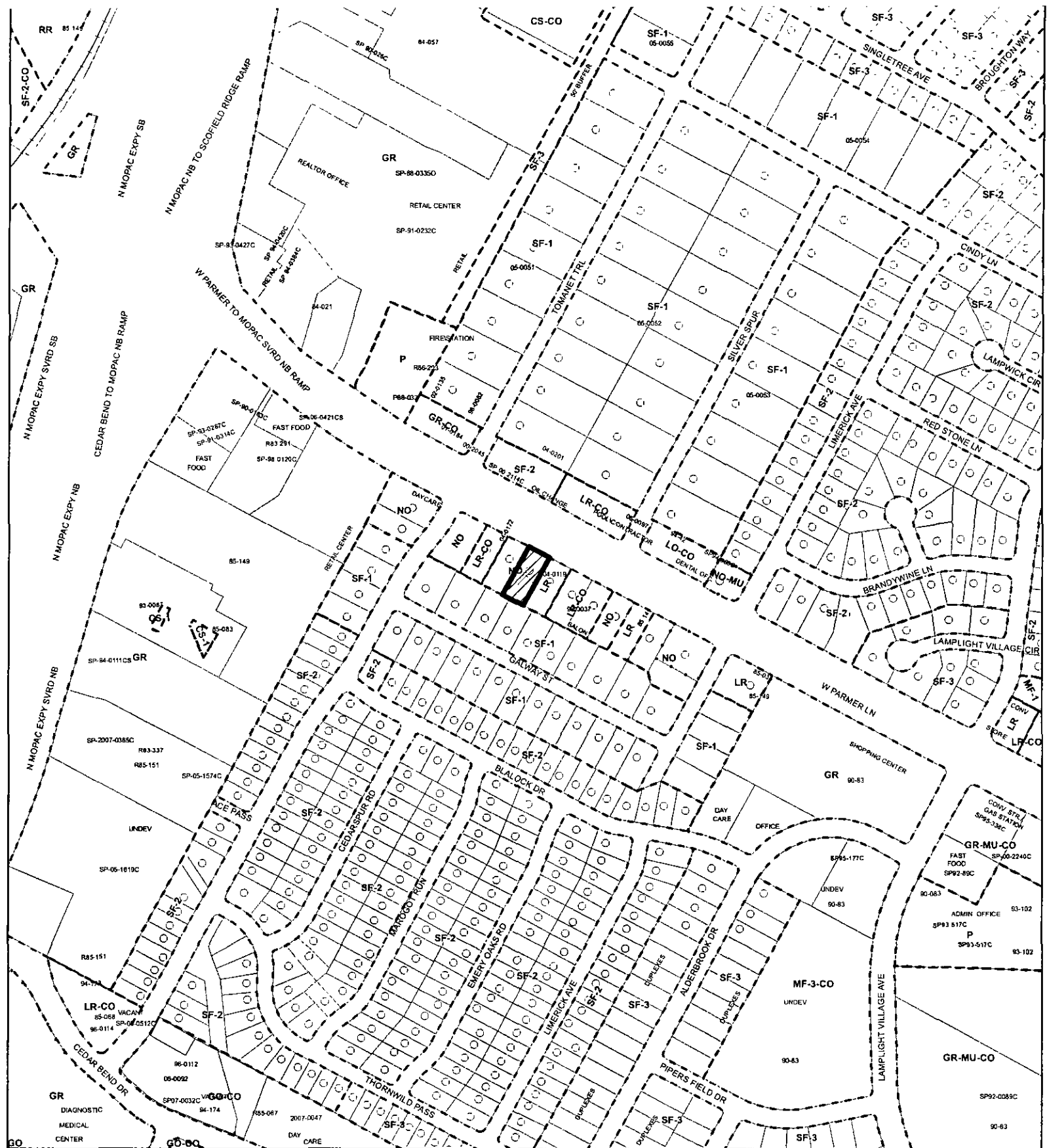
July 29, 2010

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
Acting City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



ZONING Exhibit A

ZONING CASE#: C14-2010-0043
 ADDRESS: 2305 W PARMER LANE
 SUBJECT AREA: 0.30 ACRES
 GRID: L35
 MANAGER: S. SIRWAITIS

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
 OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G I S. Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

