

**ORDINANCE NO. 20160211-022**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12320 AND 12400 DESSAU ROAD AND 1600 EAST PARMER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 community commercial (GR) district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2015-0143, on file at the Planning and Zoning Department, as follows:

Lots 1, 2 and 7, Parmer Place subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201000135 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 12320 and 12400 Dessau Road and 1600 East Parmer Lane in the City of Austin, Travis County, Texas, 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. The maximum density on the Property is 23 dwelling units per acre.

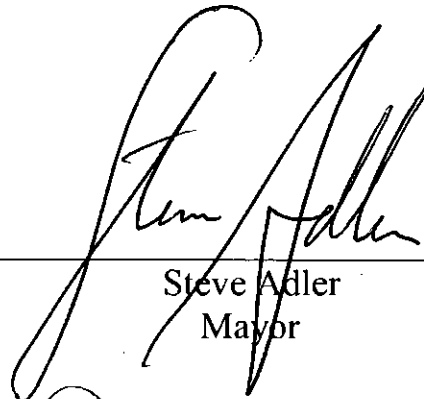
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 22, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, February 11 \_\_\_\_\_, 2016

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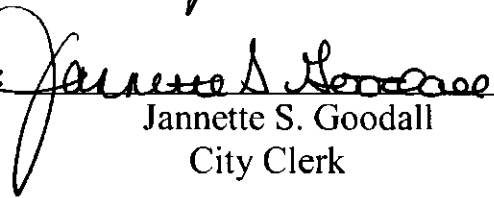
Steve Adler  
Mayor

**APPROVED:**

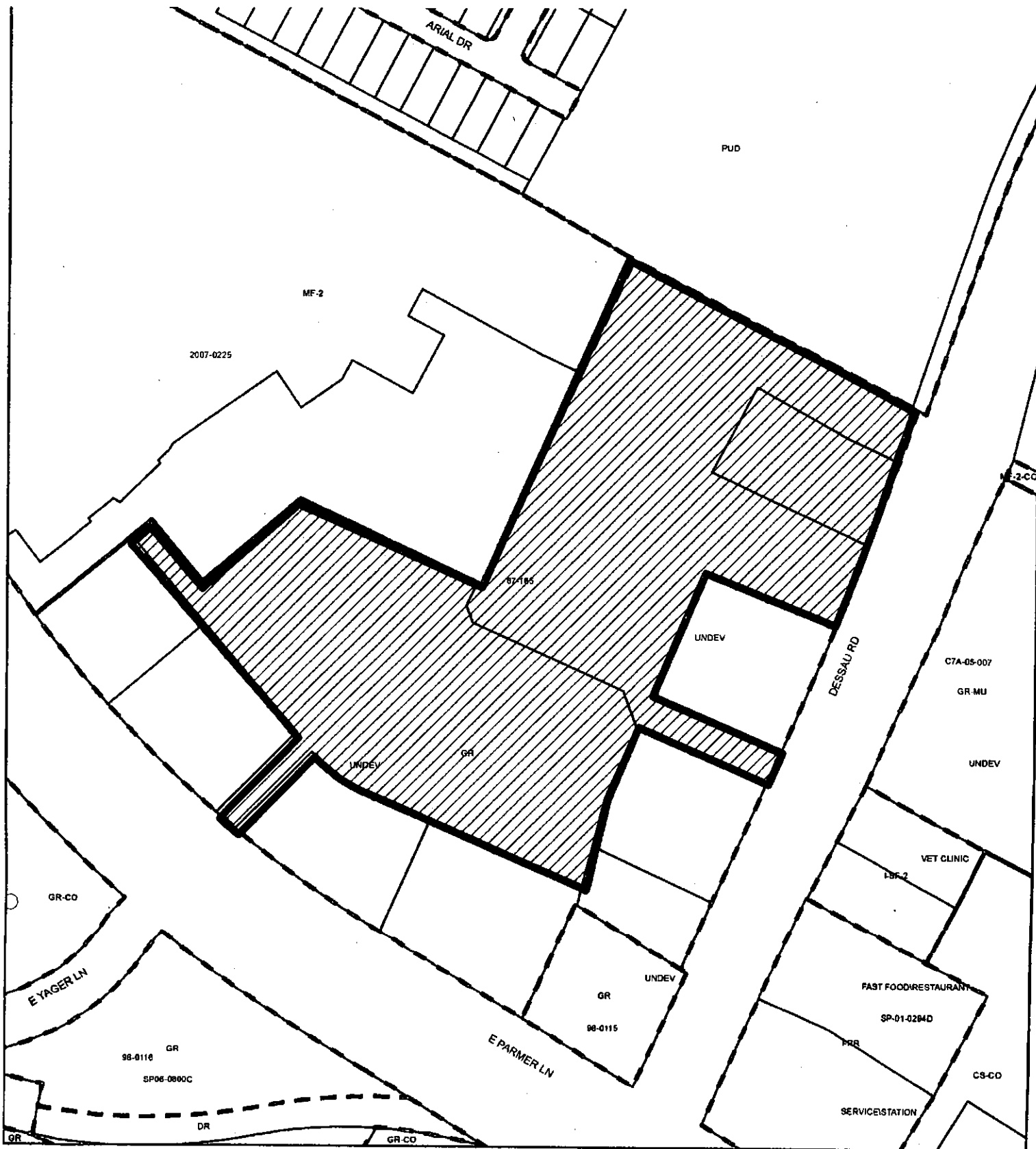





Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2015-0143

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A