

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3502 ½ WEST PARMER LANE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 limited office-conditional overlay (LO-CO) combining district to limited office-conditional overlay (LO-CO) combining district on a portion of the property, described in Zoning Case No. C14-2019-0006 file at the Planning and Zoning Department, as follows:

Being portions of Lot 6 and 7, Parmer Professional Center, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 90, Page 212, of the Plat Records of Travis County, Texas and more particularly described in **Exhibit “A”** attached hereto and incorporated into this ordinance (a portion of the “Property”),

locally known as 3502 ½ West Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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 following uses are prohibited uses on the Property:

Club or lodge	Congregate living
Family home	Group home, class I (general)
Group home, class I (limited)	Group home, class II
Residential treatment	

B. The maximum height of a Telecommunications Tower on the Property shall not exceed one hundred (100) feet.

C. Development of the Property is limited to one Telecommunications Tower.

- 1 D. Development of Tract 1 shall be restricted to a maximum floor-to-area ratio of
2 0.127 to 1.
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- 4 E. There shall be a buffer of (i) 50 feet wide along the northern property line of
5 Tract 1; and (ii) 25 feet wide along the western property line on Tract 1.
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- 7 F. Prior to development of any lot(s) situated along the western boundary line of
8 Tract 1 and extending along the northern boundary line of Tract 1 to Cantle
9 Trail, a six foot solid fence shall be required and properly maintained along said
10 western and northern boundaries sufficient to insure privacy for said lots
11 situated within Tract 1.
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- 13 G. Vehicular access from Tract 1 to Cantle Trail and Red Clover Lane is
14 prohibited. All vehicular access to the Property shall be from other adjacent
15 public streets or through other adjacent property.
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- 17 H. Any structure constructed on the westernmost 1.37 acre portion of Tract 1,
18 being identified as the cross-hatched area show in "Exhibit C" of Ordinance
19 911017-D, shall not exceed a height greater than 30 feet about ground level on
20 Tract 1. Any structure constructed on that remaining 9.176 acre portion of Tract
21 1 shall not exceed two stories or a height greater than 35 feet above ground
22 level on Tract 1, save and except for a Telecommunications Tower, for the
23 footprint area as defined by **Exhibit "A"**.
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25 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
26 developed and used in accordance with the regulations established for the general limited
27 office (LO) base district and other applicable requirements of the City Code.
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29 **PART 4.** Except as set forth in Part 2 of this ordinance, the Property is subject to the terms
30 and conditions of Ordinance 911017-D.
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PASSED AND APPROVED

_____, 2019

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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk





