

**ORDINANCE NO. 20210422-046**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12800 PEARCE LANE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2020-0152, on file at the Housing and Planning Department, as follows:

Lot 1, Pearce Gardens, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600243, Plat Records of Travis County, Texas (the "Property"),

locally known as 12800 Pearce 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. A residential treatment use is a prohibited use of the Property.

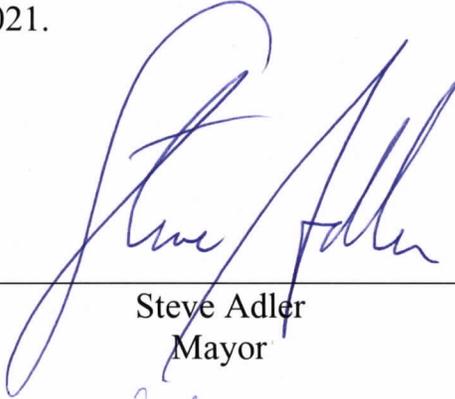
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on May 3, 2021.

**PASSED AND APPROVED**

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April 22, 2021

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Steve Adler  
Mayor

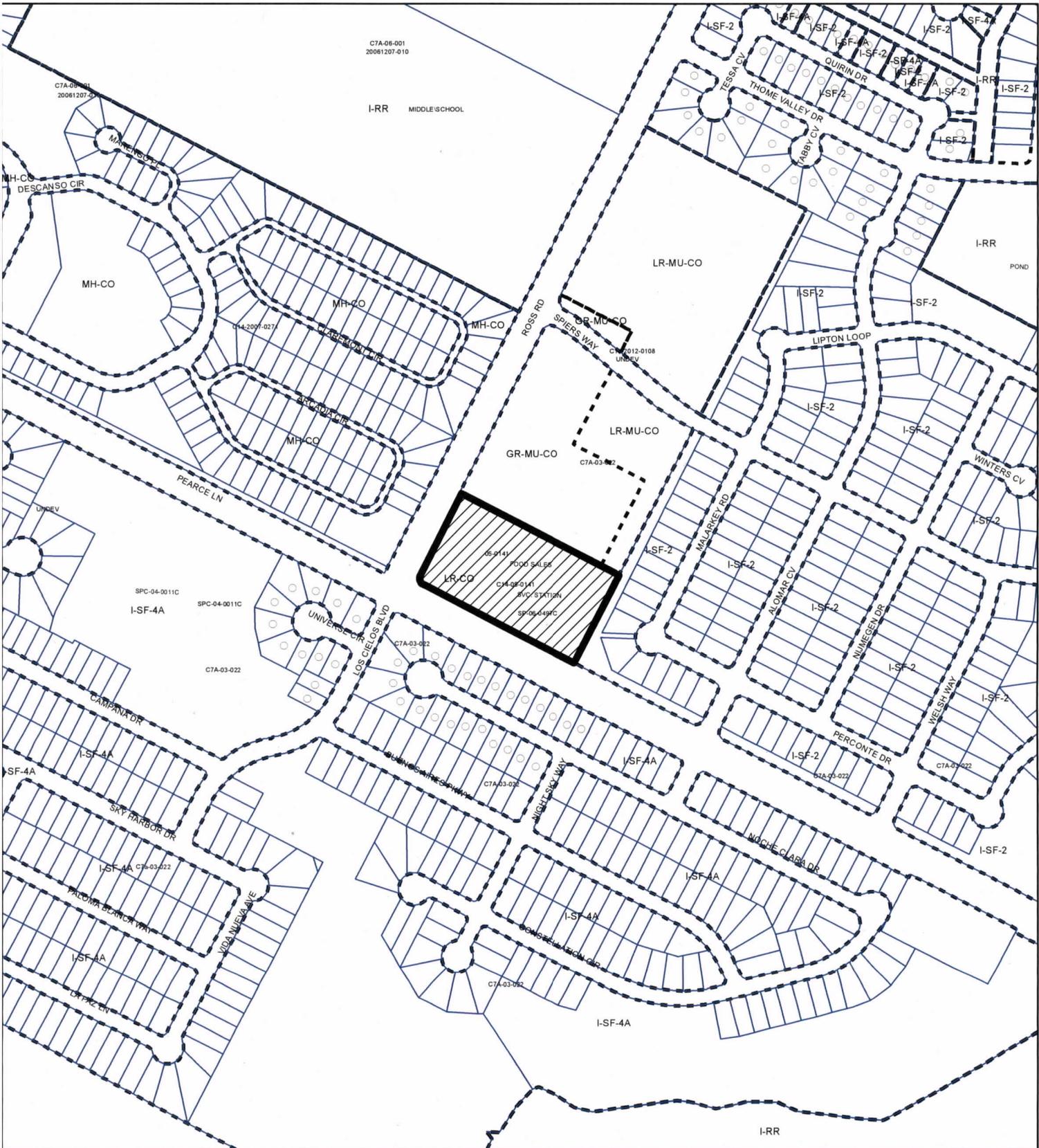
**APPROVED:** Anne L. Morgan **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

104/15



Jannette S. Goodall  
City Clerk



C7A-06-001  
20061207-010  
I-RR MIDDLE SCHOOL

GR-MU-CO  
C14-2012-0108 UNDEV  
LR-MU-CO  
C7A-03-022

LR-CO  
15-9141 FOOD SALES  
C14-08-0141 RVZ STATION  
SP06-049WC

C7A-03-022

C7A-03-022

C7A-03-022

**ZONING**

ZONING CASE#: C14-2020-0152

Exhibit A

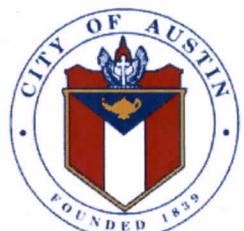


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 12/31/2020