

ORDINANCE NO. 20120209-056

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2205 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. C14-2011-0161, on file at the Planning and Development Review Department, as follows:

Lot 10-B, Parmer Heights Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 262161006 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2205 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 use is prohibited as an accessory use to commercial uses.

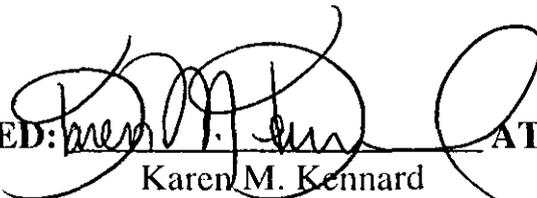
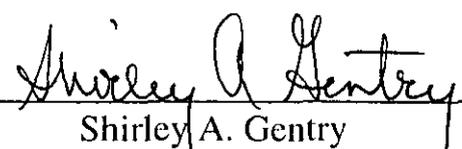
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 20, 2012.

PASSED AND APPROVED

February 9, 2012 §
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Lee Jeffingwell
Mayor

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

