

**ORDINANCE NO. 20120322-080**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2207 LAKE AUSTIN BOULEVARD IN THE WEST AUSTIN NEIGHBORHOOD GROUP NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-NEIGHBORHOOD PLAN (NO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) 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-neighborhood plan (NO-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0157, on file at the Planning and Development Review Department, as follows:

Lot 4, Block 1, Johnson River Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 244 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2207 Lake Austin Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

**PART 3.** 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.

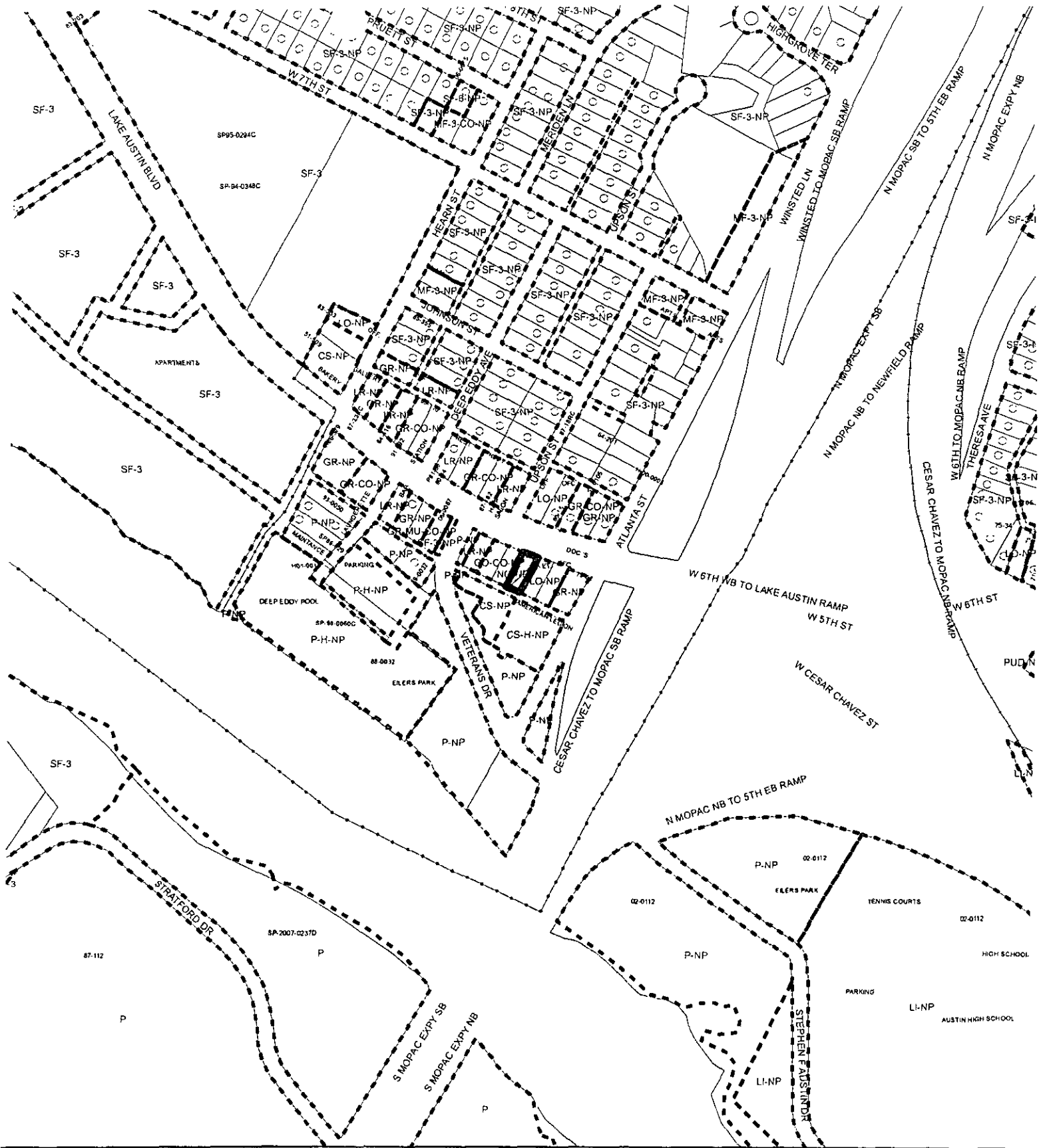
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20100930-037 that established the West Austin Neighborhood Group neighborhood plan combining district.

**PART 5.** This ordinance takes effect on April 2, 2012.

**PASSED AND APPROVED**




March 22, 2012 §  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Shirley A. Gentry  
City Clerk



## ZONING

ZONING CASE#: C14-2011-0157



-  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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A