

ORDINANCE NO. 20131003-078

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5201 ROGERS LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0076, on file at the Planning and Development Review Department, as follows:

Lot 4, Block B, Rogers Lane Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 18, Page 90-91 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5201 Rogers Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

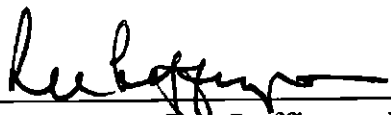
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

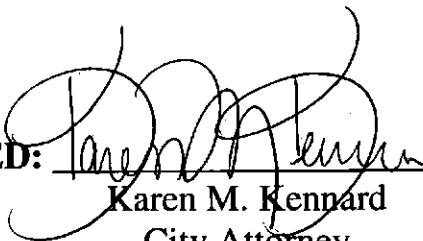
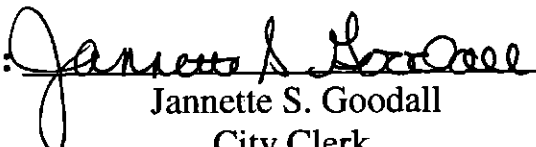
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.
- B. Service station use is a prohibited use of the Property.
- C. Vehicle access from the Property to F.M. 969 is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

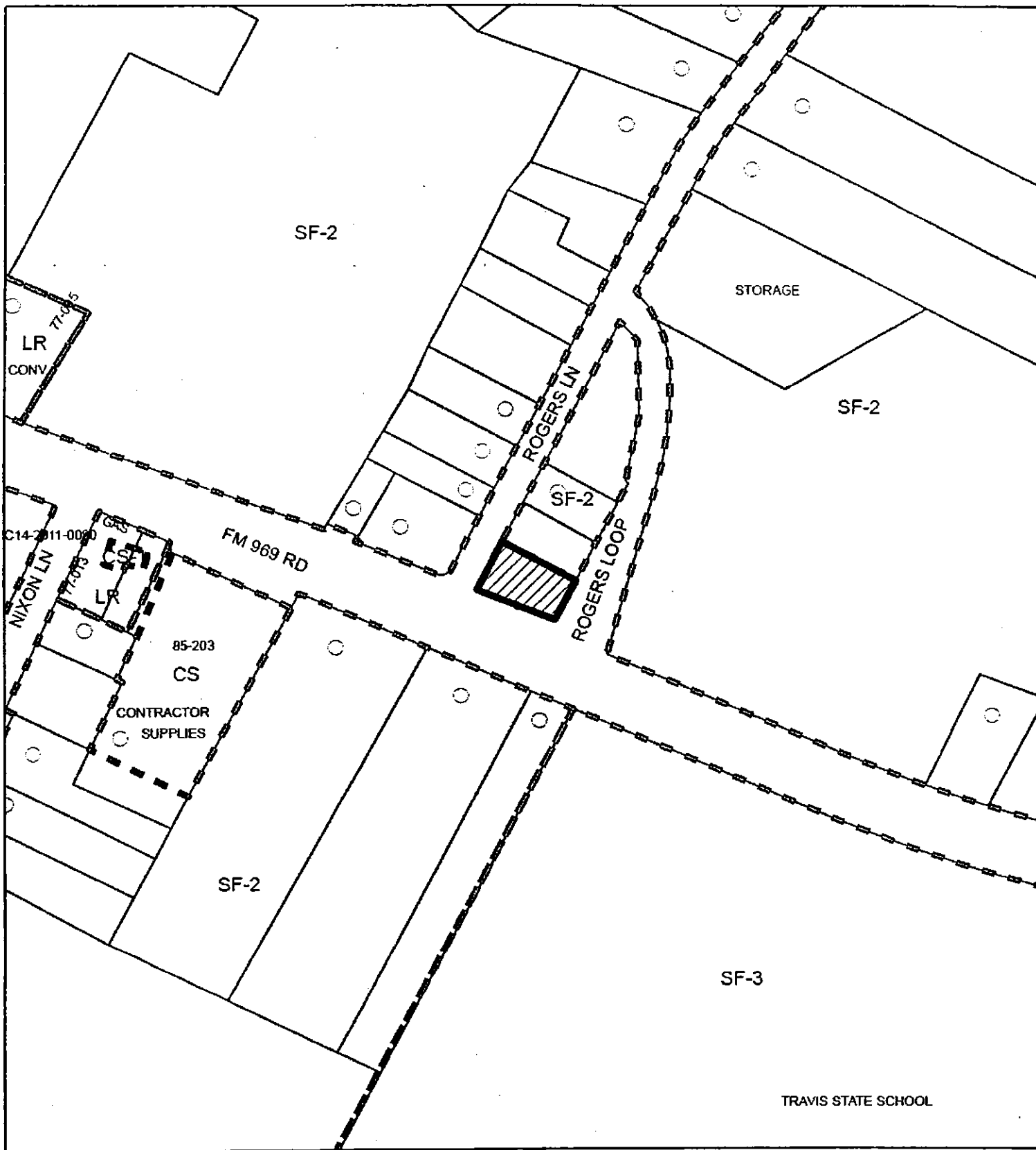
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 14, 2013.

PASSED AND APPROVED

October 3, 2013 §
 §
 § 
 Lee Leffingwell
 Mayor

APPROVED:  ATTEST: 
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



ZONING

ZONING CASE#: C14-2013-0076



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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