

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 12412 LIMERICK AVENUE FROM  
3 NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-MIXED  
4 USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.  
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from neighborhood office (NO) district to general office-mixed  
10 use-conditional overlay (GO-MU-CO) combining district on the property described in  
11 Zoning Case No. C14-2012-0064, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 Lot 12A, Block B, Resub No. 1 of Parker Lane Heights Sec 1 Subdivision, a  
15 subdivision in the City of Austin, Travis County, Texas, according to the map or  
16 plat of record in Plat Book 23, Page 30 of the Plat Records of Travis County,  
17 Texas (the "Property"),  
18

19 locally known as 12412 Limerick Avenue in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
24

- 25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 300 trips per day.  
29  
30 B. Development on the Property shall comply with the neighborhood office (NO)  
31 district zoning site development regulations.  
32  
33 C. The following uses are conditional uses of the Property:  
34

College and university facilities  
Group home, Class II

Congregate living  
Private secondary educational  
facilities

1  
2 D. The following uses are prohibited uses of the Property:  
3

Business or trade school	Business support services
Communication services	Off-site accessory parking
Printing and publishing	Restaurant (limited)
Club or lodge	Convalescent services
Cultural services	Guidance services
Hospital services (general)	Hospital services (limited)
Medical offices-not exceeding 5000 sq. ft. gross floor area	Medical offices-exceeding 5000 sq. ft. gross floor area

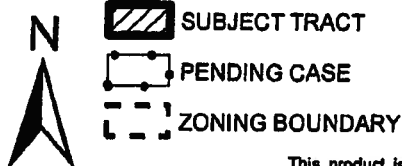
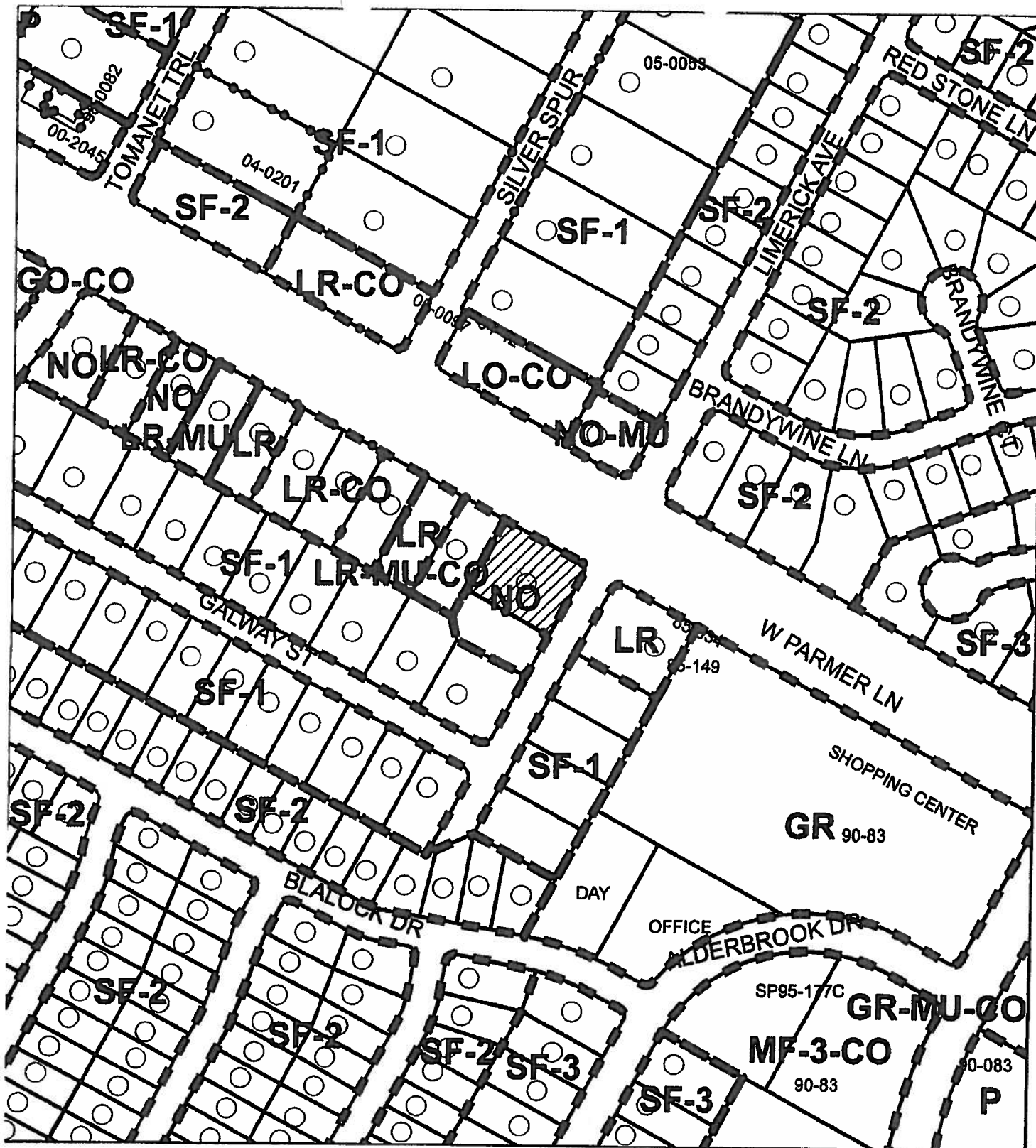
4  
5 Except as specifically restricted under this ordinance, the Property may be developed and  
6 used in accordance with the regulations established for the general office (GO) base  
7 district, the mixed use combining district and other applicable requirements of the City  
8 Code.  
9

10 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
11

12 **PASSED AND APPROVED**  
13

14  
15 §  
16 §  
17 \_\_\_\_\_, 2013 §  
18 \_\_\_\_\_  
19 Lee Leffingwell  
20 Mayor  
21

22 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
23 Karen M. Kennard Jannette S. Goodall  
24 City Attorney City Clerk



**ZONING CASE**  
C14-2013-0064

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 referent by the City of Austin regarding specific accuracy or completeness.



Exhibit A