

**ORDINANCE NO. 030731-Z-19**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2500-2504 SOUTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) 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 limited office (LO) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No.C14-03-0078, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block 15, Rabb Inwood Hills Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 73, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2500-2504 South Lamar Boulevard, 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:

1. The following uses are prohibited uses of the Property:

- |   |                                  |
|---|----------------------------------|
| Consumer convenience services                 | Financial services               |
| Food sales                                    | Off-site accessory parking       |
| Personal services                             | Pet services                     |
| Plant nursery                                 | Restaurant (drive-in, fast food) |
| Restaurant (limited)                          | Service station                  |
| Custom manufacturing                          | Guidance services                |
| Medical offices (exceeding 5,000 sq. ft.)     |                                  |
| Medical offices (not exceeding 5,000 sq. ft.) |                                  |

2. The following uses are conditional uses of the Property:

College and university facilities

Private secondary educational facilities

3. Commercial loading and unloading from Montclair Street is prohibited.

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 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on August 11, 2003.

**PASSED AND APPROVED**

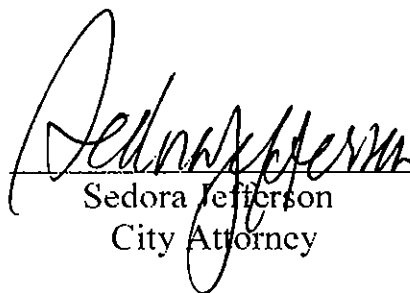
July 31, 2003

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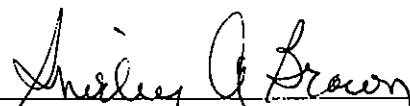
Will Wynn  
Mayor

APPROVED:

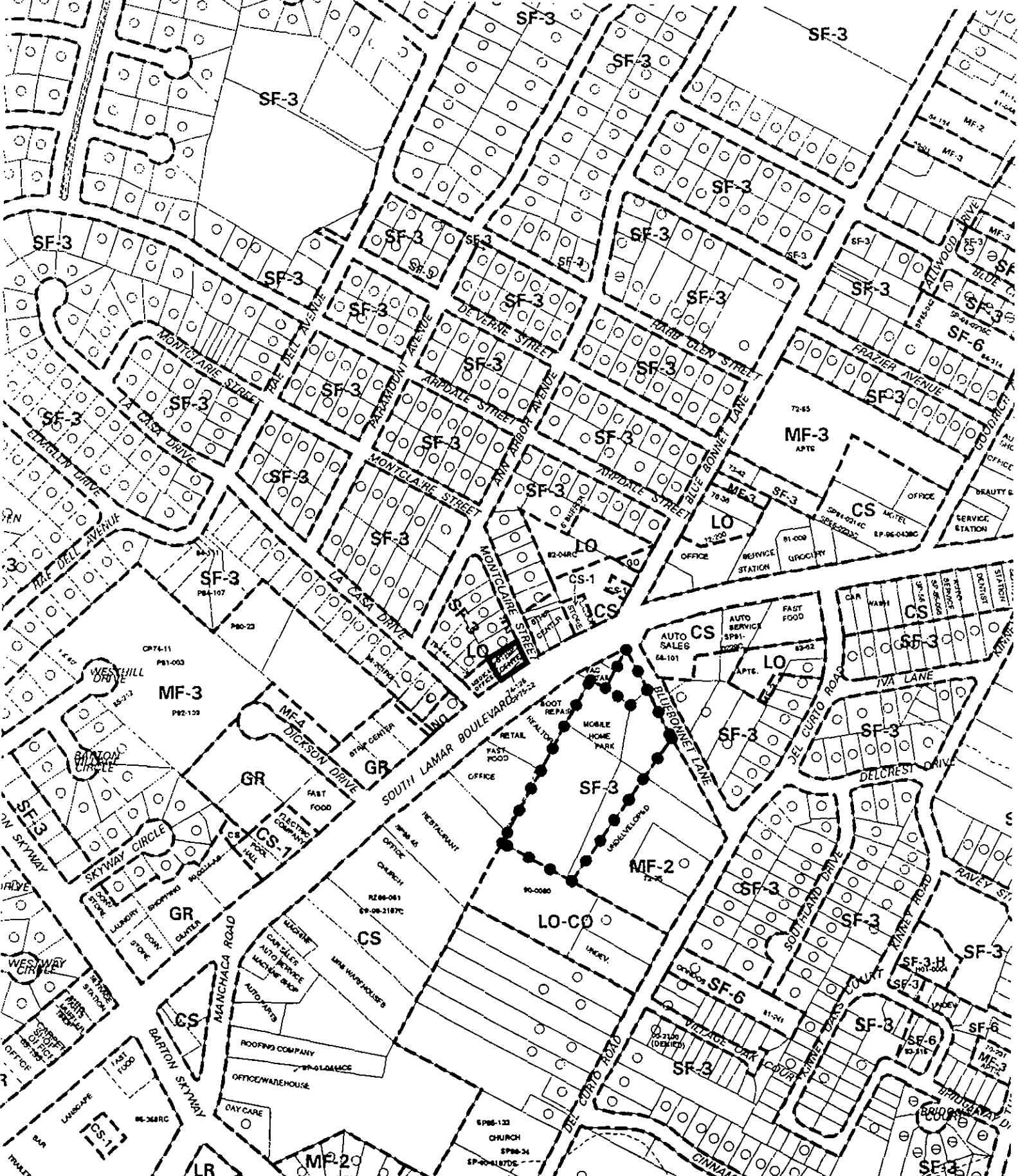


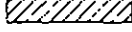


Sedora Jefferson  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: A. BEAUDET

ZONING EXHIBIT A

CASE #: C14-03-0078  
 ADDRESS: 2500-2504 S LAMAR BLVD  
 SUBJECT AREA (acres): 0.170

DATE: 03-05  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 G20

1" = 400'