

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 2416 CARDINAL LOOP AND CHANGING THE
3 ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD
4 LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-
5 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-single family residence standard lot (I-SF-2) district
11 to general commercial services-conditional overlay (CS-CO) combining district on the
12 property described in Zoning Case No. C14-2013-0145, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lot B, McNeeley Addition Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 70, Page 61 of
17 the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 2416 Cardinal Loop 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 2,000 trips per day.
29

30 B. Adult oriented business use is prohibited use of the Property.
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33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the general commercial services
35 (CS) base district and other applicable requirements of the City Code.
36
37

1 **PART 3.** This ordinance takes effect on _____, 2014.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2014 § _____
9

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk

