

**ORDINANCE NO. 20140123-090**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2416 CARDINAL LOOP AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 interim-single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2013-0145, on file at the Planning and Development Review Department, as follows:

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

locally known as 2416 Cardinal Loop 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:

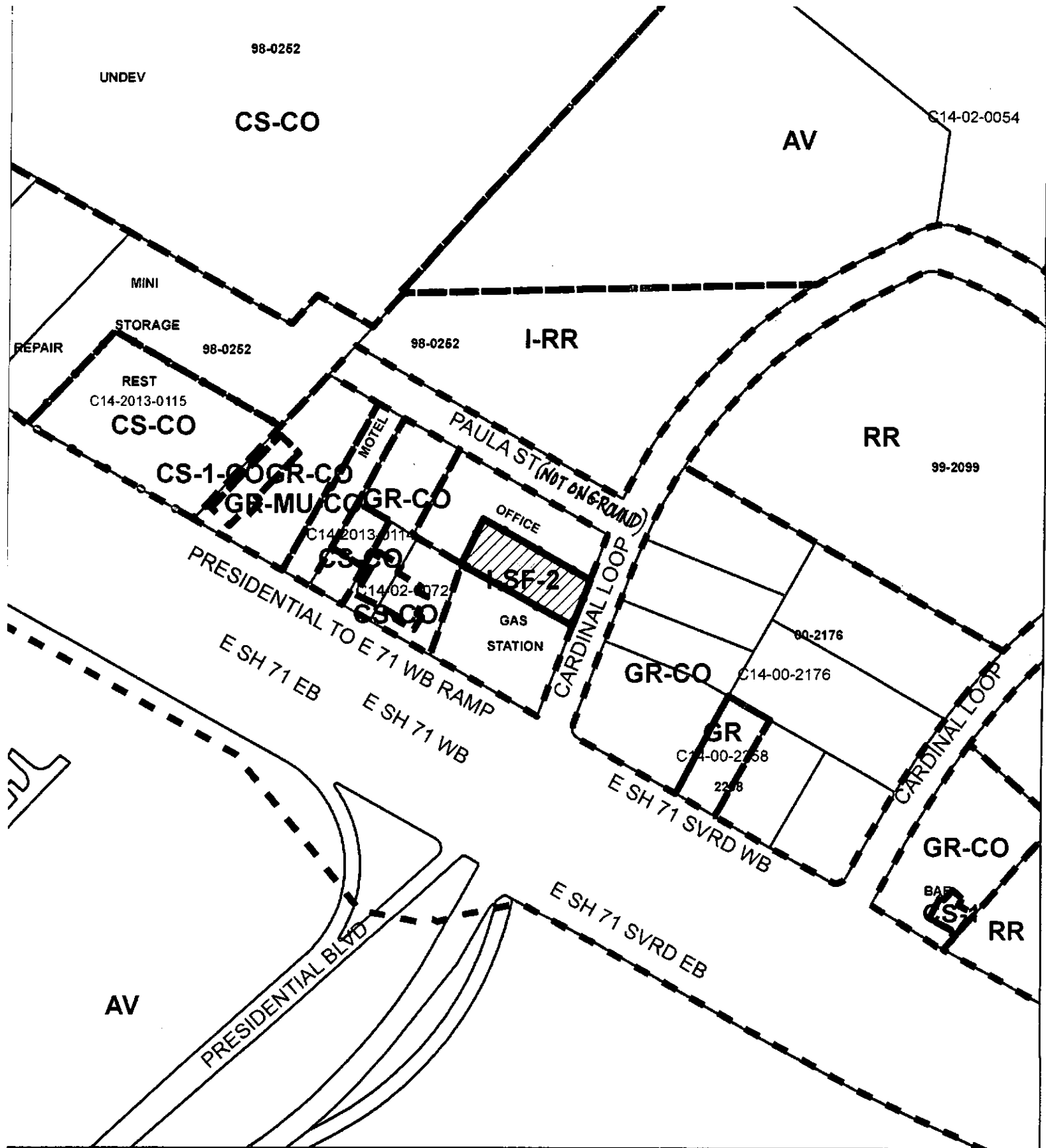
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Adult oriented business use is prohibited use of the Property.




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

**PART 3.** This ordinance takes effect on February 3, 2014.

**PASSED AND APPROVED**

January 23, 2014 §  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Jannette S. Goodall  
City Clerk



- N**
-  SUBJECT TRACT
  -  PENDING CASE
  -  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2013-0145



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

1" = 200'

Exhibit A