

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 1714 AND 1724 EAST PARMER LANE AND
3 CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR)
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
5 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 rural residence (I-RR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2014-0102, on file at the Planning and Development Review
13 Department, as follows:
14

15 Lot 3 & 4, Block A, Kruger Resubdivision of a Portion of Lot 2 Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, according to the map or
17 plat of record in Plat Book 102, Page 333 and 334 of the Plat Records of Travis
18 County, Texas (the "Property"),
19

20 locally known as 1714 AND 1724 East Parmer Lane in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
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26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30

31 B. The following uses are prohibited uses of the Property:
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Equipment repair services
Construction sales and services
Exterminating services
Laundry services
Transportation terminal

Equipment sales
Vehicle storage
Commercial blood plasma center
Drop-off recycling collection facility
Kennels

Limited warehousing and
distribution

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 _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

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

