

**ORDINANCE NO. 20140807-160**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1714 AND 1724 EAST PARMER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0102, on file at the Planning and Development Review Department, as follows:

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

locally known as 1714 AND 1724 East Parmer Lane 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. The following uses are prohibited uses of the Property:

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

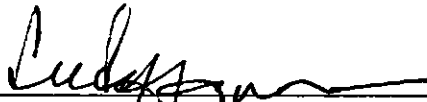
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 18, 2014.

**PASSED AND APPROVED**

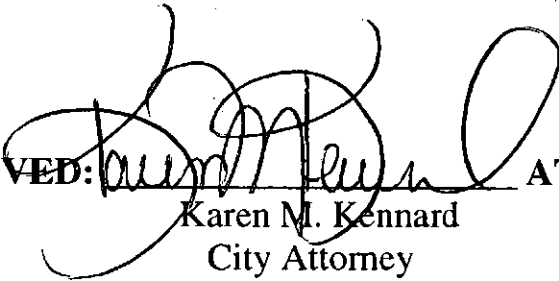
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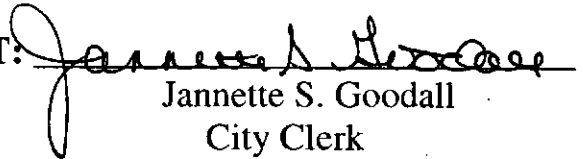
Lee Jeffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk

