

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 940317-G TO ADD A PERMITTED USE, AND ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7700 PARMER LANE AND CHANGING THE ZONING MAP FROM INTERIM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (I-LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT.

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

**PART 1.** The planned development area project is comprised of approximately 128.8 acres of land located at West Parmer Lane and Anderson Mill Road in Williamson County and more particularly described by metes and bounds in Ordinance No. 940317-G (the Original Property"). The project was approved March 17, 1994.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-limited industrial service-planned development area-(I-LI-PDA) combining district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-93-0090.01, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Motorola Parmer Lane Subdivision, (being the same Original Property tract), a subdivision in the City of Austin, Williamson County, according to the map of plat of record in Cabinet Q, Slides 26-29, of the Official Records of Williamson County, Texas, (the "Property"),

locally known as 7700 West Parmer Lane, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 3.** Section 4 of Ordinance No. 940317-G is amended to read:

**SECTION 4.** The development of the Property described in Exhibit "A" hereto shall be subject to the following provisions:

(a) Uses:

1 (1) No residential use shall be permitted upon the Property except for  
2 watchmen or custodians in conjunction with the Facility constructed on the  
3 Property.  
4

5 (2) No outdoor storage or display of material or products shall be  
6 permitted other than (1) the temporary storage of construction materials and  
7 equipment; (2) the location of docks, trucks, trailers, equipment, dumpsters,  
8 drum storage, shipping and receiving areas so long as such items and facilities  
9 are screened from view from all public roads which are located at a level of ten  
10 (10) feet or less above the Property and which are adjacent to the Property; and  
11 (3) storage tanks, cooling towers, treatment facilities, and support facilities  
12 normally segregated from primary structures.  
13

14 (3) Uses permitted shall include:

15 a. Offices for administrative, business, financial, sales, and  
16 marketing operations.  
17

18 b. Space for product and process research, development,  
19 analysis and testing.  
20

21 c. Matters incidental and accessory to the administrative,  
22 office, marketing, research, and development activities such as  
23 (without limitation) food service facilities, meeting and training  
24 facilities, health and recreational facilities, personal care facilities,  
25 company store retail facilities, laundry and cleaner facilities,  
26 storage facilities, maintenance facilities, storage tanks and areas,  
27 treatment facilities, control devices or equipment required by law,  
28 cooling towers, electrical transformers, substations and utility  
29 centers; and,  
30

31 d. Support facilities normally segregated from primary  
32 structures.  
33

34 e. College and university facilities.  
35

36 **PART 4.** Except as otherwise specifically provided in this ordinance, the terms and  
37 conditions of Ordinance No. 940317-G apply to the Property.  
38  
39  
40

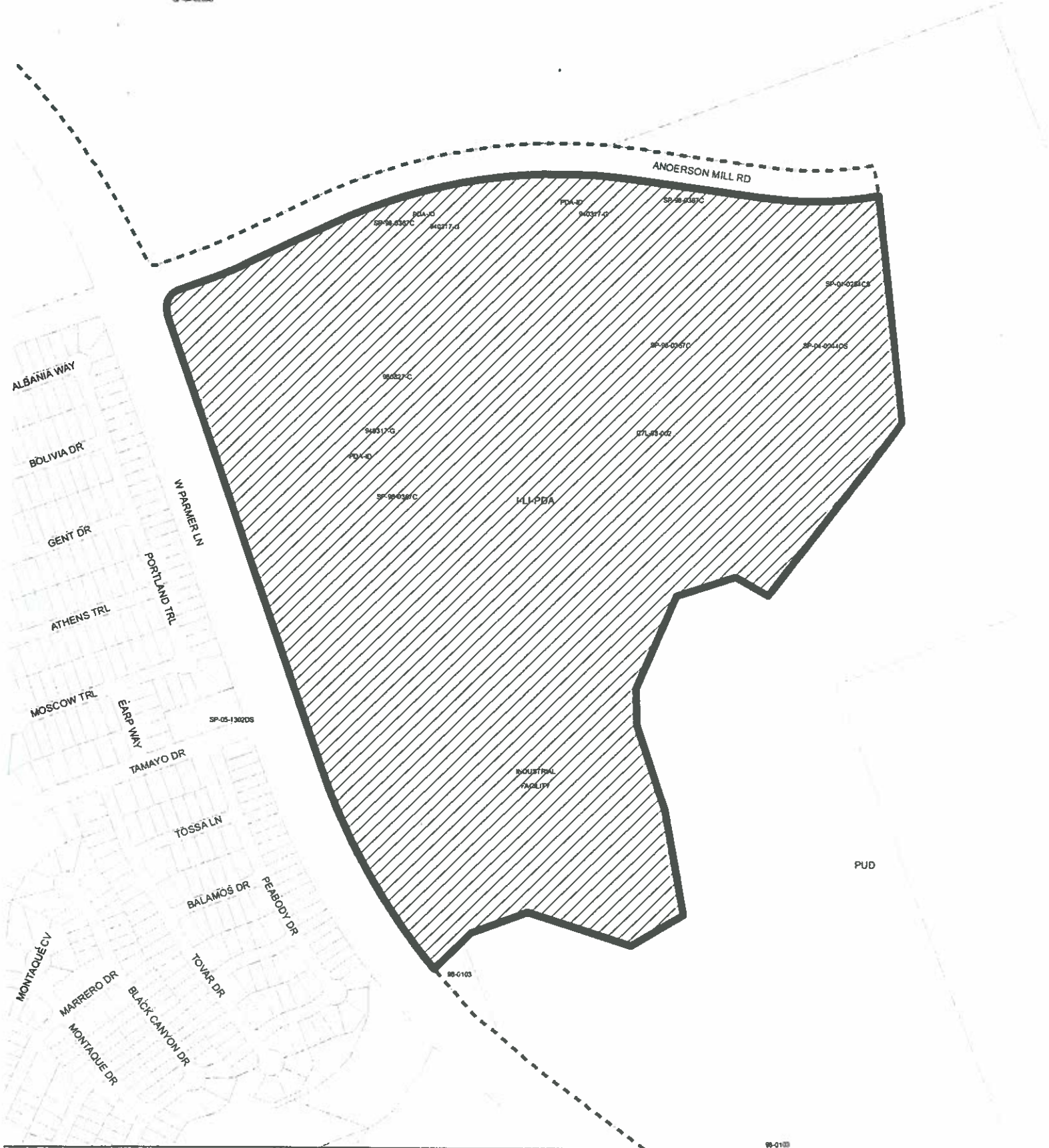
1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2011.  
2  
3

4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2011 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Shirley A. Gentry  
15 City Attorney City Clerk



1"= 500'



SUBJECT TRACT



## PENDING CASE



**ZONING BOUNDARY**

**ZONING** EXHIBIT A

ZONING CASE#: C14-93-0090.01  
LOCATION: 7700 PARMER LANE  
SUBJECT AREA: 128.847 ACRES  
GRID: H38 H39 J38 J39  
MANAGER: SHERRI SIRWAITIS



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.