

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 940317-G TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 7700 WEST PARMER LANE.

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

PART 1. The planned development area 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 on March 17, 1994. Each designated planned development area over time has been modified under amendments to the original ordinance. These ordinances are Ordinance No. 980409-K, Ordinance No. 20110728-126 and Ordinance No. 2018030-034. This ordinance affects the Property identified in the PDA and is shown on the attached Exhibit “A”.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2020-0006, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, Motorola Parmer Lane Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet O, Slides 26-29 of the Official Public 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, as amended, is amended as follows:

A. Section 4 (a) Uses is amended to read as follows:

(a) Uses:

~~1. No residential use shall be permitted upon the Property except for watchmen or custodians in conjunction with the Facility constructed on the Property.~~

~~21.~~ No outdoor storage or display of material or products shall be permitted other than (1) the temporary storage of construction materials and equipment; (2) the location of docks, trucks, trailers, equipment, dumpsters, drum storage, shipping and receiving areas so long as such items and facilities are screened from view from all public roads which are located at a level of ten (10) feet or less above the Property and which are adjacent to the Property; and (3) storage tanks, cooling towers, treatment facilities, and support facilities normally segregated from primary structures.

~~32.~~ Uses permitted shall include:

- a. Offices for administrative, business, financial, sales, and marketing operations.
- b. Space for product and process research, development, analysis and testing.
- c. Matters incidental and accessory to the administrative, office, marketing, research, and development activities such as (without limitation) food service facilities, meeting and training facilities, health and recreational facilities, personal care facilities, company store retail facilities, laundry and cleaner facilities, storage facilities, maintenance facilities, storage tanks and areas, treatment facilities, control devices or equipment required by law, cooling towers, electrical transformers, substations and utility centers; and
- d. Support facilities normally segregated from primary structures.
- e. College and university facilities.
- f. General retail sales (convenience) and general retail sales (general).

1 g. Hotel/motel.

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3 h. Restaurant (limited) and restaurant (general).

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5 i. Multifamily residential.

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7 B. Section 4 (b) (7) is amended to read as follows:

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9 (7) The maximum square footage of building area on the Property for office,
10 general retail, and restaurant uses [~~is 1,755,000~~] shall not exceed 1,835,000
11 square feet.

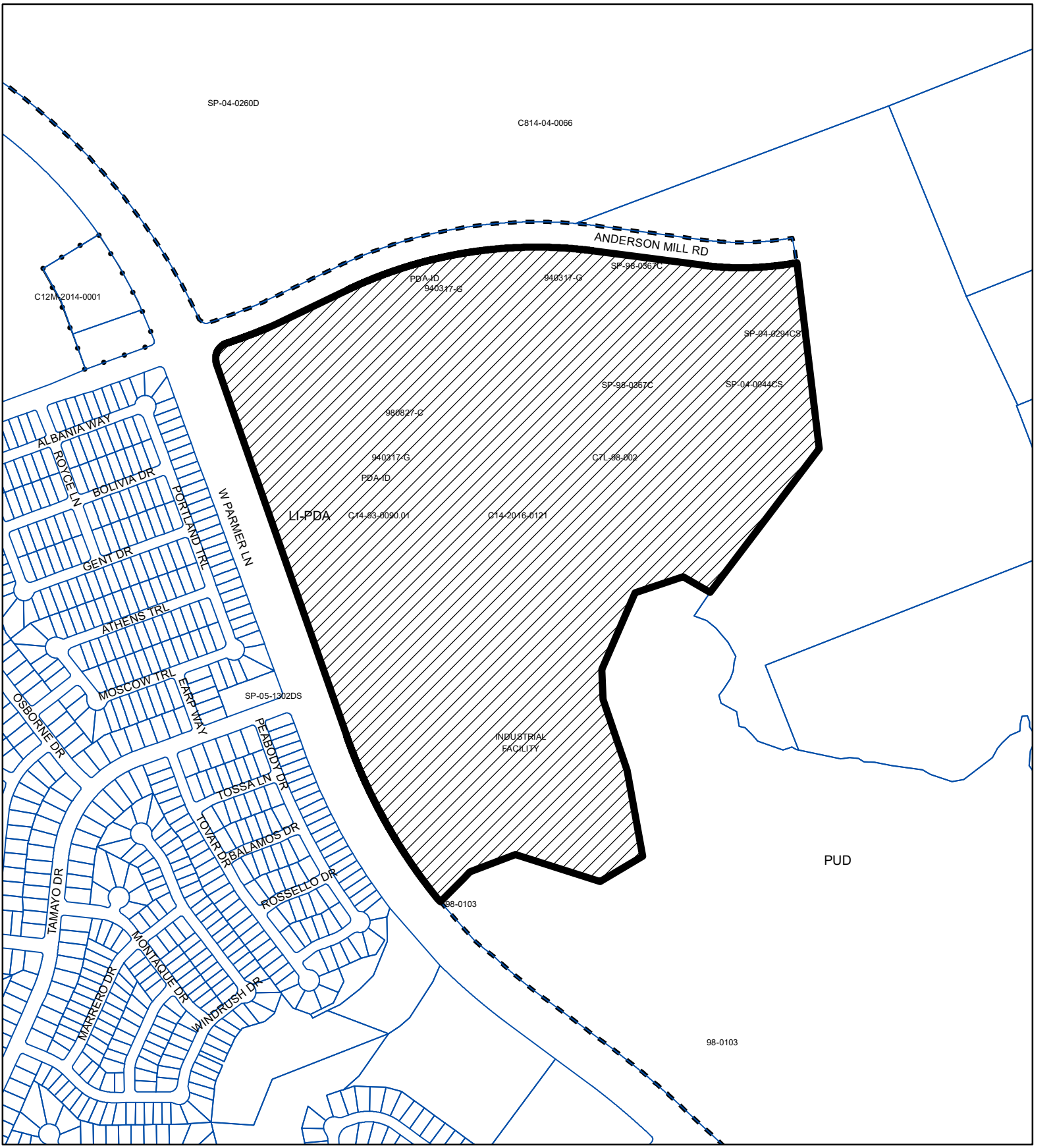
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13 **PART 4.** Except as otherwise provided in this ordinance, the terms and conditions of
14 Ordinance No. 940317-G, as amended, remain in effect.




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16 **PART 5.** This ordinance takes effect on _____, 2020.

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19 **PASSED AND APPROVED**

20
21 §
22 §
23 _____, 2020 § _____
24
25 Steve Adler
26 Mayor

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28 **APPROVED:** _____ **ATTEST:** _____
29 Anne L. Morgan Jannette S. Goodall
30 City Attorney City Clerk
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32



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0006

Exhibit A

1" = 600'

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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/17/2020