

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4405, 4407, AND 4411 RUSSELL DRIVE FROM
3 LIMITED OFFICE (LO) DISTRICT AND MULTIFAMILY RESIDENCE
4 MEDIUM DENSITY (MF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-
5 MIXED USE-CONDITIONAL OVERLAY (LR-MU-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 limited office (LO) district and multifamily residence
11 medium density (MF-3) district to neighborhood commercial-mixed use-conditional
12 overlay (LR-MU-CO) combining district on the property described in Zoning Case No.
13 C14-07-0011, on file at the Neighborhood Planning and Zoning Department, as follows:
14

15 Lots 3, 4, 5, and 6, Block G, Ford Place Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 4, Page 265, of the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 4405, 4407, and 4411 Russell Drive, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "A".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 300 trips per day.
29

30 B. The following uses are prohibited uses of the Property:
31

32 Consumer convenience services
33 Financial services
34 Off-site accessory parking
35 Pet services
36 Printing and publishing
37 Service station
38 Guidance services

Consumer repair services
Food sales
Personal services
Plant nursery
Restaurant (limited)
Custom manufacturing

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the neighborhood commercial (LR)
4 base district, the mixed use (MU) combining district, and other applicable requirements of
5 the City Code.
6

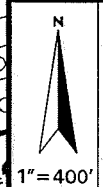
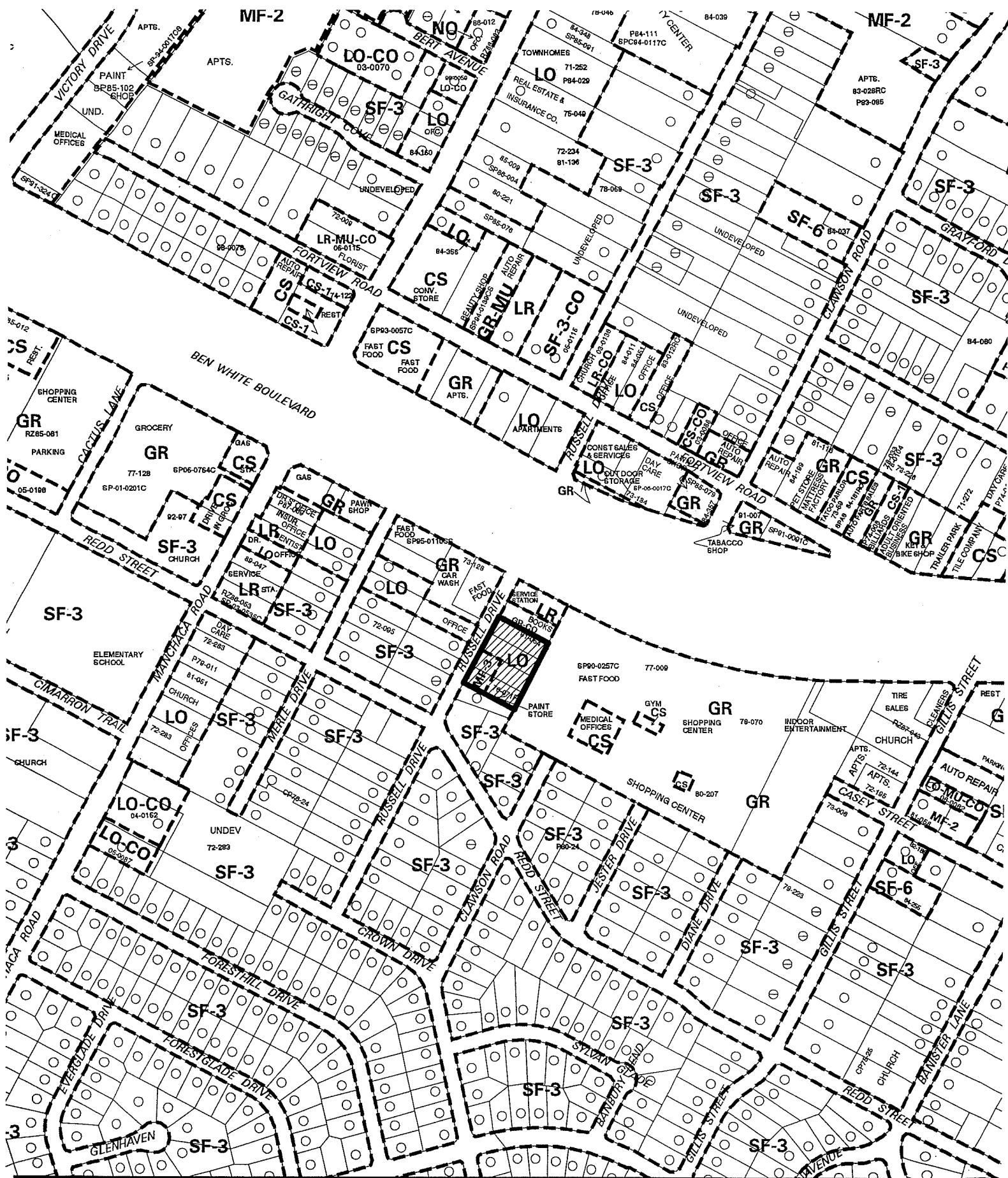
7 **PART 3.** This ordinance takes effect on _____, 2007.
8

9
10 **PASSED AND APPROVED**

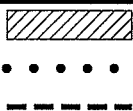
11
12 §
13 §
14 _____, 2007 § _____
15

16 Will Wynn
17 Mayor

18
19 **APPROVED:** _____ **ATTEST:** _____
20 David Allan Smith Shirley A. Gentry
21 City Attorney City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W.WALSH



CASE #: C14-07-0011
 ADDRESS: 4405, 4407 & 4411
 RUSSELL DR
 SUBJECT AREA (acres): 0.526

ZONING

EXHIBIT A

DATE: 07-03

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G19