

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 320 EAST RUNDBERG LANE FROM**
3 **MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, COMMUNITY**
4 **COMMERCIAL (GR) DISTRICT, LIMITED OFFICE (LO) DISTRICT, AND**
5 **MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO**
6 **WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO)**
7 **COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL**
8 **SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR**
9 **TRACT TWO.**

10
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

12
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
14 change the base districts on the property described in Zoning Case No. C14-2007-0232, on
15 file at the Neighborhood Planning and Zoning Department, as follows:

16
17 Tract One: From limited office (LO) district, multifamily residence low density
18 (MF-2) district, multifamily residence medium density (MF-3) district, and
19 community commercial (GR) district to warehouse limited office-conditional
20 overlay (W/LO-CO) combining district.
21

22 A 12.930 acre tract of land, more or less, out of the John Applegait Survey No. 58,
23 Abstract No. 29, Travis County, the tract of land being more particularly described
24 by metes and bounds in Exhibit "A" incorporated into this ordinance; and
25

26 Tract Two: From multifamily residence medium density (MF-3) district, limited
27 office (LO) district, and community commercial (GR) district to general
28 commercial services-conditional overlay (CS-CO) combining district.
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30 A 8.768 acre tract of land, more or less, out of the John Applegait Survey No. 58,
31 Abstract No. 29, Travis County, the tract of land being more particularly described
32 by metes and bounds in Exhibit "B" incorporated into this ordinance (the
33 "Property"),
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35 locally known as 320 East Rundberg Lane, in the City of Austin, Travis County, Texas,
36 and generally identified in the map attached as Exhibit "C".
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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. A 50-foot building setback is required along the west and north property lines of Tract One that abut an adjacent residential use.
- C. The following uses are prohibited uses of Tract Two:
 - Bail bond services Campground
 - Kennels Pawn shop services
 - Pet services Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 §
 §
 § _____

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk