

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 13635 AND 13641 RUTLEDGE SPUR AND
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-
5 CONDITIONAL OVERLAY (CS-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 interim-rural residence (I-RR) district to general commercial
11 services-mixed use-conditional overlay (CS-MU-CO) combining district on the property
12 described in Zoning Case No. C14-2010-0200, on file at the Planning and Development
13 Review Department, as follows:
14

15 Lots 1 & 2, Schirpik and Sane Tracts, a subdivision in the City of Austin,
16 according to the map or plat of record in Cabinet C, Slides 358-359, of the Official
17 Public Records of Williamson County, Texas (the "Property"),
18

19 locally known as 13635 and 13641 Rutledge Spur, in the City of Austin, Williamson
20 County, Texas, and generally identified in the map attached as Exhibit "B".
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, or
26 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 2,000 trips per day.
29

30 B. Development of the Property shall comply with warehouse limited office (W/LO)
31 site development standards.
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33 C. The following uses are conditional uses of the Property:
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35 Business or trade school	Convenience storage
36 Equipment repair services	Exterminating services
37 College & university facilities	Community recreation (private)
38 Community recreation (public)	Private secondary educational facilities
39 Public secondary educational facilities	Telecommunication tower

D. The following uses are prohibited uses of the Property:

Agricultural sales & services	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Automotive sales	Bail bond services
Campground	Commercial blood plasma center
Commercial off-street parking	Consumer convenience services
Consumer repair services	Drop-off recycling collection facility
Equipment sales	Financial services
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports & recreation	Kennels
Laundry service	Medical office-exceeding 5000 sq. ft.
Medical office-not exceeding 5000 sq. ft. gross floor area	gross floor area
Off-site accessory parking	Monument retail sales
Outdoor sports & recreation	Outdoor entertainment
Personal improvement services	Pawn shop services
Pet service	Personal services
Professional office	Plant nursery
Restaurant (general)	Research services
Service station	Restaurant (limited)
Theater	Software development
Veterinary services	Vehicle storage
Guidance services	Congregate living
Hospital services (limited)	Hospital service (general)
Residential treatment	Maintenance & service facilities
Transportation terminal	Transitional housing

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

1 **PART 3.** This ordinance takes effect on _____, 2011.

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4 **PASSED AND APPROVED**

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8 _____, 2011

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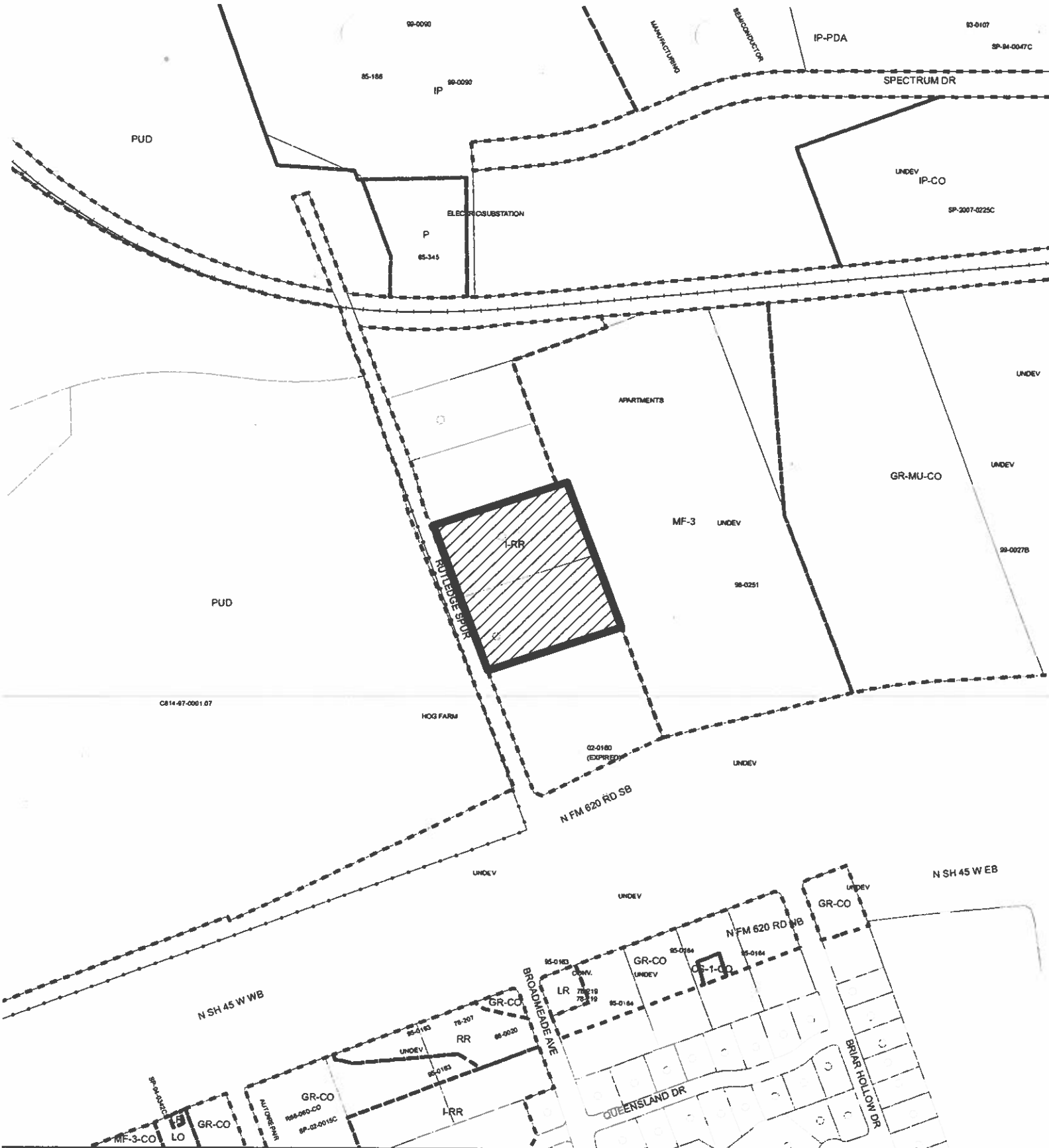
9 Lee Leffingwell
10 Mayor

11
12
13 **APPROVED:** _____

14 Karen M. Kennard
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1"= 400'

ZONING

ZONING CASE#: C14-2010-0200
 LOCATION: 13635 RUTLEDGE SPUR
 SUBJECT AREA: 5.00 ACRES
 GRID: G40
 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.