

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 8301 SPRINGDALE ROAD AND CHANGING THE  
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT  
4 TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO)  
5 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 limited industrial  
11 service-conditional overlay (LI-CO) combining district on the property described in  
12 Zoning Case No. C14-2013-0026, on file at the Planning and Development Review  
13 Department, as follows:  
14

15 Lots 2, 5 and 6, Block A, Ferguson Commercial Section 1 Subdivision, a  
16 subdivision in the City of Austin, Travis County, Texas, according to the map or  
17 plat of record in Plat Book 97, Page 378-379 of the Plat Records of Travis County,  
18 Texas (the "Property"),  
19

20 locally known as 8301 Springdale Road in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions  
25

26 A site plan or building permit for the Property may not be approved, released,  
27 or issued, if the completed development or uses of the Property, considered  
28 cumulatively with all existing or previously authorized development and uses,  
29 generate traffic that exceeds 2,000 trips per day.  
30

31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the limited industrial service (LI)  
33 base district and other applicable requirements of the City Code.  
34  
35

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

2  
3 **PASSED AND APPROVED**

4  
5  
6  
7 \_\_\_\_\_, 2013

§  
§  
§

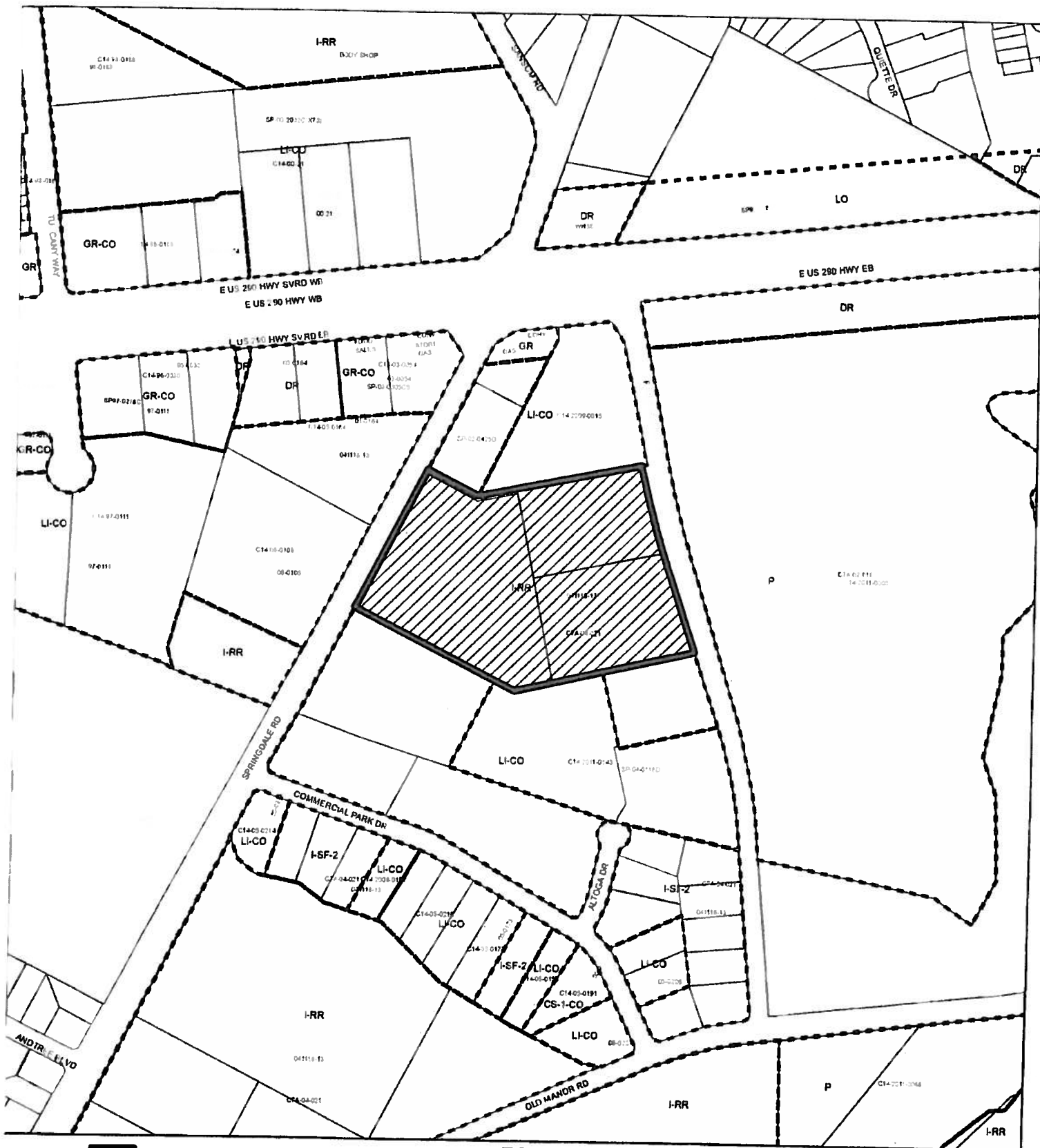
8 \_\_\_\_\_  
9 Lee Leffingwell  
10 Mayor

11  
12 **APPROVED:** \_\_\_\_\_

13 Karen M. Kennard  
14 City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2013-0026

1" = 400'

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.



Exhibit A