

ORDINANCE NO. 20130620-080

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9710-9718 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM GENERAL COMMERCIAL SERVICES -CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay (CS-CO) combining district and interim-rural residence (I-RR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0012, on file at the Planning and Development Review Department, as follows:

Lots 1, Z.F.B. Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 86, Slide 228 of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 9710-9718 Anderson Mill Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

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 building or structure for a convenience storage use on the Property may not exceed one story or 20 feet in height.
- C. Mechanical equipment and dumpsters on the Property shall be screened from the view of the adjacent single family residential property to the north.

- D. Exterior lighting must be hooded or shielded so that the light source is not directly visible from the adjacent single family residential property to the north.
- E. An eight foot high solid fence shall be provided and maintained along the north property line that runs between the Property and the adjacent single family residential property.
- F. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed two stories or 30 feet.
- G. Development of the Property may not exceed 12 residential units per acre
- H. Development of the Property may not exceed 60 residential units.
- I. The following uses are prohibited uses of the Property:

Multifamily residential
Agricultural sales and services
Automotive rentals
Automotive sales
Bail bond services
Business or trade school
Campground
Commercial off-street parking
Consumer convenience services
Electronic testing
Electronic prototype assembly
Equipment sales
Financial services
Food sales
General retail sales (convenience)
Hotel-motel
Indoor sports and recreation
Laundry services
Off-site accessory parking
Outdoor sports and recreation
Pedicab storage and dispatch
Personal services
Plant nursery

Short-term rental
Alternative financial services
Automotive repair services
Automotive washing (of any type)
Business maintenance services
Business support services
Commercial blood plasma center
Construction sales and services
Consumer repair services
Drop-off recycling collection facility
Equipment repair services
Exterminating services
Food preparation
Funeral services
General retail sales (general)
Indoor entertainment
Kennels
Monument retail sales
Outdoor entertainment
Pawn shop services
Personal improvement services
Pet services
Printing and publishing

Research services
Restaurant (limited)
Theater
Veterinary services
Limited warehousing and distribution
College and university facilities
Community recreation (private)
Congregate living
Guidance services
Hospital services (limited)
Transitional housing
Private secondary educational
facilities

Restaurant (general)
Service station
Vehicle storage
Custom manufacturing
Club or lodge
Community events
Community recreation (public)
Convalescent services
Hospital services (general)
Maintenance and service facilities
Residential treatment
Transportation terminal

Except as specifically restricted under this ordinance, the Property may be developed and 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.

PART 3. This ordinance takes effect on July 1, 2013.

PASSED AND APPROVED

June 20

, 2013

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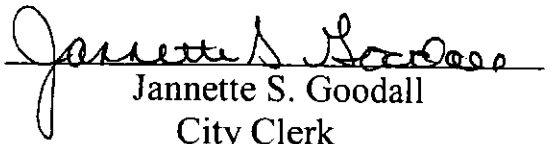
Lee Leffingwell
Mayor

APPROVED:

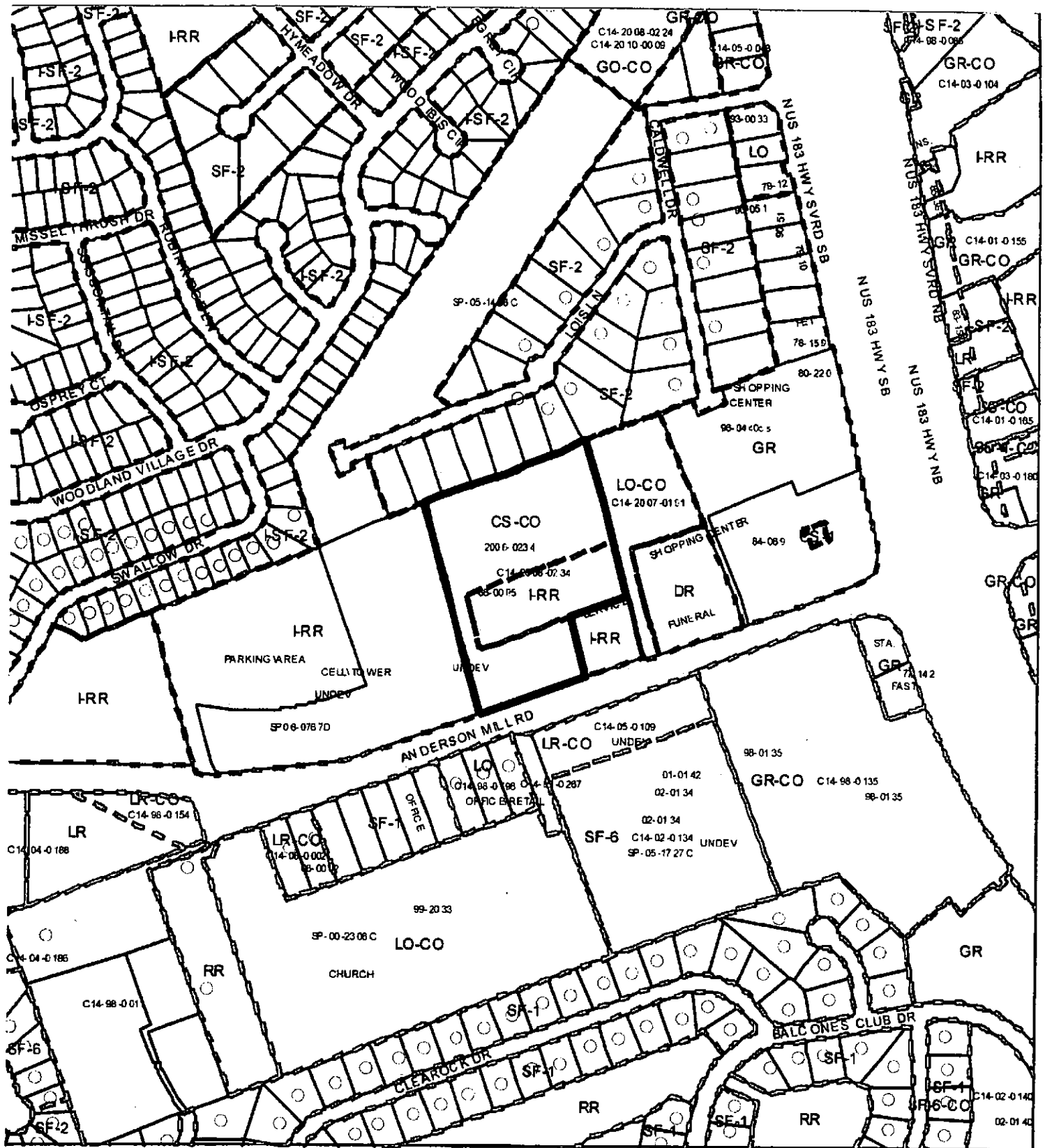


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0012

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