

Late Backup ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 8601 TUSCANY WAY AND CHANGING THE
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO
4 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. C14-2013-0105, on file at the Planning and Development Review
13 Department, as follows:
14

15 Lot 1, Block A, Central Austin Business Park Section 1 Subdivision, a subdivision
16 in the City of Austin, Travis County, Texas, according to the map or plat of record
17 in Plat Book 86, Page 151D of the Plat Records of Travis County, Texas (the
18 "Property"),
19

20 locally known as 8601 Tuscany Way in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
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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

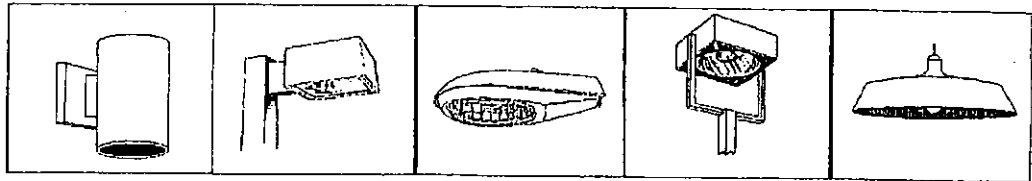
- 26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30
- 31 B. Vehicular access from the Property to Sansom Road and Bosque Lane are
32 prohibited. All vehicular access to the Property shall be from other adjacent
33 public streets or through other adjacent property.
34

C. Any new development or redevelopment on the Property shall require the following:

1. A person constructing a building shall screen each area on a property from the view of an adjacent property on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (*Accessory Uses for a Principal Commercial Use*) for the uses and activities listed below:

- (a) off-street parking;
- (b) the placement of mechanical equipment;
- (c) storage; or
- (d) refuse collection.

2. Outdoor lighting applications shall be illuminated by fixtures that are either fully-shielded or full cut-off. See examples below.



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

Automotive repair services
Campground
Equipment repair services
Vehicle storage
General retail sales (general)
Resource extraction
Kennels
Residential treatment
Outdoor sports and recreation
Transitional housing

Scrap and salvage
Automotive washing (of any type)
Exterminating services
General retail sales (convenience)
Basic industry
Railroad facilities
Congregate living
Outdoor entertainment
Adult oriented businesses
Food sales

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

1 **PART 3.** This ordinance takes effect on _____, 2013.
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4 **PASSED AND APPROVED**
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6 _____, 2013
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9 _____
10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14

15 Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

