

**ORDINANCE NO. 20131212-109**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8601 TUSCANY WAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2013-0105, on file at the Planning and Development Review Department, as follows:

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

locally known as 8601 Tuscany Way in the City of Austin, Travis 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:

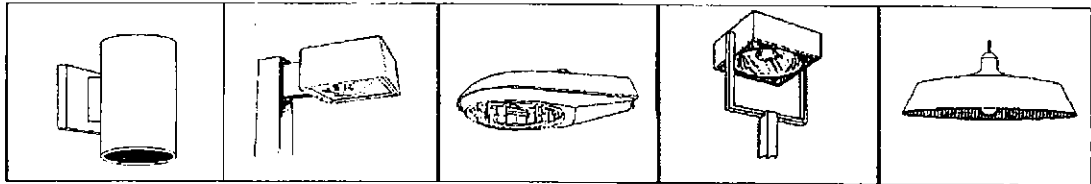
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Vehicular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

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.

**PART 3.** This ordinance takes effect on December 23, 2013.




**PASSED AND APPROVED**

December 12, 2013 §  
§  
Lee Leffingwell  
Mayor  
APPROVED: Karen M. Kennard  
City Attorney  
ATTEST: Jannette S. Goodall  
City Clerk



**ZONING CASE**  
C14-2013-0105



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.

