

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0046 (Rutledge Center)

DISTRICT: 6

ZONING FROM: CS-MU-CO

TO: CS-MU-CO*

*The applicant is requesting to rezone the property to remove the condition in Part 2. B. of Ordinance No. 20110623-113 that requires development of the property to comply with Warehouse Limited Office (W/LO) district site development standards. The other conditions of the ordinance will remain (*Please see Exhibit D*).

ADDRESS: 13641 Rutledge Spur

SITE AREA: 2.4544 acres (106,912 sq. ft.)

PROPERTY OWNER: Rutledge Center LLC (Guner Arslan)

AGENT: SKB/ Block 16 (Stuart Alderman)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay District, zoning.

The conditional overlay will make the following uses conditional on the property:

| | |
|--|---|
| Business or Trade School | Convenience Storage |
| Equipment Repair Services | Exterminating Services |
| College and University Facilities | Community Recreation (Public & Private) |
| Private Secondary Educational Facilities | Public Secondary Educational Facilities |
| Telecommunication Towers | |

In addition, the following uses will be prohibited on the property:

| | |
|---------------------------------|--|
| Agricultural Sales and 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) | Hotel-Motel |
| Indoor Entertainment | Indoor Sports and Recreation |
| Kennels | Laundry Service |
| Medical Office-exceeding 5,000 sq. ft. of gross floor area | |
| Medical Office – not exceeding 5,000 sq. ft. of gross floor area | |
| Monument Retail Sales | Off-Site Accessory Parking |
| Outdoor Entertainment | Outdoor Sports and Recreation |
| Pawn Shop Services | Personal Improvement Services |
| Personal Services | Pet Services |
| Plant Nursery | Professional Office |
| Research Services | Restaurant (General & Limited) |
| Service Station | Software Development |
| Theater | Vehicle Storage |
| Veterinary Services | Congregate Living |
| Guidance Services | Hospital Services (General & Limited) |
| Residential Treatment | Transitional Housing |
| Transportation Terminal | |

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 14, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 2.45 acre lot currently developed with a single-family residence. To the north, there is a new apartment complex (The Loretta) zoned CS-MU-CO. The lots to the south are developed with an office use (Foundation Communities) and a multifamily complex (Lakeline Station Apartments). To the east, there is surface parking for an office complex (Paloma Ridge). The property to the west, across Rutledge Spur is developed with a townhouse residential use (Presidio Station). The applicant is requesting to rezone the site from CS-MU-CO zoning to CS-MU-CO zoning to change a restriction in the conditional overlay because they would like to redevelop the property with a multifamily residential use.

The site under consideration is located within the Northwest Park and Ride Town Center Transit Oriented Development (TOD) District. This tract of land is in the transition zone, which is the area at the periphery of the TOD district. Development intensity is compatible with the existing or anticipated future development adjacent to the TOD district. A transition zone has the lowest density and building height in a TOD district. In a TOD district, the following uses are prohibited: automotive sales; automotive washing; basic industry; convenience storage; equipment repair services; equipment sales; recycling center; scrap and salvage services; vehicle storage and a use with a drive-in service is prohibited. In addition, an automotive repair services use, automotive rentals use, or commercial off-street parking use that would otherwise be a permitted use is a conditional use. Finally, a residential use is permitted above the first floor of a commercial building.

In addition, the property is located within the Lakeline Station Regional Center, as identified on the Growth Concept Map in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

The staff is recommending CS-MU-CO zoning, with limited CS district permitted uses, because the property fronts onto a local roadway. Lakeline Mall Drive has been constructed to connect to Rutledge Spur to provide additional connectivity in this area. The proposed zoning will create compatible re-development opportunities in for these lots because the CS-MU-CO zoning will permit a mixture of residential, office and commercial uses. The properties to the east are zoned for commercial mixed use and developed with office uses that will take access to FM 620. The tract of land to the west is part of the Leander Rehabilitation PUD and is designated for CRE uses which allow for a variety of residential, civic, and commercial uses. It is currently developed with a townhouse residential community. The proposed rezoning is consistent with surrounding approved land use patterns as the staff recommended the same CS-MU-CO zoning for the lots to the north and south of this site along Rutledge Spur Drive.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should promote consistency and orderly planning.*

The CS-MU-CO zoning district would be consistent with the surrounding uses because the staff's recommendation for a conditional overlay will limit more intensive CS district uses on these tracts of land as they do not front onto an arterial roadway. The property in question is located on a local street that previously dead ended into the Southern Pacific railroad line. Since the previous zoning case on this site in 2010, Lakeline Mall Drive has been constructed to connect to Rutledge Spur to provide additional connectivity in this area. The staff recommended the same CS-MU-CO zoning for the lots to the north and south of this site along Rutledge Spur Drive. The properties to the east are zoned for commercial mixed use (GR-MU-CO) development that will take access from FM 620. The tract of land to the west is part of the Leander Rehabilitation PUD and is designated for CRE uses which allow for a variety of residential, civic, and commercial uses.

3. *The proposed zoning should allow for a reasonable use of the property.*

CS-MU-CO zoning would allow for a fair and reasonable use of this property because the site is adequate in size to be redeveloped to allow for a mixture of commercial, office and residential uses.

The property in question is located within the Northwest Park and Ride Town Center Transit Oriented Development (TOD) District. This tract of land is in the transition zone, which is the area at the periphery of the TOD district.

In addition, these lots are within the Lakeline Station Regional Center, as identified on the Growth Concept Map in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------|--|
| <i>Site</i> | CS-MU-CO | Single Family Residence |
| <i>North</i> | CS-MU-CO | Multifamily (The Loretta) |
| <i>South</i> | MF-4-CO | Office (Foundation Communities), Multifamily (Lakeline Station Apartments) |
| <i>East</i> | GR-MU-CO | Surface Parking for Office Use (Paloma Ridge Office Complex) |
| <i>West</i> | PUD | Townhouses (Presidio Station) |

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to Site Plan

WATERSHED: Lake Creek Watershed

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Red Line Parkway Initiative
 SELTEXAS
 Sierra Club, Austin Regional Group

SCHOOLS: Round Rock I.S.D.

Forest North Elementary School
 Grisham Middle School
 Mc Neil High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|----------------------|--|--|
| C14-2019-0073.SH - Lakeline II, 13653 Rutledge Spur) | CS-MU-CO to CS-MU-CO | 6/25/19: Approved staff's recommendation of CS-MU-CO zoning by consent (11-0, P. Seeger and J. Shieh-absent); P. Howard-1 st , C. Kenny-2 nd . | 8/08/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190808-129 for general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning was approved on Council Member Pool's motion, Council Member Renteria's second on an 11-0 vote. |

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| <p>C14-2014-0030.SH (Rutledge Spur Apartments: 13635 Rutledge Spur)</p> | <p>I-RR, CS-MU-CO to MF-4</p> | <p>4/08/14: Approved staff's recommendation for MF-4- CO zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (9-0); R. Hatfield- 1st, A. Hernandez- 2nd.</p> | <p>5/15/14: Approved 1st reading for MF-4-CO zoning on consent (7-0); B. Spelman-1st, M. Martinez-2nd. 8/07/14: Approved MF-4-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, M. Martinez-2nd.</p> |
| <p>C14-2013-0036 (Paloma Ridge: 13620-13700 North RM 620 Road)</p> | <p>MF-3, GO-MU-CO to GR-MU-CO* *The applicant proposed a CO to prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Consumer Convenience Services, Outdoor Sports and Recreation, Pawn Shop Services, Community Recreation (Public & Private), Congregate Living, Cultural Services, Off- site Accessory Parking, Residential Treatment, Bail Bonds, Commercial Off-Street Parking, Consumer Repair Services</p> | <p>4/16/13: Approved staff's recommendation of GR-MU- CO zoning on consent (7-0); P. Seeger-1st, S. Compton-2nd.</p> | <p>5/09/13: Approved GR-MU-CO zoning on 1st reading on consent (7-0); B. Spelman-1st, S. Cole-2nd. 5/23/13: Approved GR-MU-CO zoning on 2nd/3rd readings on consent (7-0); B. Spelman-1st, L. Morrison-2nd.</p> |
| <p>C14-2011-0022 (Toungate 6: 13653 Rutledge Spur)</p> | <p>I-RR to CS-MU</p> | <p>5/24/11: Approved the staff's recommendation of CS-MU-CO zoning, with a CO to allow Construction Sales and Services as the only permitted 'CS' district use and allow for all other 'W/LO' district permitted uses and W/LO district site development standards, to limit development intensity for the site to less than 2,000 vehicle trips per day, and a requirement to dedicate 35-feet of right-of-</p> | <p>6/09/11: Approved CS-MU-CO zoning by consent on 1st reading (7-0); S. Cole-1st, M. Martinez-2nd. 6/23/11: Approved CS-MU-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, L. Morrison-2nd.</p> |

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| | | way from the existing centerline of Rutledge Spur through a street deed, by consent (6-0, D. Anderson and D. Chimenti-absent); M. Dealey-1 st , S. Kirk-2 nd . | |
| C14-2010-0200 (Lankford/Schirpik -5: 13635 and 13641 Rutledge Spur) | I-RR to CS-MU-CO | 5/24/11: 5/24/11: Approved the staff's recommendation of CS-MU-CO zoning, with the following conditions: to allow Construction Sales and Services as the only permitted 'CS' district use and allow for all other 'W/LO' district permitted uses and W/LO district site development standards, to limit development intensity for the site to less than 2,000 vehicle trips per day, by consent (6-0, D. Anderson and D. Chimenti-absent); M. Dealey-1 st , S. Kirk-2 nd . | 6/09/11: Approved CS-MU-CO zoning by consent on 1 st reading (7-0); S. Cole-1 st , M. Martinez-2 nd . 6/23/11: Approved CS-MU-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , L. Morrison-2 nd . |
| C14-2009-0110 (American Adventure: 13505 North R.M. 620 Road) | GR-CO to GR | 12/15/09: Approved GR-CO zoning (Vote: 7-0, D. Tiemann-1 st , P. Seeger-2 nd), with following conditions: 1) No 24-hour uses; 2) Prohibit the following uses – Automotive Rentals, Automotive Repair Services, Automotive Sales, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home | 2/25/10: Approved GR-CO zoning on consent (7-0); B. Spelman-1 st , C. Riley-2 nd . 11/18/10: Approved GR-CO zoning with conditions on 2 nd /3 rd readings on consent (7-0); Cole-1 st , Spelman-2 nd . |

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| | | <p>(Class II), Guidance Services, Residential Treatment.</p> <p>01/19/10: Approved GR-CO zoning, with following conditions: 1) No 24-hour uses; 2) Prohibit the following uses – Automotive Sales, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home (Class II), Residential Treatment and encourage the neighborhood and the applicant to enter into a private restrictive covenant before 3rd reading of the case at City Council that will limit the type of Automotive Rental and Automotive Repair uses allowed on the site (Vote: 5-2, D. Tiemann. T. Rabago-No; S. Baldrige-1st, P. Seeger-2nd).</p> | |
| <p>C14-02-0160 (Barbara Raney Piece: 13544 North R.M. 620)</p> | <p>I-RR, SF-2 to GR</p> | <p>11/12/02: Approved staff's recommendation of GR-CO zoning with additional conditions (as agreed to by the Neighborhood and the Applicant) prohibiting the following uses: Automotive Rentals, Automotive Repair Services, Automotive Washing (of any type),</p> | <p>12/12/02: Granted GR-CO – Subject to dedication of 75 feet of ROW and resolution of the 200 feet of ROW reservation from the future center line of FM-620 (7-0); 1st reading.</p> <p>12/12/03: Administrative- Case expired per Section 25-2-</p> |

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| | | Consumer Convenience Services, Drop-Off Recycling Collection Facility, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shops, Custom Manufacturing, Urban Farm, Club or Lodge, Community Recreation (Private), Community Recreation (Public), Congregate Living, Cultural Services, Guidance Services, Residential Treatment, Telecommunication Towers; by consent (6-0, A. Adams, J. Gohil-absent); J.Martinez-1 st , D. Castaneda-2 nd . | 249(B), no 3 rd reading occurred. |
| C14-01-0161 (13505 N. RM 620) | I-SF-2 to GR | 12/11/01: Approved NO-CO w/ conditions (8-0) | 2/7/02: Approved GR-CO w/ conditions agreed to between Neighborhood & Applicant (5-0); 1 st reading 4/25/02: Approved ZAP rec. of NO-CO w/ changes in conditions (7-0); 2 nd reading only 5/23/02: Approved NO-CO (7-0); 3 rd reading |
| C814-97-0001.07 (Leander Rehabilitation PUD Amendment #8) | PUD to PUD: The applicant is requesting to amend the Leander Rehabilitation Planned Unit Development (PUD) to revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to | 2/10/09: Approved staff's recommendation for PUD zoning on the consent (9-0); J. Reddy-1st, M. Dealey-2 nd . | 2/12/09: Approved PUD district zoning to change a condition of zoning was approved on consent on 1 st reading (7-0); Martinez-1 st , Wynn-2 nd 4/02/09: Approved PUD zoning with the following amendment on consent on Mayor Pro Tem McCracken's motion, Council Member |

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| | <p>clarify conditions to permit the following:</p> <p>1) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 85% for parcels CRE-6, CRE-7, CRE-14 (except for the portion of CRE-14 located at the southeastern corner of Lago Drive and Arbor Way) and CRE-15.</p> <p>2) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 75% for parcels ECO-3, CRE-8, CRE-9, COR-1, COR-2 and COR-4.</p> <p>3) Modification of Section 14(A) of the Order and of the Land Use Plan (Exhibit A) to eliminate the 35-foot OSE (Open Space Easement) area along portions of Lyndhurst Drive, Lakeline Mall Boulevard, and Lago Drive to allow buildings to be located closer to those streets.</p> <p>4) Modification of the Land Use Plan set forth on Exhibit A in the Order to eliminate the “Compatibility Height and Setbacks” along Rutledge Spur, if and only if the property</p> | | <p>Cole’s second on a 7-0 vote. The amendment was as follows: Part 4 A 2) should read: “to allow impervious cover to be increased to (i) 85% for Parcels CRE-6, CRE-7, CRE-14 (save and except the area located at southeastern corner of Lago Drive and Arbor Way), and CRE-15; and (ii) 75% for Parcels ECO-3, CRE-8, CRE-9, CO-1, COR, COR-4, and the portion of CRE-14 located at the southeastern corner of Lago Drive and Arbor Way, if the mitigation standards are met as set forth in Exhibit E-3A.”</p> |
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| | adjacent to parcels CRE-8 and CRE-9 along Rutledge Spur should ever be used for any use other than single-family residential use. | | |
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RELATED CASES: C14-2010-0200 (Previous Zoning Case)

EXISTING STREET CHARACTERISTICS:

| Name | ASMP Classification | Required ROW | Existing ROW | Existing Pavement | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|---------------|---------------------|--------------|--------------|-------------------|-----------|---------------|-------------------------------|
| Rutledge Spur | Level 2 | 53 ft | 42 ft | 14 ft | None | None | No |

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 13641 RUTLEDGE SPUR, Williamson Co. C14-0022-0046. Project: The Rutledge Center. 2.4544 acres from CS-MU-CO to CS-MU-CO. Single Family House to a 112-unit Multifamily project.

| Yes | Imagine Austin Decision Guidelines |
|---------------------------------------|---|
| Compact and Connected Measures | |
| Y | Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Lakeline Station Regional Center |
| | Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. |
| | Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. |
| Y | Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. |
| | Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. |
| | Connectivity and Education: Is located within 0.50 miles from a public school or university. |
| | Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail. |
| | Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.) |
| | Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house. |
| Y | Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, |

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| | granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. |
| | Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area). |
| | Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). |
| 3 | Total Number of "Yes's" |

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Gross Site Area</i> | <i>% of Gross Site Area with Transfers</i> |
|--|-----------------------------|--|
| Single-Family Residential (min. lot size 5750 sq. ft.) | 45% | 50% |
| One or Two Family Residential (lot size < 5750 sq. ft.) | 55% | 60% |
| Multifamily Residential | 60% | 65% |
| Commercial | 65% | 70% |

According to floodplain maps there is no floodplain within or adjacent to the project location. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with CS-MU-CO, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted. This site will be subject to the multifamily density provisions in Subchapter E 4.2.1.D.6.c.

The applicant is responsible for requesting demolition or relocation permits once the site plan is approved. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 53 feet of right-of-way for Rutledge Spur. It is recommended that 26.5 feet of right-of-way from the existing centerline should be dedicated for Rutledge Spur according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities.

The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

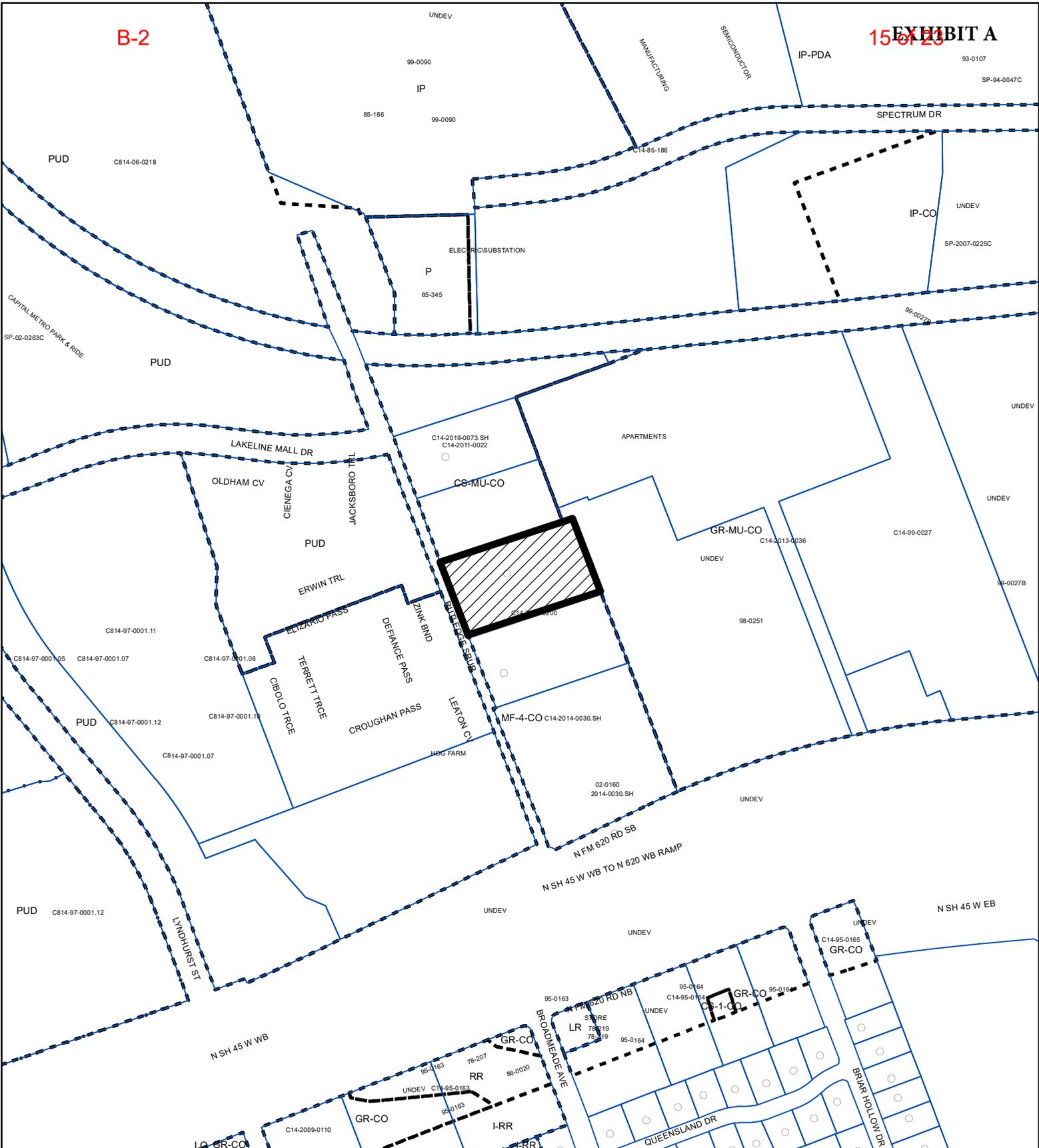
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Ordinance No. 20110623-113
- E. Northwest Park & Ride Town Center TOD District Map
- F. Imagine Austin Growth Concept Map

B-2

EXHIBIT A
15 of 23



ZONING

ZONING CASE#: C14-2022-0046



-  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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/31/2022



Rutledge Center

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0046
 LOCATION: 13641 Rutledge Spur
 SUBJECT AREA: 2.4544 Acres
 GRID: G40
 MANAGER: SHERRI SIRWAITIS



1" = 300'

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.



3708 SPICEWOOD SPRINGS ROAD, SUITE 200,
AUSTIN, TEXAS 78759
T 512 916 0041
SKBARCH.COM

3-21-2022

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Re: Request to remove language in Zoning ordinance for the subject property at 13641 Rutledge, Austin, Texas

To Whom it may concern:

Please see the attached documentation to apply for a change to the zoning for the referenced property.

We are requesting that language in the existing zoning ordinance be removed. See attached exhibit A (the specific language is Part 2 item B "development of the property shall comply with warehouse limited office (W/LO site development standards)

We also include a copy of an approved change for the site directly north of the subject where this language was removed (Exhibit B)

Included in this submittal:

- Intake submittal Checklist
- Application form
- Signed verification forms
- TIA determination form
- Full size tax maps
- List of all property owners within 500' radius
- Current Tax certificate
- Zoning Map

We have been advised by Glenn Rhoades that the certified field notes for this site may not be required.

We will meet with interested neighbors at the earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stuart M. Alderman', written over a horizontal line.

Stuart M. Alderman, AIA, NCARB
Principal
Texas Architect #8539

ORDINANCE NO. 20110623-113

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13635 AND 13641 RUTLEDGE SPUR AND CHANGING THE ZONING MAP FROM 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 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. C14-2010-0200, on file at the Planning and Development Review Department, as follows:

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

locally known as 13635 and 13641 Rutledge Spur, 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. Development of the Property shall comply with warehouse limited office (W/LO) site development standards.

C. The following uses are conditional uses of the Property:

| | |
|---|--|
| Business or trade school | Convenience storage |
| Equipment repair services | Exterminating services |
| College & university facilities | Community recreation (private) |
| Community recreation (public) | Private secondary educational facilities |
| 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.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

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June 23, 2011

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§

Thurp Cole for

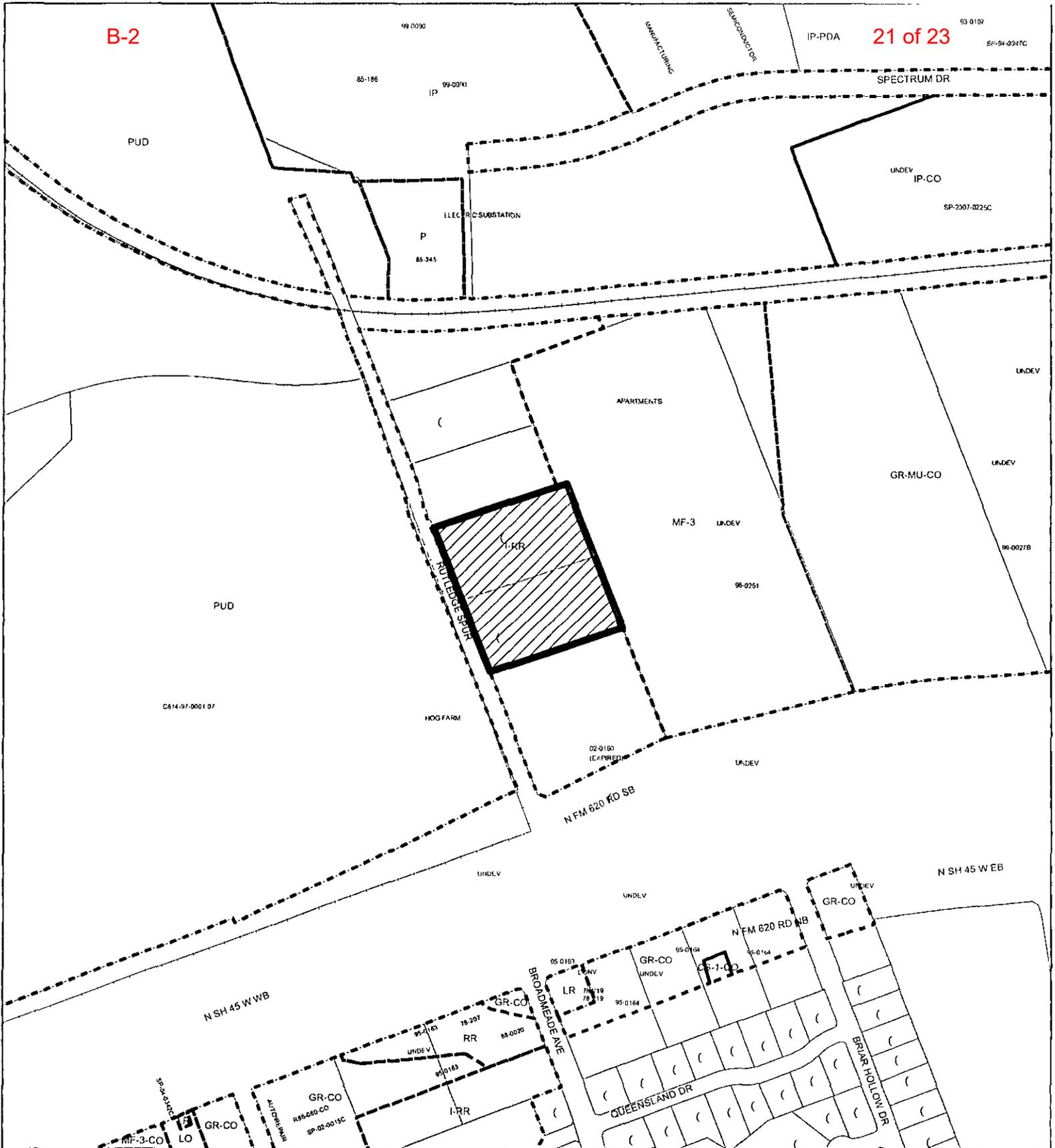
Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard
Karen M. Kennard
City Attorney

ATTEST:

Shirley A. Gentry
Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



1"= 400'

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.

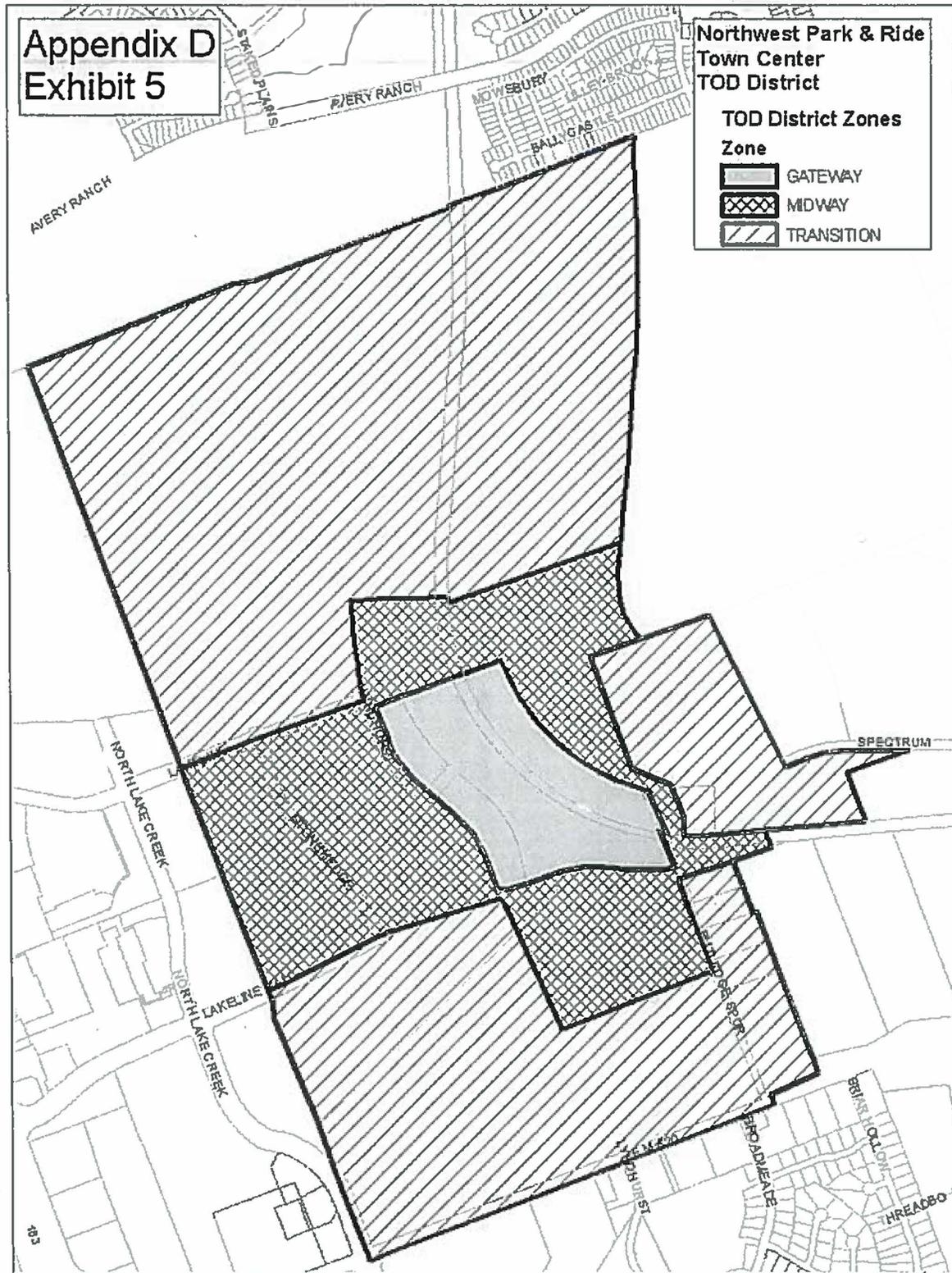
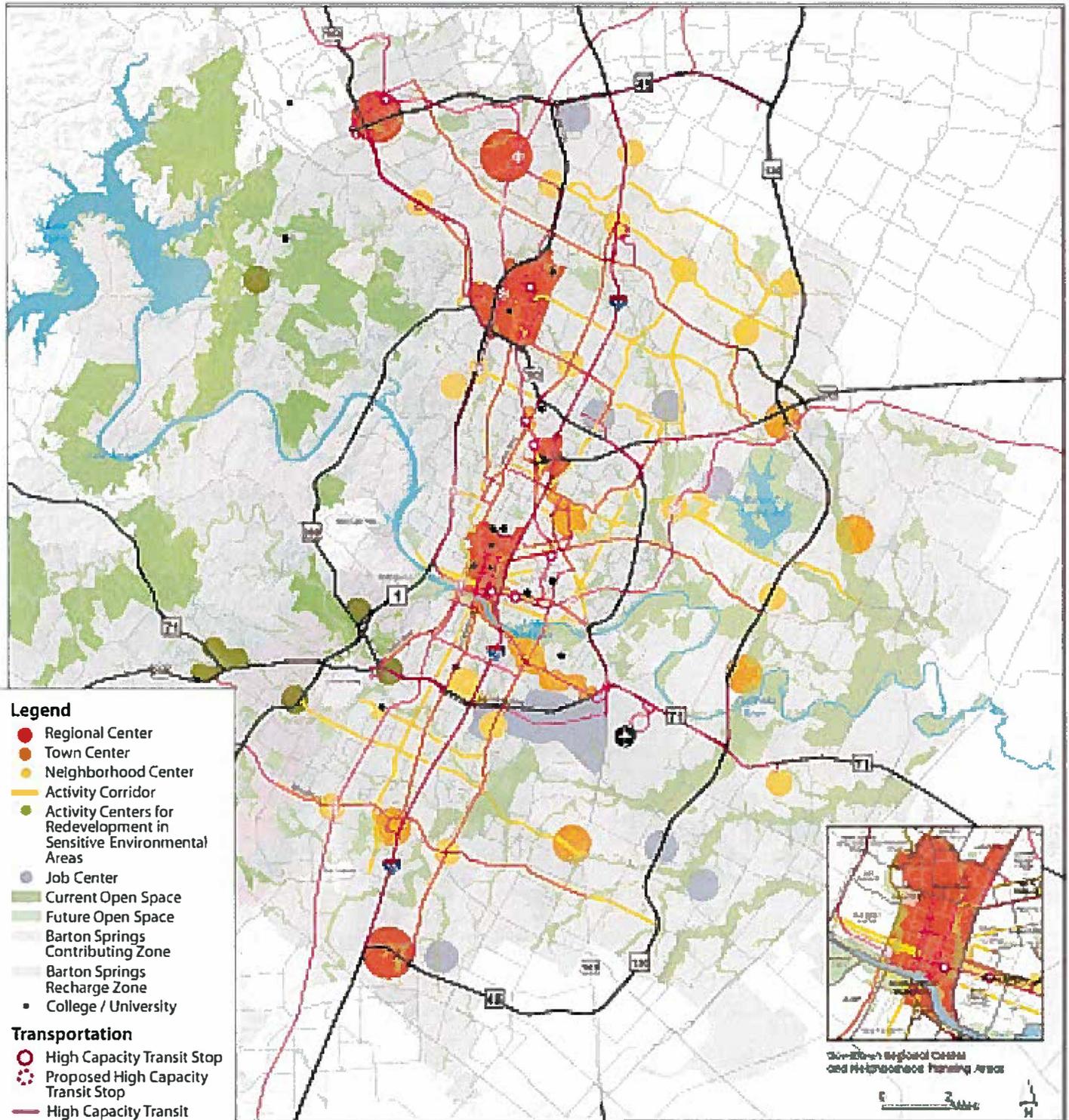


Figure 4.5 Growth Concept Map



Map Disclaimers: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. 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 the gra for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.