

ORDINANCE NO. 000515

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF CREEDMOOR, TEXAS, BEING ORDINANCE NO. 831117; AMENDING THE ESTABLISHED ZONING DISTRICTS AND REGULATIONS REGARDING THE DEVELOPMENT AND USE OF LAND WITHIN THE VILLAGE OF CREEDMOOR, TRAVIS COUNTY, STATE OF TEXAS, TO ESTABLISH A LIMITED INDUSTRIAL AND COMMERCIAL SERVICES DISTRICT FOR THE PURPOSES OF ALLOWING, CONTROLLING, AND REGULATING CERTAIN INDUSTRIAL AND BUSINESS SERVICE USES WITHIN THE VILLAGE OF CREEDMOOR, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF CREEDMOOR, TEXAS:

ARTICLE I.
PURPOSE AND DEFINITION

Section 1.01: Purposes. It is the purpose of this Ordinance and by its enactment by the governing body of Village of Creedmoor, Texas this Ordinance does hereby amend Ordinance No. 831117, also known as the Zoning Ordinance of the Village of Creedmoor, Texas, and does hereby amend said ordinance by the establishment of a new zoning classification within the Village of Creedmoor to be henceforth known as "Section 302.6(I). Industrial and Commercial Services District".

Section 1.02: Definition. Industrial and Commercial Services District is intended as an area of the Village to contain industrial and light manufacturing uses which generate no significant gaseous or liquid discharge, and to provide an area for industrial and commercial services. It is the intention of the Village by establishing this District to reserve appropriately recognized sections of the community for limited industrial, manufacturing and commercial service uses and to both protect such designated areas from other uses that are not compatible with such industrial and commercial service uses and to also protect residential and retail areas from the uses available in this zoning district through designation of adequate setbacks, acceptable traffic impact, and planning and provision of services which benefit the entire community.

ARTICLE II.

Section 2.01: Set forth hereinbelow is Section 302.6(I). Limited Industrial and Commercial Services District.

A. Purposes: It is the purpose of this Ordinance and by its enactment by the governing body of Village of Creedmoor, Texas that this Ordinance does hereby amend Ordinance No. 831117, also known as the Zoning Ordinance of the Village of Creedmoor, Texas, and does hereby amend said ordinance by the establishment of a new zoning classification within the Village of Creedmoor to be hence forth known as "Section. 302.6(I). Industrial and Commercial Services District".

B. Permitted Uses:

1. Administrative and Business Offices.
2. Automotive Repair Services.
3. Automotive Sales and Rentals.
4. Arts and Crafts Studios.
5. Building Maintenance Service.
6. Business and Commercial Support Services.
7. Communications Services.
8. Construction Sales and Services.
9. Convenience Storage Services.
10. Equipment Sales.
11. Equipment Repair Services.
12. Custom Manufacturing.
13. Light Industrial.
14. Industrial and Commercial Warehousing Distribution.
15. Personal Improvement Services.
16. Professional Offices.

17. Medical Services.
18. Research Services.
19. Research and Development.
20. Restaurants.
21. Service Station.
22. Vehicle and Equipment Storage.
23. Veterinarian Services.
24. Sport and Recreational Activities.
25. Maintenance and Service Facilities Attendant to Industrial and Commercial Activities.
26. Religious Assembly.
27. Animal and Crop Production, provided, however, that slaughtering or rendering of animal or commercial feed lots are not permitted.
28. Horticulture and Agriculture Research, Study and Development including non-traditional animals where contained in a safe area.

C. Additional Uses Allowed: Other uses not falling clearly under the permitted uses set forth hereinabove may be permitted as special uses in this district in accordance with findings by the City Council that the proposed uses are of the same general character as the permitted uses set forth in this district, are not attended by nuisance factors, and will not be detrimental to other uses within the district or to the adjoining land uses.

D. Schedule of Regulations: Section 410 of the Zoning Ordinance of the Village of Creedmoor which establishes certain regulations for zoning classifications is hereby amended to include the following schedule of regulations with the classification of limited industrial and commercial services:

Lot Area:	Min. of 2.5 Acres
Lot Width:	Min. of 150'
Lot Depth:	Min. of 150'

Front Setback:	Min. of 50'
Side Setback:	Min. of 50'
Rear Setback:	Min. of 50'
Setback where Abutting Residential Zoning:	Min. of 100'
Impervious Coverage Maximum:	80%
Maximum Height of Buildings: that if within 100' of residentially zoned property maximum height shall be 40'.	60'; provided

ARTICLE III.

Section 3.01: Set forth herein are additional Definitions to be added by this Amendment to Ordinance No. 831117, Zoning Ordinance of the Village of Creedmoor.

A. Light Industrial: Light Industrial is a use engaged in the processing or manufacturing of products or goods primarily from previously prepared materials or finished products or parts, but including processing, fabrication, assembly, recycling, treatment, packaging of products as well as storage, sales and distribution of such products; provided, however, that no such manufacturing or industrial processes shall use explosive materials or the storage or manufacturing process which involve conditions which are commonly recognized as hazardous or offensive to the environment.

B. Construction Sales and Services: Businesses primarily engaged in construction activities and storage incidental to such activities on property other than construction sites.

C. Business and Commercial Support Services: Places of business which are primarily engaged in the sale, rental or repair of equipment and supplies used by business and service establishments.

D. Industrial and Commercial Warehousing and Distribution: Businesses or locations primarily engaged in storage, wholesale commercial activities, distribution and handling of products, materials and equipment.

E. Maintenance and Service Facilities: Facilities which support maintenance, repair, vehicular or equipment servicing, material storage and similar activities including equipment service

centers and others having general characteristics of commercial services or contracting for services to industrial activities.

ARTICLE IV.

Section 4.01: Set forth hereinbelow are amendments to Section 801 and Section 807 of Ordinance 831117.

A. Section 801 shall hereby be amended to provide the following:

Commercial and Industrial

One (1) space for each 300 square feet of floor area.

B. Section 807 shall hereby be amended to provide the following: Entrance and exits driveways accessing public rights-of-way for commercial or industrial sites shall be a minimum of forty feet (40').

ARTICLE V.
GENERAL PROVISIONS

Section 5.01: Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions should not effect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 5.02. Effective Date: This Ordinance shall become effective on the 15 day of May, 2000.

PASSED AND APPROVED on this the 15 day of May, 2000.

Robert R. Rutledge
MAYOR, VILLAGE OF CREEDMOOR, TEXAS

ATTEST:

Francis Marie Moreno
CITY CLERK/SECRETARY

APPROVED:

[Signature]
CITY ATTORNEY

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