

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2217 PARK BEND DRIVE FROM MULTI FAMILY  
3 RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO)  
4 COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL  
5 OVERLAY (GO-MU-CO) 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 multi-family residence low density-conditional overlay (MF-  
11 2-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO)  
12 combining district on the property described in Zoning Case No. C14-07-0015, on file at  
13 the Neighborhood Planning and Zoning Department, as follows:  
14

15 Lot 1, Block A, Village at Walnut Creek, Section 15 Subdivision, a subdivision in  
16 the City of Austin, Travis County, Texas, according to the map or plat of record in  
17 Volume 84, Page(s) 168B and 168C of the Official Public Records of Travis  
18 County, Texas (the "Property"),  
19

20 locally known as 2217 Park Bend Drive, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

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, or  
27 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. A building or structure on the Property shall not exceed a height of 60 feet from  
32 ground level.  
33  
34 C. Development of the Property shall not exceed a density of 220 dwelling units.  
35  
36 D. Development of the Property shall not exceed a density of 37.74 dwelling units  
37 per acre.

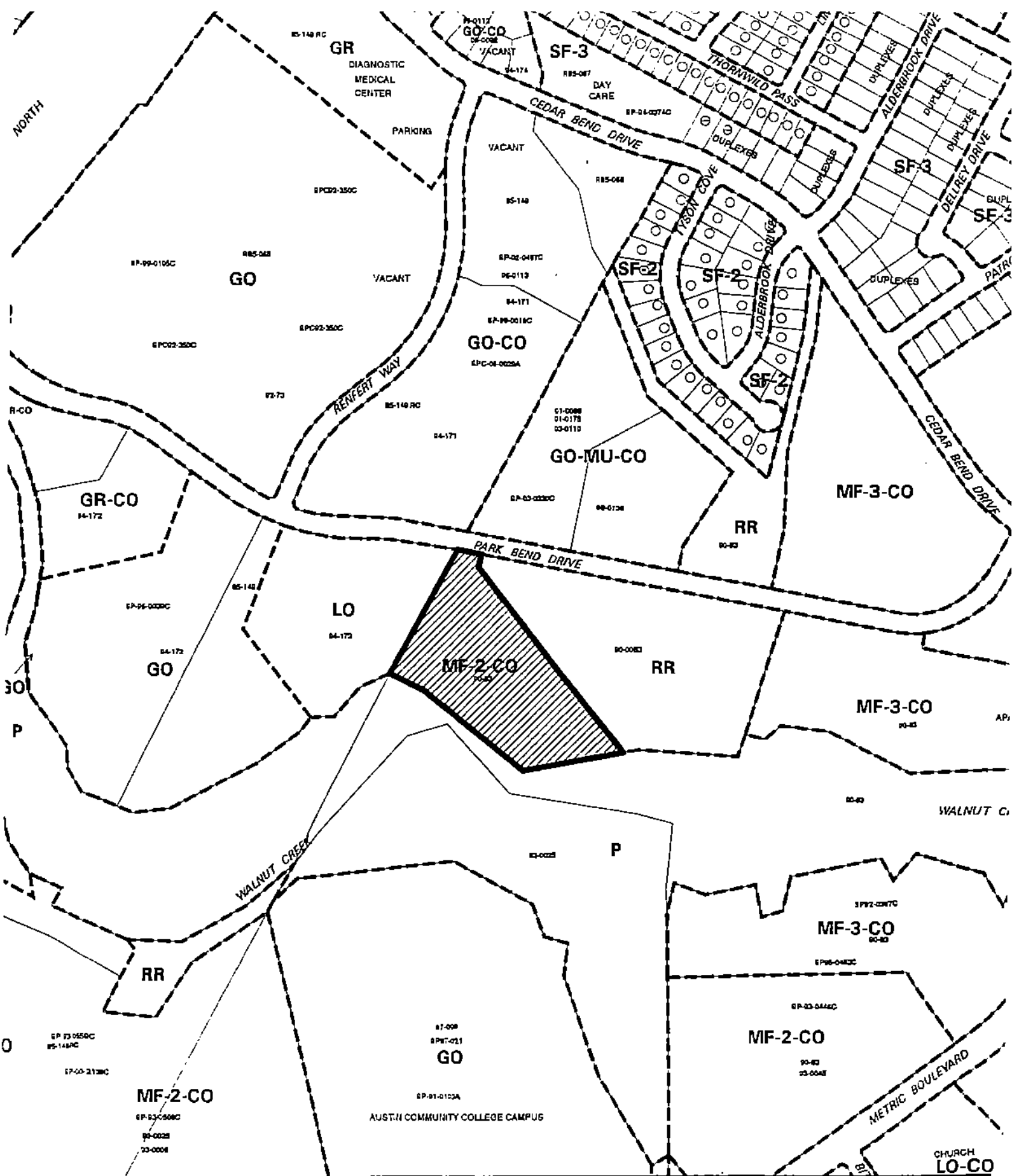
1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
3

4  
5 **PASSED AND APPROVED**

6  
7 §  
8 §  
9 \_\_\_\_\_, 2007 § \_\_\_\_\_

10 Will Wynn  
11 Mayor  
12

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 David Allan Smith Shirley A. Gentry  
16 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING</b> Exhibit "A"  CASE #: C14-07-0015 ADDRESS: 2217 PARK BEND DR SUBJECT AREA (acres): 5.830	DATE: 07-02  INTLS: SM	CITY GRID REFERENCE NUMBER  L34
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: J.ROUSSELIN			