

ORDINANCE NO 20070503-060

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

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

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

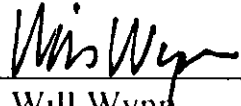
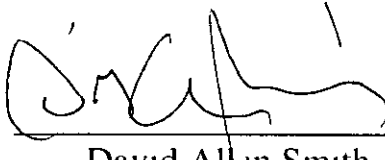
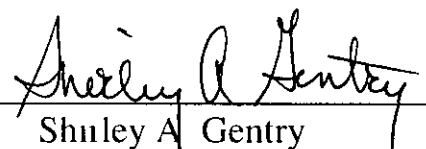
PART 2 The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

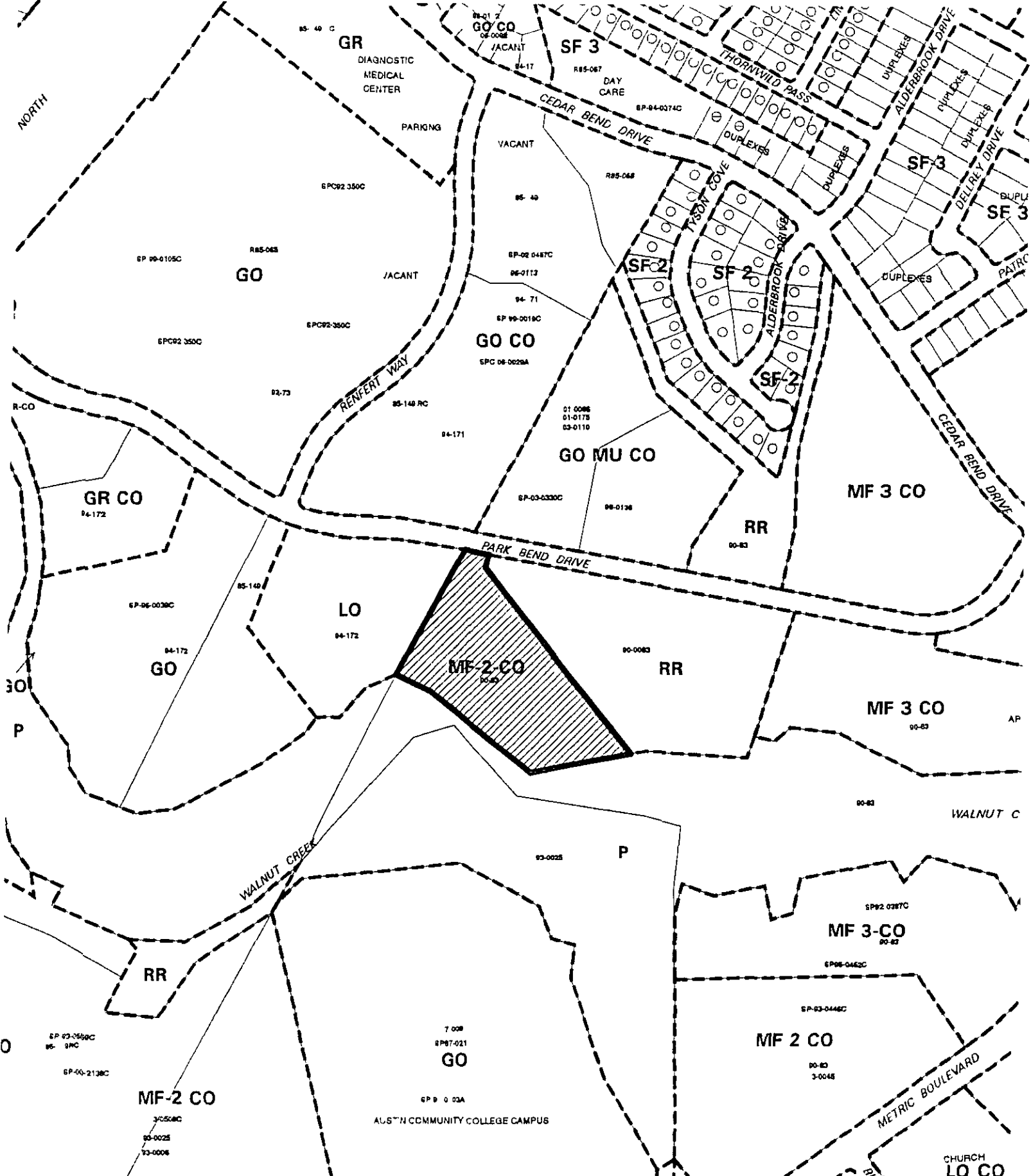
- A A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- B A building or structure on the Property shall not exceed a height of 60 feet from ground level
- C Development of the Property shall not exceed a density of 220 dwelling units
- D Development of the Property shall not exceed a density of 37.74 dwelling units per acre

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code

PART 3 This ordinance takes effect on May 14, 2007

PASSED AND APPROVED

	§	
	§	
<u>May 3</u> , 2007	§	<u></u>
		Will Wynn
		Mayor
APPROVED <u></u>	ATTEST	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk



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