

**ORDINANCE NO. 20071129-070**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13830 NORTH F.M. 620 ROAD FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT, COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 general office-mixed use-conditional overlay (GO-MU-CO) combining district, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2007-0162, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3B, Block A, Resubdivision of Lot 3, Block A, Par 620 Section Two Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Document No. 2007044986, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 13830 North F.M. 620 Road, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".



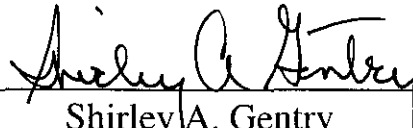
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

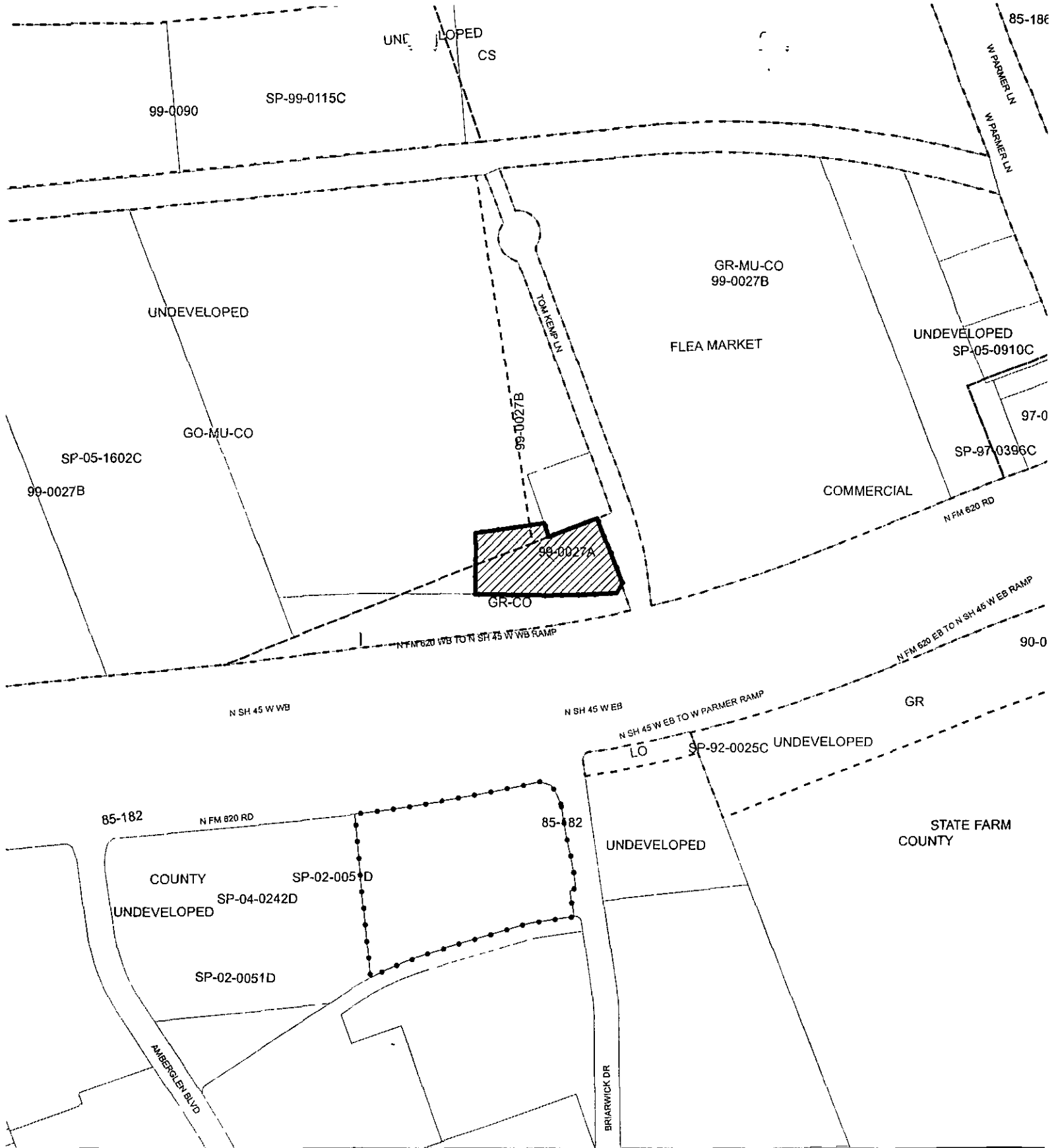
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

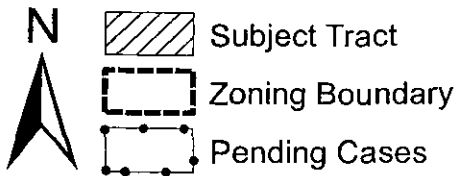
**PART 3.** This ordinance takes effect on December 10, 2007.

**PASSED AND APPROVED**

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	§	
<u>November 29</u> , 2007	§	 Will Wynn Mayor
<b>APPROVED:</b>  David Allan Smith City Attorney	<b>ATTEST:</b>	 Shirley A. Gentry City Clerk



# ZONING *EXHIBIT A*



ZONING CASE#: C14-2007-0162  
 ADDRESS: 13830 N FM 620 RD  
 SUBJECT AREA: 2.071 ACRES  
 GRID: G40 H40  
 MANAGER: S. SIRWAITIS



1" = 400' OPERATOR S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness