

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 12800 TURTLE ROCK ROAD AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **MULTI-FAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY**
5 **(MF-3-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 interim rural residence (I-RR) district to multi-family
11 residence medium density-conditional overlay (MF-3-CO) combining district on the
12 property described in Zoning Case No. C14-2011-0073, on file at the Planning and
13 Development Review Department, as follows:

14
15 Lot 1, Block A, Deer Park-Live Oak-Dominique Section 2 Subdivision, a
16 subdivision in the City of Austin, Williamson County, Texas, according to the map
17 or plat of record in Cabinet EE, Slides 111-113 of the Plat Records of Williamson
18 County, Texas (the "Property"),

19
20 locally known as 12800 Turtle Rock Road in the City of Austin, Williamson County,
21 Texas, and 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 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 cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the multi-family residence medium
33 density (MF-3) base district, and other applicable requirements of the City Code.

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35
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37 **PART 3.** This ordinance takes effect on _____, 2011.

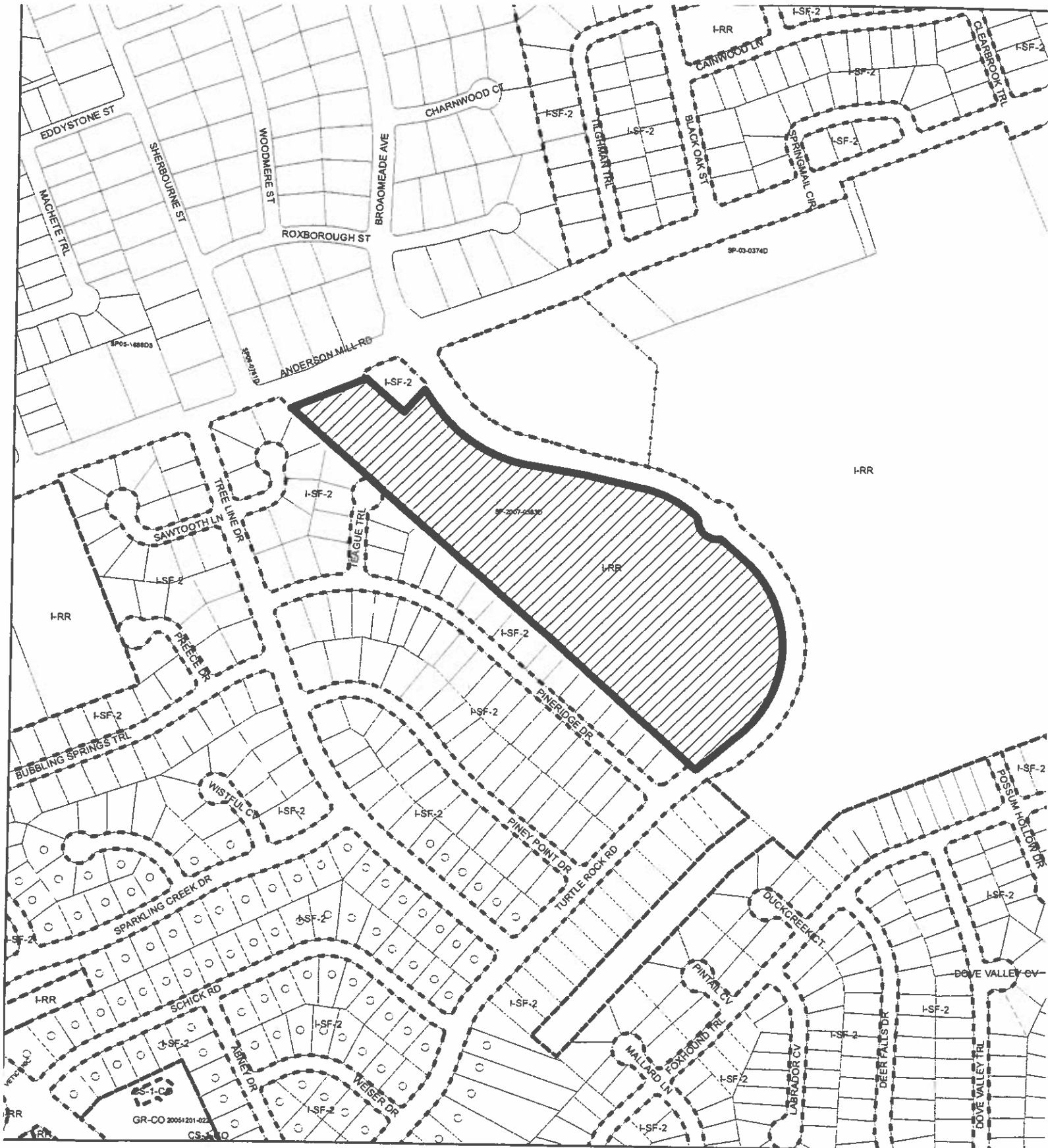
1
2 **PASSED AND APPROVED**

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4
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6 _____, 2011

§
§
§

7 _____
8 Lee Leffingwell
9 Mayor

10
11 **APPROVED:** _____ **ATTEST:** _____
12 Karen M. Kennard Shirley A. Gentry
13 City Attorney City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2011-0073
 LOCATION: 12800 TURTLE ROCK RD
 SUBJECT AREA: 16.70 ACRES
 GRID: G38
 MANAGER: SHERRI SIRWAITIS

Exhibit A



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.