

ORDINANCE NO. 20110922-074

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

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

locally known as 12800 Turtle Rock 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 multi-family residence medium density (MF-3) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 3, 2011.

PASSED AND APPROVED

September 22, 2011

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Lee Leffingwell

Lee Leffingwell
Mayor

APPROVED:

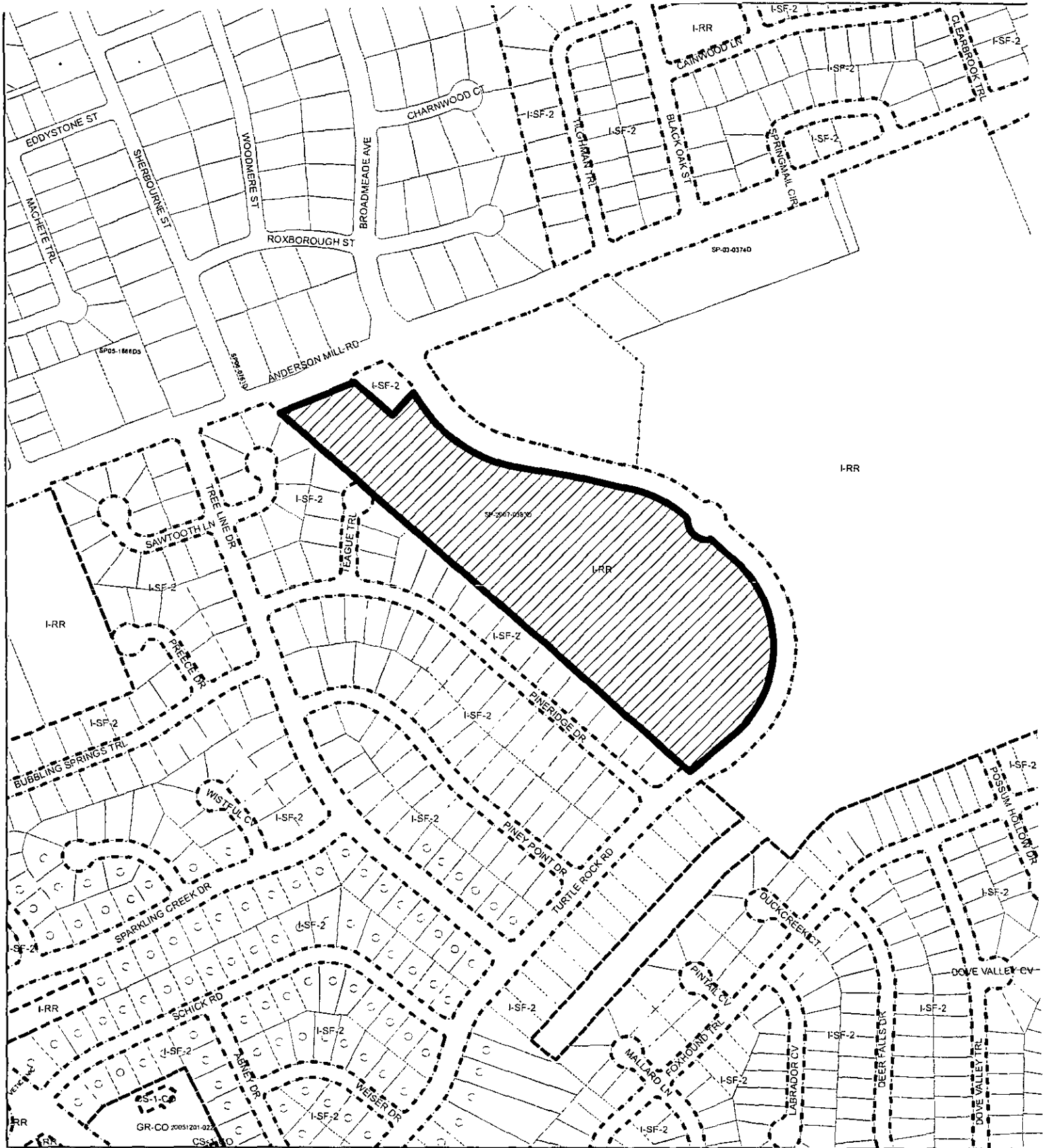
Karen M. Kennard

Karen M. Kennard
City Attorney

ATTEST:

Shirley A. Gentry

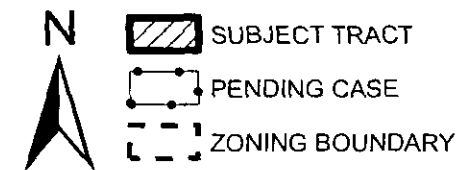
Shirley A. Gentry
City Clerk



ZONING

Exhibit A

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



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.