

ORDINANCE NO. 20130214-080

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1434 WEST WELLS BRANCH PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT 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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2012-0156, on file at the Planning and Development Review Department, as follows:

Lots 2 & 3, Block A, HEB/Pflugerville Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Page 200 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1434 West Wells Branch Parkway 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 condition:

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, above the trips generated by the existing or approved development.

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.

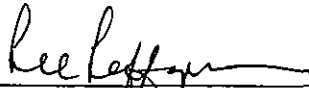
PART 3. This ordinance takes effect on February 25, 2013.

PASSED AND APPROVED

February 14

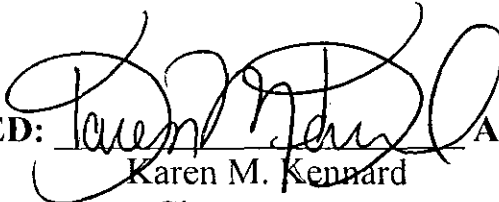
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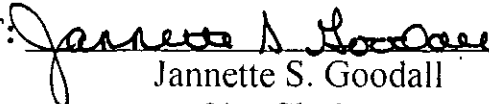
Dee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

