

ORDINANCE NO. 20060323-Z005

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13713 RESEARCH BOULEVARD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND COMMUNITY COMMERCIAL (GR) 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 and community commercial (GR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0006, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4, Block A, Heritage Center Northwest Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet M, Slides 173-174, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 13713 Research Boulevard, 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 April 3, 2006.

PASSED AND APPROVED

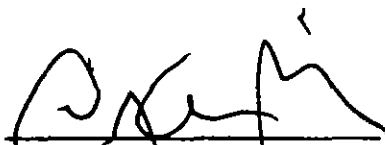
March 23, 2006

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Will Wynn
Mayor

APPROVED:

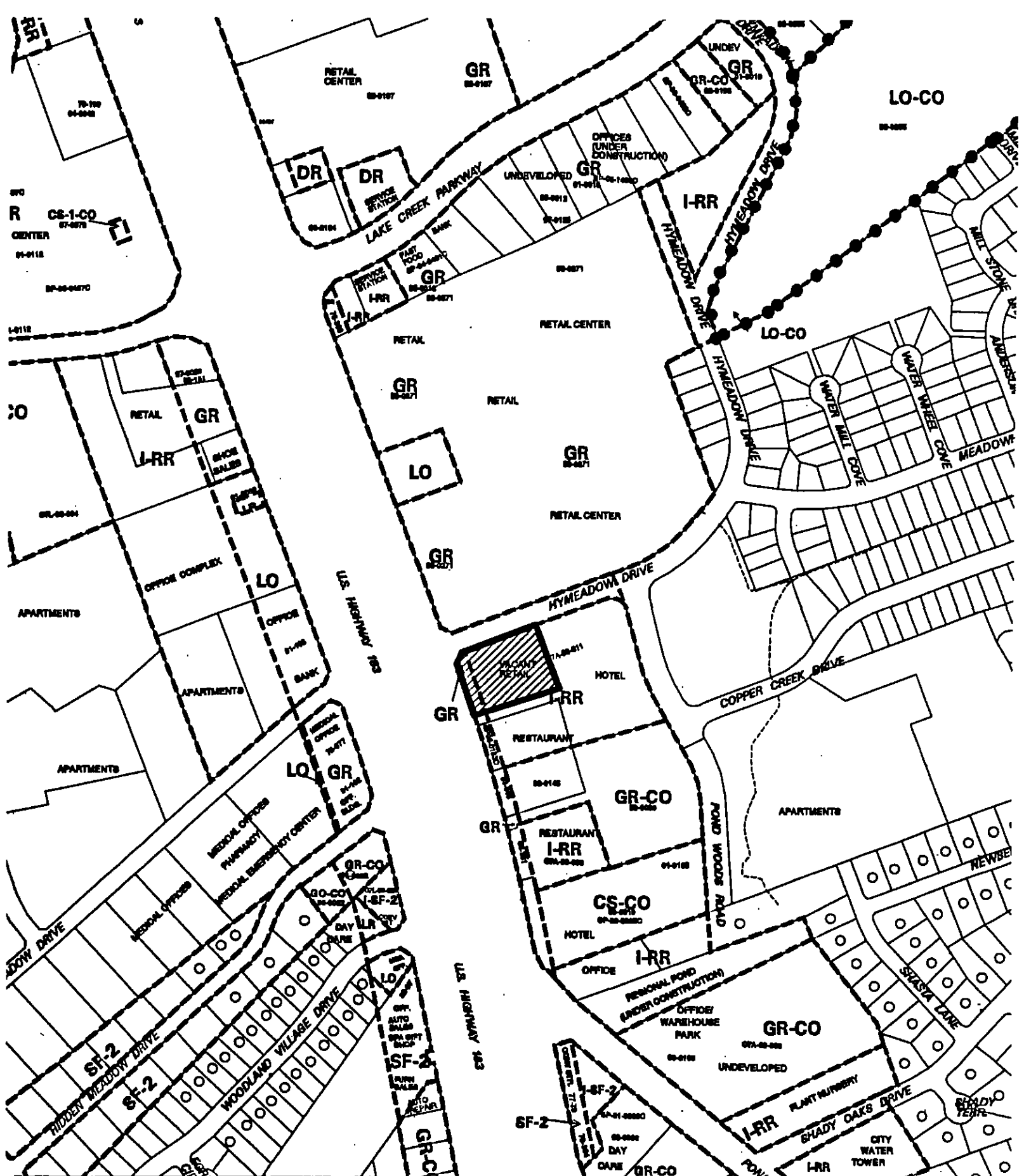






David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-06-0006 ADDRESS: RESEARCH BLVD SUBJECT AREA (acres): 1.400	DATE: 06-02 INTLS: SM	CITY GRID REFERENCE NUMBER G38
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. SIRWAITIS				