

ORDINANCE NO. 20060518-052

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8804 NORTH R.M. 620 ROAD FROM GENERAL OFFICE (GO) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 (GO) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-06-0021, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Grandview Hills Section 14 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500250, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 8804 North R.M. 620 Road, 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 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 townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 29, 2006.

PASSED AND APPROVED

May 18, 2006

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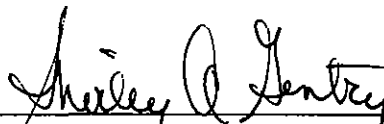
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

ITY

COUNTY

I-RR
C14-06-001

SF-2

SF-2

P-CO

MF-1-CO

I-RR

MF-3

APARTMENTS

MF-3

CHURCH (UNDER DEVELOPMENT)

GR

TRANSITION (PENDING)

SPC-06-010C

TRANSITION (UNDER DEVELOPMENT)

BOULDER LAKE

TRANSITION

LR

SPC-06-010C

MF-2-CO

TRANSITION

SPC-06-010C

MF-2

I-RR

C14-06-001

OFFICE

VET

I-RR

APARTMENTS

MF-2

I-RR

C14-06-001

MF-3

R&D

MF-2

SF-8



1"=600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S.SIRWAITIS



ZONING EXHIBIT A

CASE #: C14-06-0021

ADDRESS: N FM 620 RD

SUBJECT AREA (acres): 33.939

DATE: 06-02

INTLS: SM

CITY GRID
REFERENCE
NUMBER

D36