

ORDINANCE NO. 20060928-085

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4711 EAST RIVERSIDE DRIVE FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-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 general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0138, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.372 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4711 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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 general office (GO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 9, 2006.

PASSED AND APPROVED

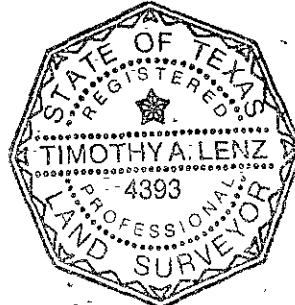
September 28, 2006

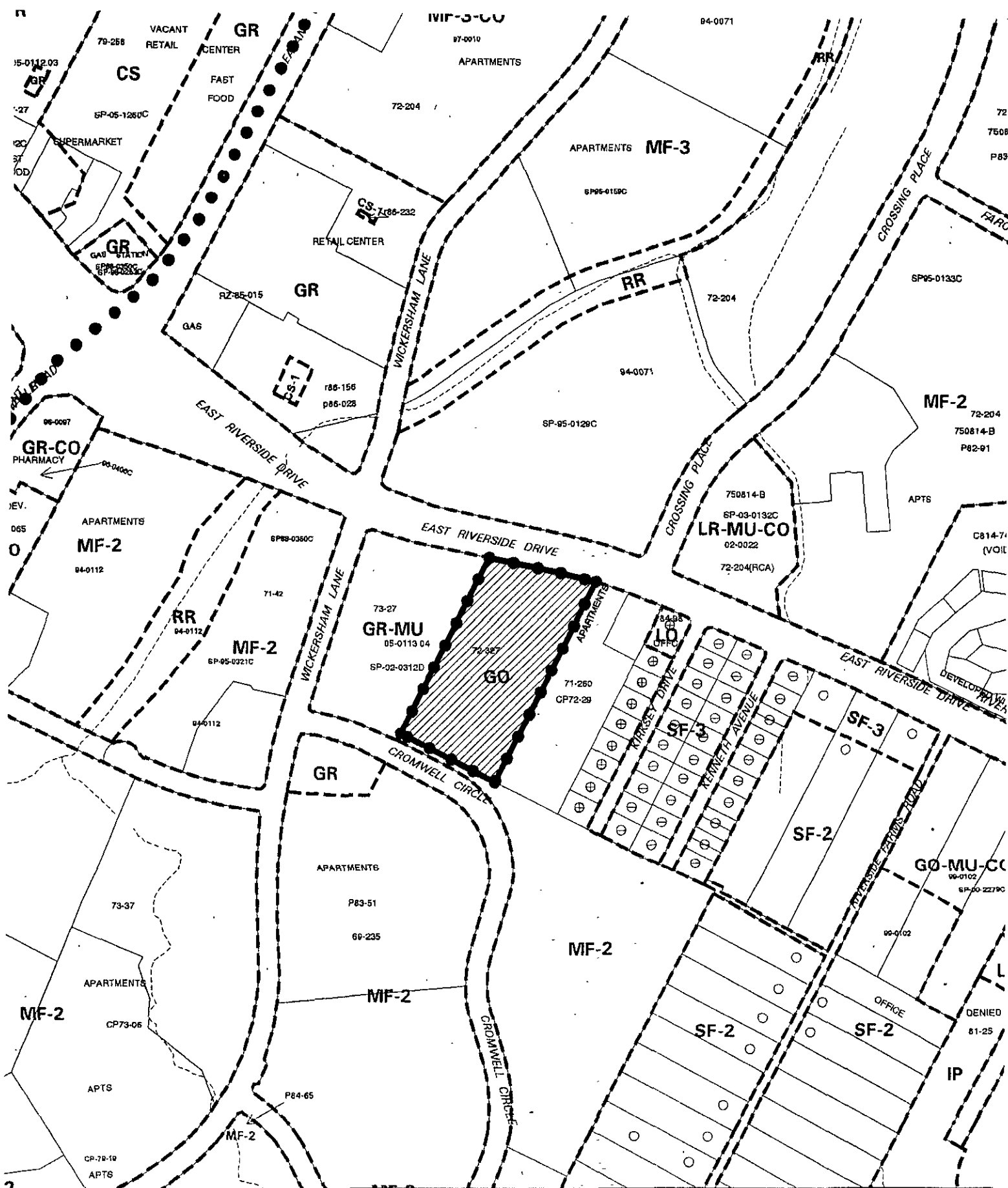
§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk





 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL	 	ZONING EXHIBIT B CASE #: C14-06-0138 ADDRESS: 4711 E RIVERSIDE DR SUBJECT AREA (acres): 5.372	DATE: 06-07 INTLS: SM	CITY GRID REFERENCE NUMBER K19
---------------	--	------	---	--------------------------	---