

ORDINANCE NO. 20061102-051

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8610 NORTH FM 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No C14-06-0180, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 1, Block B, Texas Beef Council Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property being more particularly described in an instrument recorded in Document No 2000195444, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 8610 North FM 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 neighborhood commercial (LR) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

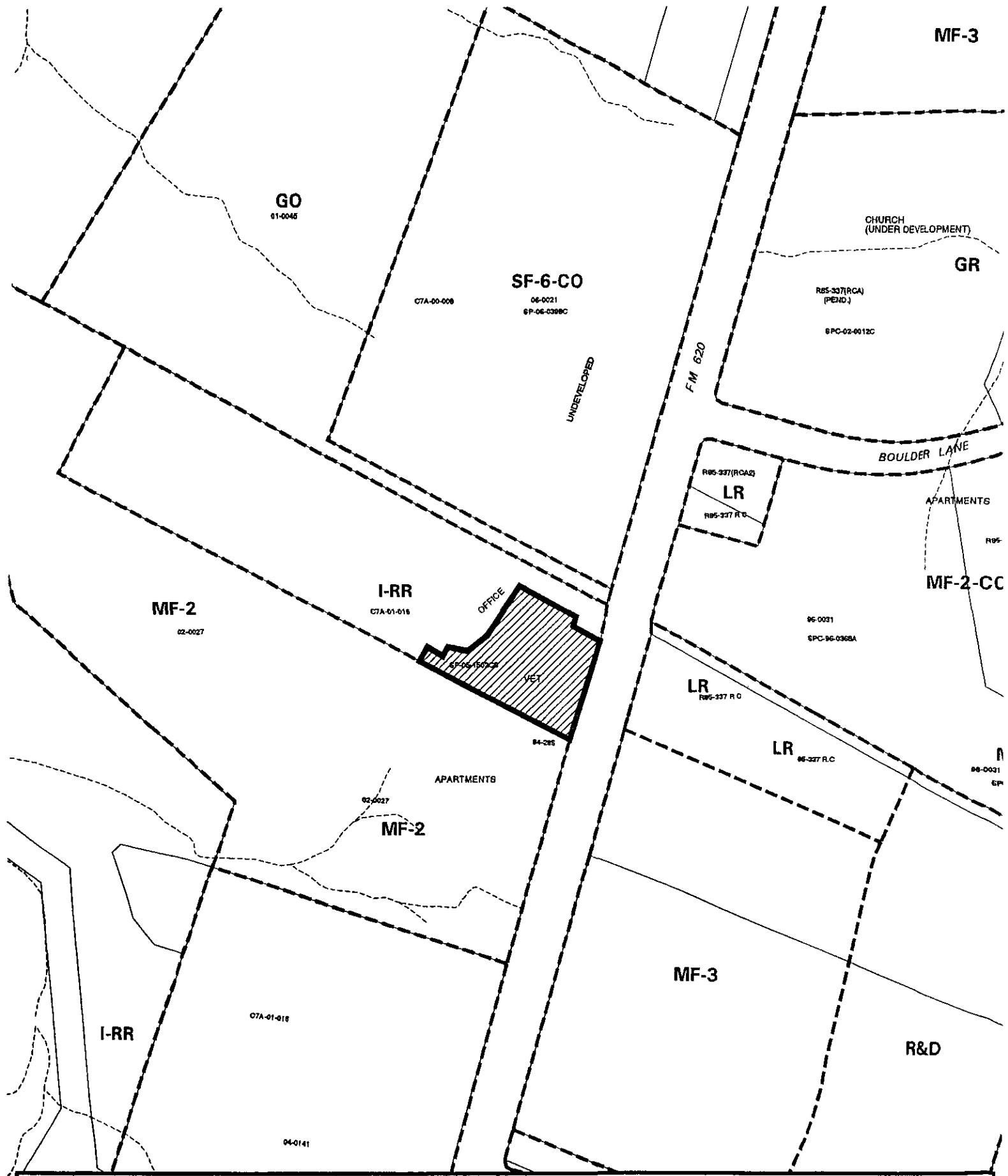
November 2, 2006

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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		CITY GRID REFERENCE NUMBER D36
	PENDING CASE 			
	ZONING BOUNDARY 	CASE # C14-06-0180 ADDRESS 8610 N FM 620 RD	DATE 08-09	
	CASE MGR J ROUSSELIN	SUBJECT AREA (acres) 3.300	INTLS' SM	