ORDINANCE NO. ____________

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
PROPERTY LOCATED AT 12317 DESSAU ROAD AND CHANGING THE
ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-
2-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
cchange the base district from interim rural residence (I-RR) district to multifamily
residence low density-conditional overlay (MF-2-CO) combining district on the property
described in Zoning Case No. C14-05-0065.SH, on file at the Neighborhood Planning and
Zoning Department, as follows:

A 15.0 acre tract of land, more or less, out of the Samuel Cushing Survey A-164,
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 12317 Dessau Road, 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:

1. 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.

2. The maximum number of residential units developed on the Property may not exceed
   248 units.

3. The maximum number of residential units developed on the Property may not exceed
   16.54 units per acre.
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ______________, 2005.

PASSED AND APPROVED

__________________________, 2005

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Will Wynin
Mayor

APPROVED: ____________________________

David Allan Smith
City Attorney

ATTEST: ____________________________

Shirley A. Brown
City Clerk