

ORDINANCE NO. 050303-67

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9715 AND 9901 R.M. 620 NORTH 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 change 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. C14-04-0183, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Block A, Canyon Creek West Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100167, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 9715 and 9901 R.M. 620 North, 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:

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, generate traffic that exceeds 2,000 trips per day above the trips generated by the existing or approved development.
2. Development of the Property may not exceed 568 residential units.
3. Development may not exceed 272 residential units on the Property identified as Lot 1, Block A, Canyon Creek West Two Subdivision.
4. Development may not exceed 296 residential units on the Property identified as Lot 2, Block A, Canyon Creek West Two Subdivision.

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 March 14, 2005.

PASSED AND APPROVED

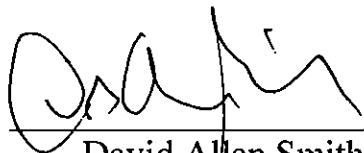
_____, March 3, 2005

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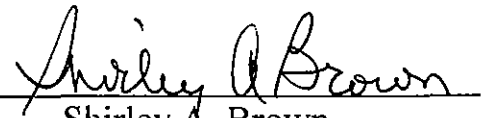
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

