

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 1434 WEST WELLS BRANCH PARKWAY AND**
3 **CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)**
4 **DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-**
5 **CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to community
11 commercial-conditional overlay (GR-CO) combining district on the property described in
12 Zoning Case No. C14-2012-0156, on file at the Planning and Development Review
13 Department, as follows:

14
15 Lots 2 & 3, Block A, HEB/Pflugerville Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 98, Page 200 of the Plat Records of Travis County, Texas (the "Property"),

18
19 locally known as 1434 West Wells Branch Parkway in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following condition:

24
25 A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day, above the trips generated by
29 the existing or approved development.

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the community commercial (GR)
33 base district and other applicable requirements of the City Code.

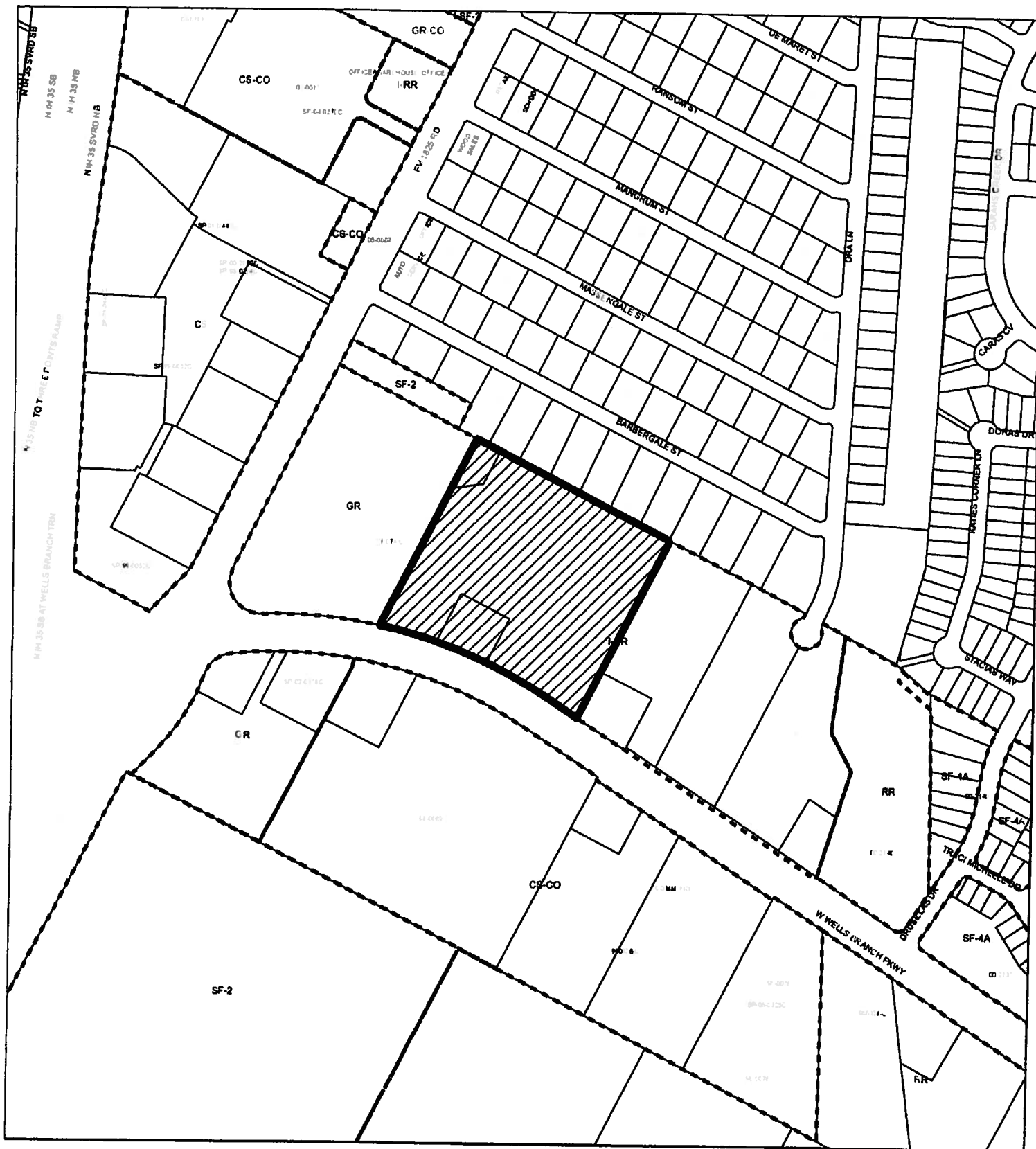
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2
3 **PART 3.** This ordinance takes effect on _____, 2013.
4

5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2013 § _____
10

11 Lee Leffingwell
12 Mayor

13
14 **APPROVED:** _____ **ATTEST:** _____
15 Karen M. Kennard Jannette S. Goodall
16 City Attorney City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0156

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

