

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4700 CITY PARK ROAD, NORTH OF THE
3 INTERSECTION OF CITY PARK ROAD AND WESTMINSTER GLEN AVENUE,
4 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO RURAL RESIDENCE-
5 CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT.
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7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 development reserve (DR) district to rural residence-
11 conditional overlay (RR-CO) combining district on the property described in Zoning Case
12 No. C14-2007-0014, on file at the Neighborhood Planning and Zoning Department, as
13 follows:
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15 A 167.499 acre tract of land, more or less, out of the James P. Cole Survey 542,
16 Abstract 165, Travis County, the tract of land being more particularly described by
17 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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19 locally known as 4700 City Park Road, north of the intersection of City Park Road and
20 Westminster Glen Avenue, in the City of Austin, Travis County, Texas, and generally
21 identified in the map attached as Exhibit "B".
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23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
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- 26 A. A right-of-way developed along the northwest property line shall be set back 15
27 feet from the adjacent lots fronting China Garden Drive that lies northwest of
28 the Property.
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- 30 B. A site plan or building permit for the Property may not be approved, released,
31 or issued, if the completed development or uses of the Property, considered
32 cumulatively with all existing or previously authorized development and uses,
33 generate traffic that exceeds 2,000 trips per day.
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35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the rural residence (RR) base
37 district and other applicable requirements of the City Code.

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PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007 §
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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk