

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7905 BRODIE LANE FROM NEIGHBORHOOD
3 OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT TO
4 NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-
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 neighborhood office-conditional overlay (NO-CO) combining
11 district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining
12 district on the property described in Zoning Case No. C14-2013-0027, on file at the
13 Planning and Development Review Department, as follows:
14

15 Lots 1 and 18, Block 2, Kincheon Subdivision Section 1, Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, according to the map or
17 plat of record in Plat Book 5, Page 115, of the Plat Records of Travis County,
18 Texas (the "Property"),
19

20 locally known as 7905 Brodie Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

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:
25

26 If the Property is developed with a use other than a single family residence, duplex or
27 two-family residence use, then the following shall apply:
28

- 29 a. The maximum height, as defined by City Code, of a building or
30 structure on the Property may not exceed 30 feet.
31
32 b. Vehicular access from the Property to Dalton Street is
33 prohibited. All vehicular access to the property shall be from
34 other adjacent public streets or through other adjacent property.
35
36 c. A 15-foot wide vegetative buffer shall be provided and
37 maintained along the eastern property line. Improvements

1 permitted within the buffer zone are limited to drainage,
2 underground utility improvements or those improvements that
3 may be otherwise required by the City of Austin or specifically
4 authorized in this ordinance.
5

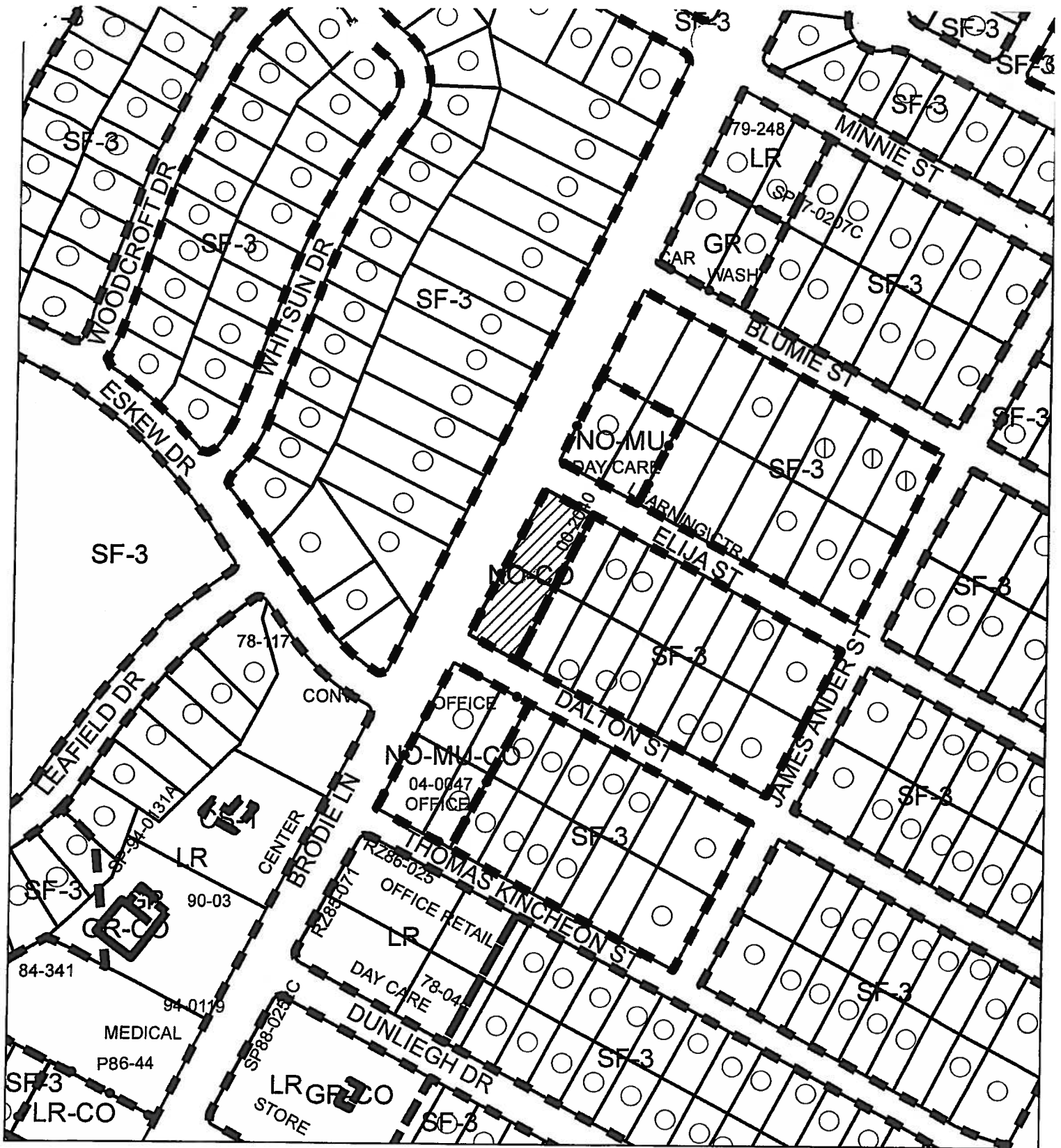
6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the neighborhood office (NO) base
8 district and other applicable requirements of the City Code.
9

10 **PART 3.** This ordinance takes effect on _____, 2013.
11

12
13 **PASSED AND APPROVED**
14

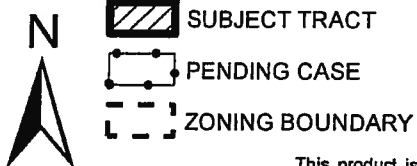
15 §
16 §
17 _____, 2013 §
18 Lee Leffingwell
19 Mayor
20

21
22 **APPROVED:** _____ **ATTEST:** _____
23 Karen M. Kennard Jannette S. Goodall
24 City Attorney City Clerk



ZONING CASE

C14-2013-0027



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 by the City of Austin regarding specific accuracy or completeness.

Exhibit A

