

ORDINANCE NO. 20081106-060

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 608 AND 610 RADAM LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) 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 family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0116, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1 less the south 15 feet, Andrew Johnson's One-Half Acre Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 19, Page 14, of the Plat Records of Travis County, Texas; and,

A 0.459 acre tract of land, more or less, out of Lot 8, Block D, James Bouldin Estate Subdivision in 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 608 and 610 Radam Lane, 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:

For a building that exceeds 50 feet in height and faces Radam Lane, the following applies.

- A. The building shall be designed and constructed to accommodate retail and commercial uses.
- B. At least one-half of the total area of all glazing on the ground floor facades that face Radam Lane shall have a Visible Transmittance (VT) of 0.6 or greater.

C. The following standards apply to a ground floor space.

- 1) An entrance must open directly onto the sidewalk.
- 2) Its depth shall be not less than 25 feet, measured from the street frontage wall.
- 3) Its height shall be not less than 12 feet, measured from the finished floor to the bottom of the structural members of the building.
- 4) A minimum of 40 percent of its wall area along Radam Lane that is between two and ten feet above grade shall consist of glazing.

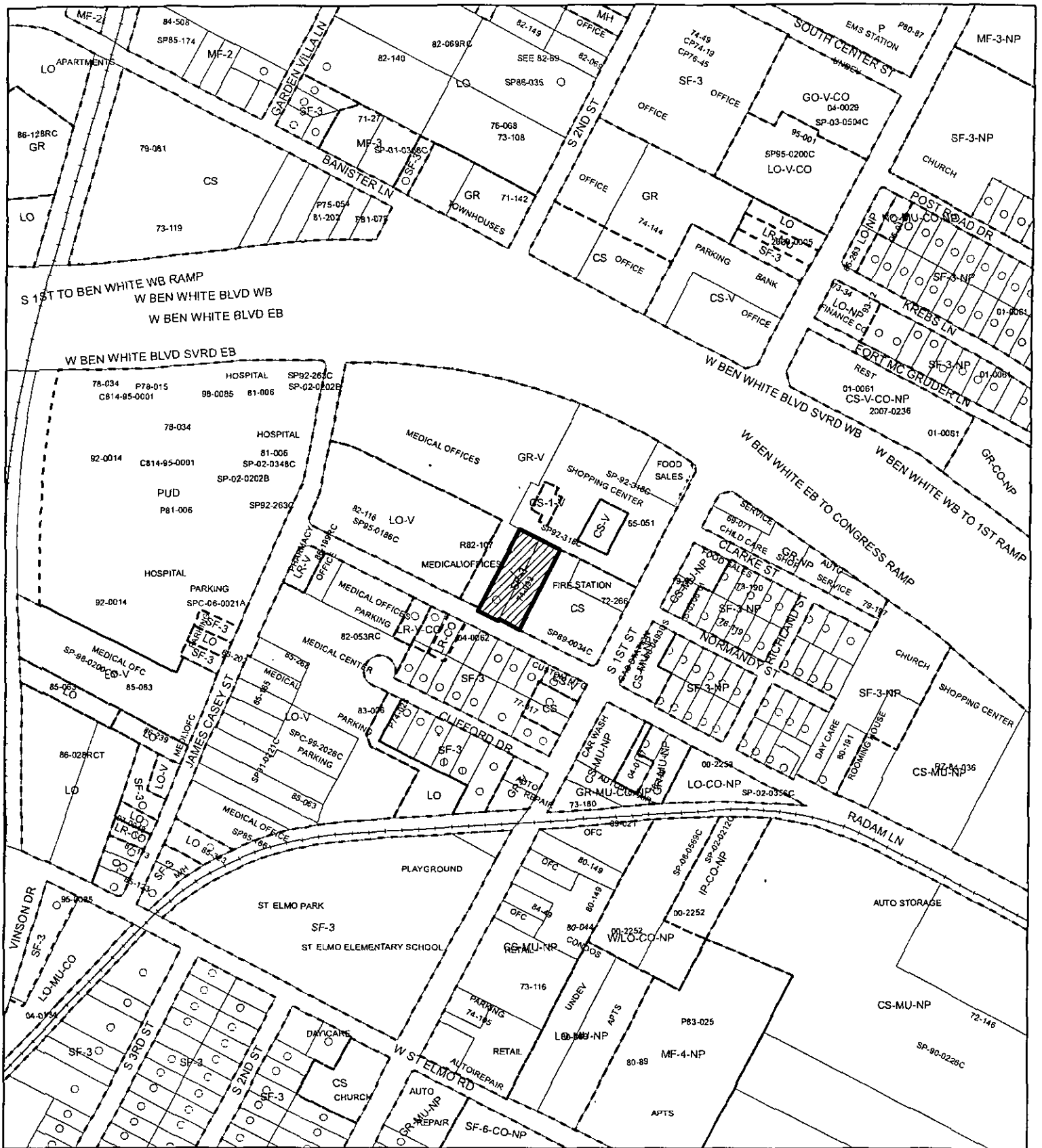
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 17, 2008.

PASSED AND APPROVED




_____, November 6, 2008 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0116
 ADDRESS: 608 & 610 RADAM LANE
 SUBJECT AREA: 0.913 ACRES
 GRID: G18
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

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