

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1105 KRAMER LANE IN THE NORTH AUSTIN
3 CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM
4 NEIGHBORHOOD OFFICE-NEIGHBORHOOD PLAN (NO-NP) COMBINING
5 DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood office-neighborhood plan (NO-NP) combining
12 district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2010-0178, on
14 file at the Planning and Development Review Department, as follows:
15

16 Lot 17, White Plains Section 1 Subdivision, a subdivision in the City of Austin,
17 Travis County, Texas, according to the map or plat of record in Plat Book 7, Page
18 4, of the Plat Records of Travis County, Texas (the "Property"),
19

20 locally known as 1105 Kramer Lane, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the
24 Property may be used in accordance with the regulations established for the general office
25 (GO) base district, the mixed use combining district, and other applicable requirements of
26 the City Code.
27

28 PART 3. The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:
30

- 31 A. Neighborhood office site development standards apply to the Property.
32
33 B. A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37

1 C. The following uses are conditional uses of the Property:

2 College and university facilities
3 Group home, Class II

4 Congregate living
5 Private secondary educational facilities

6 D. The following uses are prohibited uses of the Property:

7 Business or trade school
8 Communication services
9 Printing and publishing
10 Club or lodge
11 Cultural services
12 Hospital services (general)
13 Medical offices (exceeding 5000 sq. ft. gross floor area)
14 Medical offices (not exceeding 5000 sq. ft. gross floor area)

15 Business support services
16 Off-site accessory parking
17 Restaurant (limited)
18 Convalescent services
19 Guidance services
20 Hospital services (limited)

21 **PART 4.** The Property is subject to Ordinance No. 010524-94 that established the North
22 Austin Civic Association neighborhood plan combining district.

23 **PART 5.** This ordinance takes effect on _____, 2011.

24 **PASSED AND APPROVED**

25 _____, 2011

26 §
27 §
28 §

29 Lee Leffingwell
30 Mayor

31 **APPROVED:**

32 Karen M. Kennard
33 Acting City Attorney

34 **ATTEST:**

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2010-0178
 LOCATION: 1105 KRAMER LN
 SUBJECT AREA: 0.4316 ACRES
 GRID: L32
 MANAGER: SHERRI SIRWAITIS

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

