

ORDINANCE NO. 20131121-082

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

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

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

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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

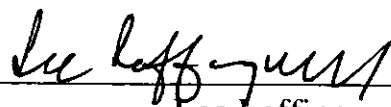
- a. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 30 feet.
- b. Vehicular access from the Property to Dalton Street is prohibited. All vehicular access to the property shall be from other adjacent public streets or through other adjacent property.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

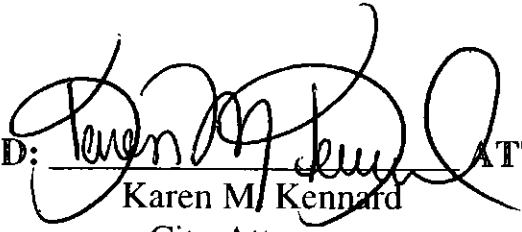
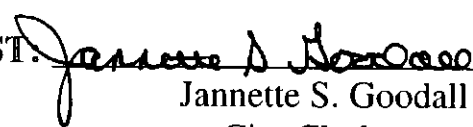
permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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

PART 3. This ordinance takes effect on December 2, 2013.

PASSED AND APPROVED

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November 21, 2013 § 
Lee Leffingwell
Mayor

APPROVED:  ATTEST: 
Karen M. Kennard
City Attorney
Jannette S. Goodall
City Clerk

