## ORDINANCE NO.

## AN ORDINANCE REZONING AND CHANGING THE 70 MAP TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PTD) 01 TRICT ON APPROXIMATELY 31 ACRES OF LAND FOR THE PROPERTY CONTRACTOR KNOWN AS BRODIE 31 C/O WALTERS SOUTHWEST PROJECT LOCATED AT THE 9000-9600 BLOCK OF BRODIE LANE IN 1918 (ITY OF AUSTAN.

## BE IT ORDAINED BY THE CITY COUNCIL OF YORK CKTY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the Curr Code is amended to change the base zoning district from development reasonce (DR) district to planned unit development (PUD) district on the property described in File No. 2814-04-0024 as five tracts of land consisting of approximately 11 across of and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property") generally known as the Brodie 31 c/o Wall as Southwest planned unit development, locally known as the property located at the 9000-9600 block of Brodie Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance and the matched Exhibits 'A" through "C" are the land use plan for the Brodie 34 the Waltert Southwest planeter unit development district (the "PUD") created by this ordinance and in Control of the limitations and conditions set forth in this ordinance and in Control of the 31 c/o Walters Southwest planned unit development land use piece othe "P(C) and use plan") on record at the Neighborhood Planning and Zoning Communication in Control of No. C814-04-0024. If this ordinance and the attached exhibits control of the mance applies. Except as otherwise specifically provided by this ordinance all other record plations and ordinances of the City apply to the Brodie 31 c/o Walters southwest PUD

**PART 3.** The attached exhibits or copies of originals on file with the City of Austin Neighborhand Planning and Zoning Department in File No. C814-04-0024 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance is attached exhibits are as follows:

Exhibit A: Description of Property

Exhibit B: Zoning map

Exhibit C: Brodie 31 c/o Walters Southwest PUD Land Use Plan (Tracts One through Five)

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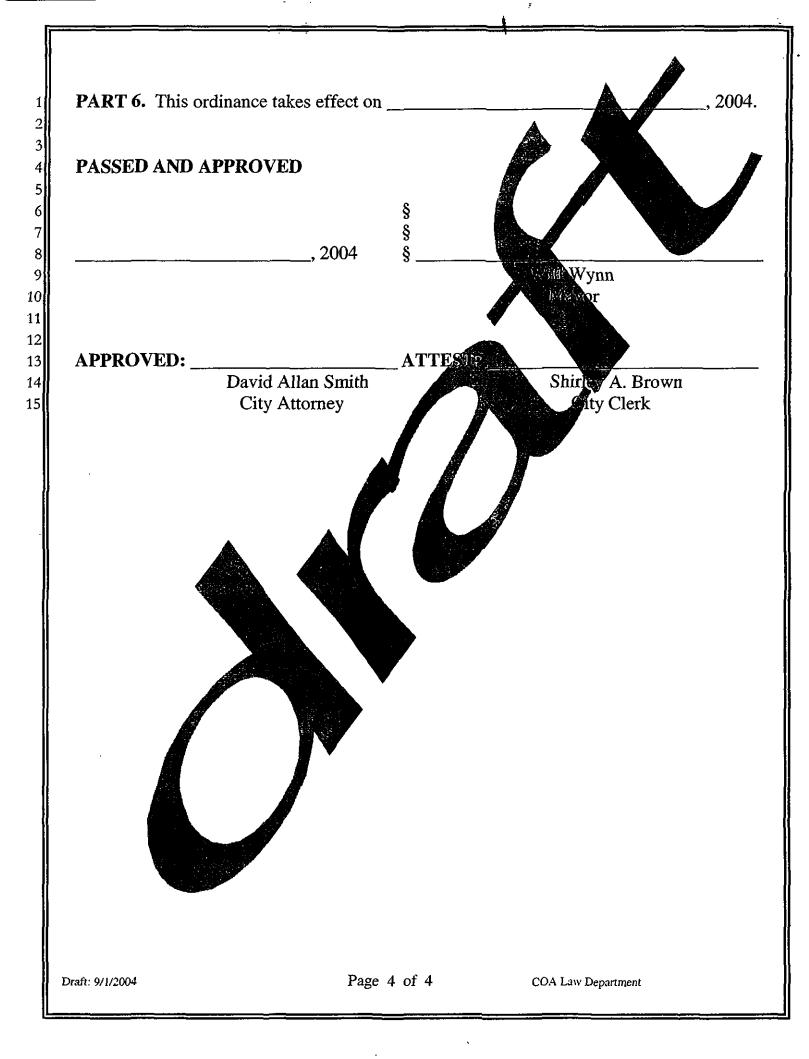
COA Law Department

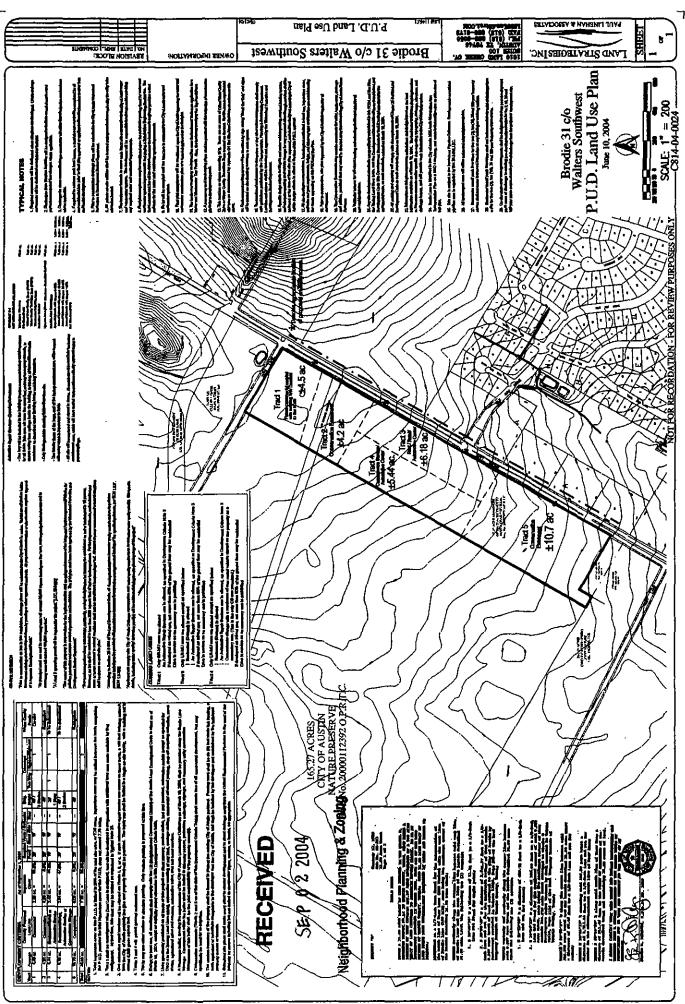
agenda Hem#62 ORDINANCE APAPPEOVED ON SECOND READING

1 2	PART 4. Development of the Property shall comply with the following use regulations.
2 4 5	A. Except as provided in Subsections B and H, all permated and contracted community commercial (GR) uses and all residential uses permitted under converse use (MU)
6	combining district are permitted and conditional uses of Tract one.
8 9	B. The following uses are prohibited uses of Tract One:
10 11	Plant nurseryService standsBed & breakfast residential (Group 1)Bed & breakfast residential (Group 2)
12 13	Automotive rentals Automotive sales
13 14 15	Drop-off recycling collection facility
16 17	
18 19	
20 21	D. Restaurant (general) use is an adomonal promitted use of Tract Three and of Tract Four.
22 23 24	E. Except as provided in Subsections G and R all permitted and conditional neighborhood commercial (VR) uses and a maidential uses permitted under mixed use (MU)
24 25 26	combining district and permitted and conditional uses of Tract Four.
27 28	F. Convenience storage is an additioned permitted use of Tract Four. For a convenience
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31 32	G. Bed and breakfast residential Group 1) use and bed and breakfast residential (Group 2) use are prohibited uses of Fract Three and Tract Four.
33 34	H. One automotive repair service use is permitted on the Property. It may be located on
35 36 37	
38 39	I. A drive use as an accessory use to a commercial use is a prohibited use of the Property.
	Draft: 9/1/2004 Page 2 of 4 COA Law Department

e.

J. For a mixed use commercial or residential building, not more that 50 percent of the 1 ground floor may be residential.  $\overline{2}$ 3 K. Improvements permitted on Tract Two and Tract Fines are limited and irrigation water quality facilities, local utility services, fencing, or those conpressenteds that may be otherwise required by the City of Austin or specifically authorized in the configure 5 6 7 **PART 5.** Development of the Property shall comply with the following site development 8 9 regulations. 10 A. Except as otherwise provided in this part, development of the Property shall comply 11 with neighborhood commercial (LR) district site development (constitutions. 12 13 B. The minimum front yard setback is 10 feet for loave () and Trast Three. 14 15 C. Off-street parking is prohibited between a building and the right-of-way on Tract One 16 and Tract Three. 17 18 D. The maximum building height for the to the state of th .19 20 E. The maximum building height for Tract One is form stories. 21 22 F. The maximum handing hearth for Tract Toor is 30 feet. 23 24 G. The maximum benefit height in the three is two stories. 25 26 H. The maximum building heacht for Low Four is 40 feet. 27 28 The maximum building here when Tract Four is four stories. 29 I. 30 J. If Tract the or Tract Three Tract Four is developed with an automotive repair use 31 then the following regulations apply. 32 33 0 foot building and parking setback from the west property line. 1. 34 35 2. A subscience building size of 5,500 gross square feet. 36 37 38 39 40 Page 3 of 4 Draft: 9/1/2004 COA Law Department





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