

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO
2 ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON
3 APPROXIMATELY 31 ACRES OF LAND FOR THE PROPERTY GENERALLY
4 KNOWN AS BRODIE 31 C/O WALTERS SOUTHWEST PROJECT LOCATED
5 AT THE 9000-9600 BLOCK OF BRODIE LANE IN THE CITY OF AUSTIN.

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

9 **PART 1.** The zoning map established by Section 25-2.191 of the City Code is amended to
10 change the base zoning district from development reserve (DR) district to planned unit
11 development (PUD) district on the property described in File No. C814-04-0024 as five
12 tracts of land consisting of approximately 31 acres of land being more particularly
13 described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the
14 "Property") generally known as the Brodie 31 c/o Walters Southwest planned unit
15 development, locally known as the property located at the 9000-9600 block of Brodie
16 Lane, in the City of Austin, Travis County, Texas, and generally identified in the map
17 attached as Exhibit "B".

19 **PART 2.** This ordinance and the attached Exhibits "A" through "C" are the land use plan
20 for the Brodie 31 c/o Walters Southwest planned unit development district (the "PUD")
21 created by this ordinance. The PUD shall conform to the limitations and conditions set
22 forth in this ordinance and in the Brodie 31 c/o Walters Southwest planned unit
23 development land use plan (the "PUD land use plan") on record at the Neighborhood
24 Planning and Zoning Department in File No. C814-04-0024. If this ordinance and the
25 attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided
26 by this ordinance, all other rules, regulations and ordinances of the City apply to the Brodie
27 31 c/o Walters Southwest PUD.

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

34 Exhibit A: Description of Property

35 Exhibit B: Zoning map

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

PART 4. Development of the Property shall comply with the following regulations.

A. Except as provided in Subsections B and H, all permitted and conditional community commercial (GR) uses and all residential uses permitted under mixed use (MU) combining district are permitted and conditional uses of Tract One.

B. The following uses are prohibited uses of Tract One:

Plant nursery

Bed & breakfast residential (Group 1)

Automotive rentals

Automotive washing (of any kind)

Drop-off recycling collection facility

Bail bond services

Service station

Bed & breakfast residential (Group 2)

Automotive sales

Commercial off-street parking

Pawn shop services

C. Except as provided in Subsections G and H, all permitted and conditional neighborhood commercial (LR) uses and all residential uses permitted under mixed use (MU) combining district are permitted and conditional uses of Tract Three.

D. Restaurant (general) use is an additional permitted use of Tract Three and of Tract Four.

E. Except as provided in Subsections G and H, all permitted and conditional neighborhood commercial (LR) uses and all residential uses permitted under mixed use (MU) combining district are permitted and conditional uses of Tract Four.

F. Convenience storage is an additional permitted use of Tract Four. For a convenience storage use, a maximum of one rental vehicle may be stored on the property as an accessory use.

G. Bed and breakfast residential (Group 1) use and bed and breakfast residential (Group 2) use are prohibited uses of Tract Three and Tract Four.

H. One automotive repair service use is permitted on the Property. It may be located on Tract One, Tract Three, or Tract Four.

I. A drive-in service use as an accessory use to a commercial use is a prohibited use of the Property.

1 J. For a mixed use commercial or residential building, not more than 50 percent of the
2 ground floor may be residential.

3
4 K. Improvements permitted on Tract Two and Tract Five are limited to irrigation for
5 water quality facilities, local utility services, fencing, or those improvements that may
6 be otherwise required by the City of Austin or specifically authorized in this ordinance
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8 **PART 5.** Development of the Property shall comply with the following site development
9 regulations.

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11 A. Except as otherwise provided in this part, development of the Property shall comply
12 with neighborhood commercial (LR) district site development regulations.

13
14 B. The minimum front yard setback is 10 feet for Tract One and Tract Three.

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16 C. Off-street parking is prohibited between a building and the right-of-way on Tract One
17 and Tract Three.

18
19 D. The maximum building height for Tract One is 45 feet.

20
21 E. The maximum building height for Tract One is four stories.

22
23 F. The maximum building height for Tract Three is 30 feet.

24
25 G. The maximum building height for Tract Three is two stories.

26
27 H. The maximum building height for Tract Four is 40 feet.

28
29 I. The maximum building height for Tract Four is four stories.

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31 J. If Tract One or Tract Three or Tract Four is developed with an automotive repair use
32 then the following regulations apply.

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34 1. A 100 foot building and parking setback from the west property line.

35
36 2. A maximum building size of 5,500 gross square feet.
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PART 6. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

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§
§

Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk





DRAFT

I-RR

ANEX 011210-W

I-RR

ANEX 011210-W

 1" = 400'	SUBJECT TRACT		PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER D15-16
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C814-04-0024	DATE: 04-03	
	CASE MGR: W. WALSH	LANE	ADDRESS: 9000-9600 BLK BRODIE	INTLS: SM	
SUBJECT AREA (acres): 31					

