

ORDINANCE NO. _____

Agenda Item # 62
Ordinance is
approved on FIRST
READING

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.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

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 C814-04-0024 as seven tracts
12 of land consisting of approximately 31 acres of land being more particularly described by
13 metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")
14 generally known as the Brodie 31 c/o Walters Southwest planned unit development, locally
15 known as the property located at the 9000-9600 block of Brodie Lane, in the City of
16 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
17

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

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

33 Exhibit A: Description of Property

34 Exhibit B: Zoning map

35 Exhibit C: Brodie 31 c/o Walters Southwest PUD land use plan
36
37

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

2
3 A. Except as provided in Subsection C, all permitted and conditional community
4 commercial (GR) uses are permitted and conditional uses of the Property.

5
6 B. Convenience storage use is an additional permitted use of the Property:

7
8 C. The following uses are prohibited uses of the Property:

9
10 Plant nursery

11 Bed & breakfast residential (Group 1)

12 Automotive rentals

13 Automotive washing (of any kind)

14 Commercial off-street parking

15 Pawn shop services

16 Agricultural sales and services

Service station

Bed & breakfast residential (Group 2)

Automotive sales

Carriage stables

Drop-off recycling collection facility

Bail bond services

17
18 D. Only one restaurant use (general or limited) may have a drive-in service use as an
19 accessory use.

20
21 **PART 5.** Development of the Property shall comply with the following site development
22 regulations.

23
24 A. Except as otherwise provided in this part, development of the Property shall comply
25 with neighborhood commercial (LR) district site development regulations.

26
27 B. If Tract 3, identified on Exhibit "C", is developed with an automotive repair use then
28 the following regulations apply.

29
30 1. A 100 foot building and parking setback from the west property line.

31
32 2. A maximum building size of 5,500 gross square feet.

1
2 **PART 6.** This ordinance takes effect on _____, 2004.

3
4
5 **PASSED AND APPROVED**

6
7
8
9 _____, 2004

§
§
§

Will Wynn
Mayor

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13
14 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

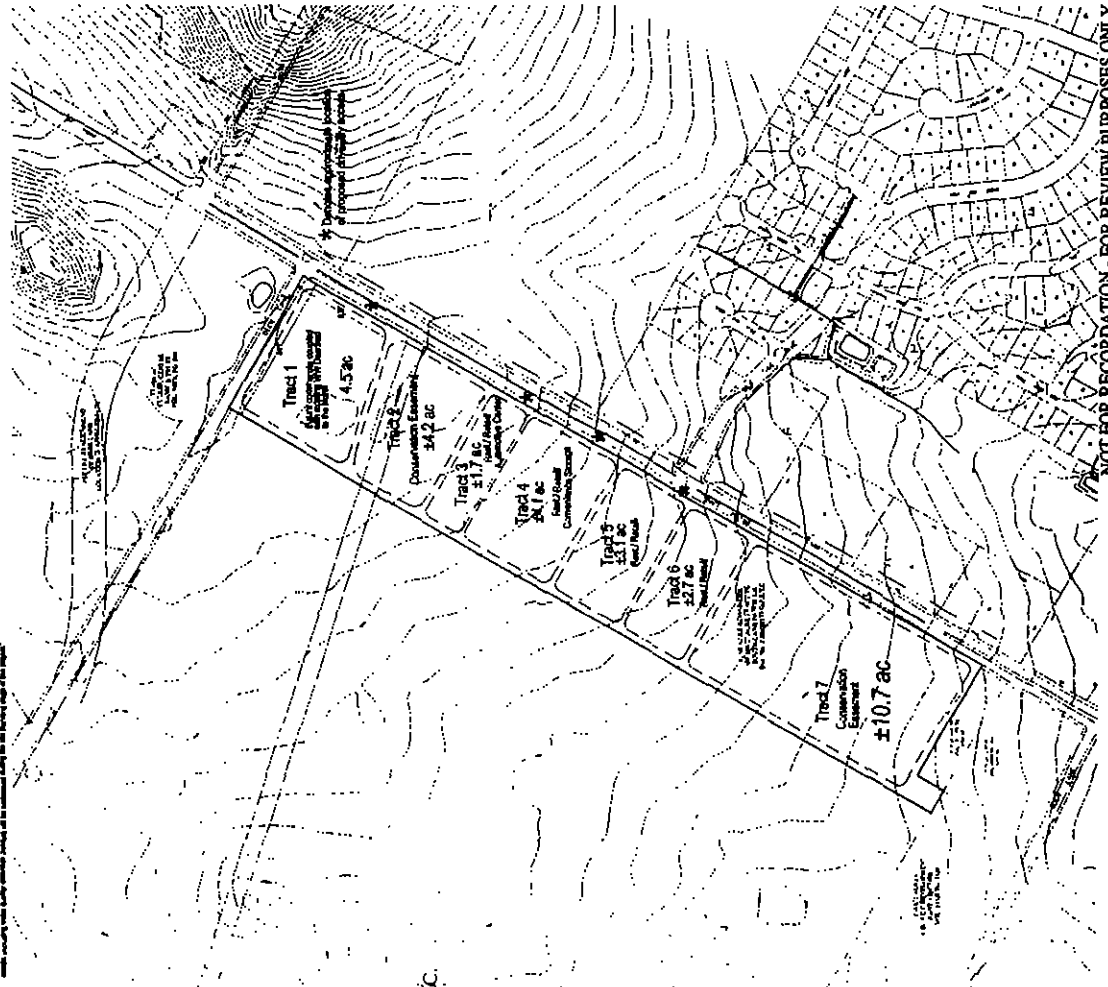
165.27 ACRES
CITY OF AUSTIN
NATURE PRESERVE
Doc. No. 20000112392 O.P.R.T.C.

[illegible]

10-10-68

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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1. Required monetary aid to students who are placed on financial aid. Of the savings materials will be required as required in the first year.
2. Students with financial families will be required to provide annual financial aid for the first year.
3. Students with financial families will be required to provide annual financial aid for the first year.
4. If required to provide financial aid, a student's financial aid will be required for the first year.



SCALE: 1" = 200'

NOT FOR RECORDATION - FOR REVIEW PURPOSES ONLY


I-RR

WEX 911218-W

CITY PRESERVE

I-RR

AIRWEX 911218-W



1" = 400'




SUBJECT TRACT	
PENDING CASE	
ZONING BOUNDARY	
CASE MGR: W. WALSH	

EXHIBIT B

PLANNED UNIT DEVELOPMENT

CASE #: C814-04-0024

ADDRESS: 9000-9600 BLK BRODIE LANE

SUBJECT AREA (acres): 31

DATE: 04-03

INTLS: SM

CITY GRID REFERENCE NUMBER
D15-16