

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.
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".
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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.
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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:
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33 Exhibit A: Description of Property

34 Exhibit B: Zoning map

35 Exhibit C: Brodie 31 c/o Walters Southwest PUD land use plan
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1 **PART 4.** Development of the Property shall comply with the following use regulations.

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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.

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

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

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10 Plant nursery

Service station

11 Bed & breakfast residential (Group 1)

Bed & breakfast residential (Group 2)

12 Automotive rentals

Automotive sales

13 Automotive washing (of any kind)

Carriage stables

14 Commercial off-street parking

Drop-off recycling collection facility

15 Pawn shop services

Bail bond services

16 Agricultural sales and 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.

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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.

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2 **PART 6.** This ordinance takes effect on _____, 2004.
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5 **PASSED AND APPROVED**
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8
9 _____, 2004

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Will Wynn
Mayor

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13
14 **APPROVED:**

ATTEST:

15 David Allan Smith
16 City Attorney

Shirley A. Brown
City Clerk