

ORDINANCE NO. 040617-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8001 BRODIE LANE, 3425 DALTON STREET, AND 3424 AND 3426 THOMAS KINCHEON STREET FROM FAMILY RESIDENCE (SF-3) 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 family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No.C14-04-0047, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 17 and 18, Block 1, Kincheon Subdivision Section 1, 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 8001 Brodie Lane, 3425 Dalton Street, and 3424 and 3426 Thomas Kincheon Street, 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:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

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 June 28, 2004.

PASSED AND APPROVED

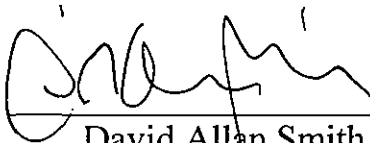
June 17, 2004

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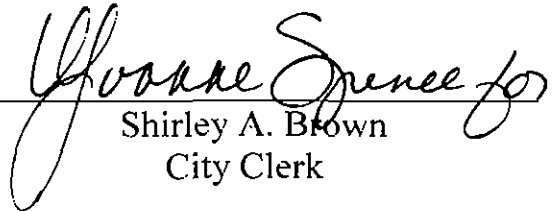
Will Wynn
Mayor

APPROVED:

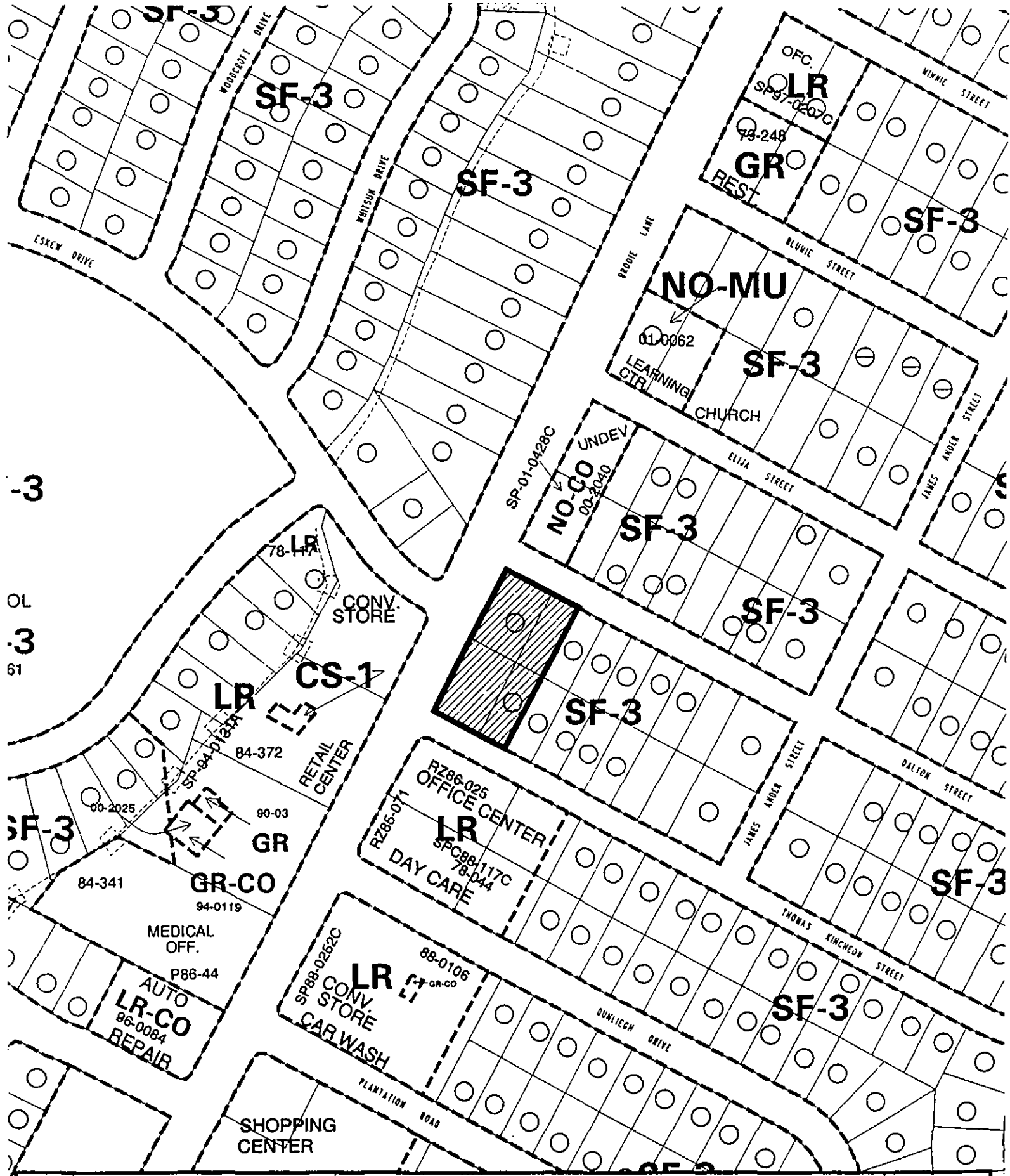


David Allan Smith
City Attorney

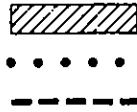
ATTEST:



Shirley A. Brown
City Clerk



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



CASE #: C14-04-0047

ADDRESS: 8001 BRODIE LANE, 3425 DALTON ST.
3424 & 3426 THOMAS KINCHEON ST.

SUBJECT AREA (acres): 0.620

ZONING EXHIBIT A

DATE: 04-04

INTLS: SM

CITY GRID
REFERENCE
NUMBER
D16