

**ORDINANCE NO. 20060518-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 KRAMER LANE IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) 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 townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0022, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4-B, Resubdivision of Lot 4 Block A, MacMor Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 23, Page 45, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1601 Kramer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. 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 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

Club or lodge  
College and university facilities  
Community recreation (private)  
Congregate living  
Residential treatment

Counseling services  
Communication service facilities  
Community recreation (public)  
Private secondary educational facilities  
Safety services

3. A building or structure may not be constructed within a 50-foot wide building setback established along and adjacent to the south property line.
4. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the south property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
5. The maximum height of a building or structure is 35 feet from ground level.

**PART 4.** The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

**PART 5.** This ordinance takes effect on May 29, 2006.

**PASSED AND APPROVED**

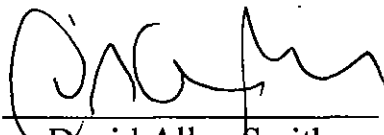
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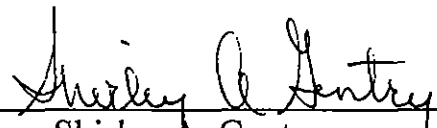
Will Wynn  
Mayor

**APPROVED:**

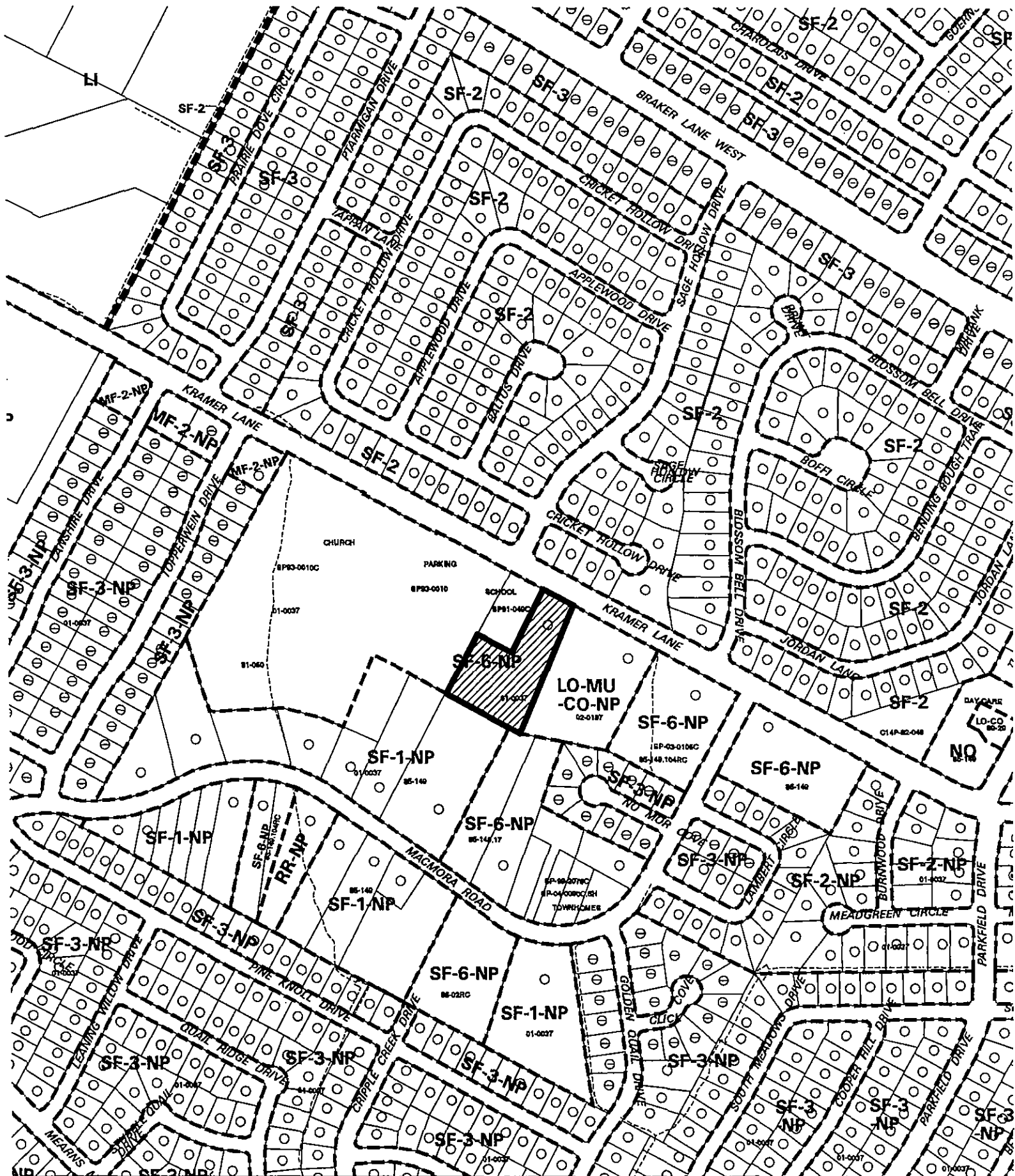




David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER L32
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-06-0022	DATE: 06-04	
	CASE MGR: W. WALSH	ADDRESS: 1601 KRAMER LN SUBJECT AREA (acres): 2.071 INTLS: SM		