

A U S T I N C I T Y C O U N C I L  
**AGENDA**



Thursday, May 18, 2006

Item #49

 Back

**Zone Hearings/App Ordinances/Restrictive Covenants  
RECOMMENDATION FOR COUNCIL ACTION**

**Subject:** C14-06-0022 - 1601 Kramer Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1601 Kramer Lane (Little Walnut Creek Watershed) from townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Applicant: Thieu and Simone Bul. Agent: Nathan Doxsey. City Staff: Wendy Walsh, 974-2719.

**Additional Backup Material**

(click to open)

No Attachments Available

**For More Information:** Wendy Walsh, 974-2719.

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-06-0022

**P.C. DATE:** April 11, 2006

**ADDRESS:** 1601 Kramer Lane

**OWNERS:** Thieu and Simone Bui

**AGENT:** Nathan Doxsey

**ZONING FROM:** SF-6-NP

**TO:** LO-MU-CO-NP **AREA:** 2.071 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office – mixed use – conditional overlay – neighborhood plan (LO-MU-CO-NP) combining district zoning. The Conditional Overlay: 1) limits the number of vehicle trips to 2,000 per day; 2) prohibits the following uses: club or lodge; counseling services; college and university facilities; communication service facilities; community recreation (private); community recreation (public); congregate living; private secondary educational facilities; residential treatment; and safety services; 3) establishes a 50-foot building setback along the south property line; and 4) establishes a 25 foot wide vegetative buffer along the south property line.

### **PLANNING COMMISSION RECOMMENDATION:**

April 11, 2006: *APPROVED LO-MU-CO-NP DISTRICT ZONING AS STAFF RECOMMENDED WITH AN ADDITIONAL CONDITIONAL OVERLAY OF A 35 FOOT HEIGHT LIMIT; BY CONSENT.*

*[J. REDDY, K. JACKSON – 2<sup>ND</sup>] (7-0) J.M. CORTEZ – ABSENT; D. SULLIVAN – NOT YET ARRIVED*

### **ISSUES:**

On April 5, 2006, the Staff met with members of the North Austin Civic Association (NACA) Contact Team to discuss the proposed change to the Future Land Use Map and the proposed rezoning. NACA has provided a letter of support for both applications and the adjacent property owner to the east has also submitted a letter of support. Two comment forms from a nearby property owner are also included. All correspondence is attached at the back of the Staff report.

The Applicant is in agreement with the Staff recommendation with an additional condition of limiting building height to 35 feet (consistent with the SF-6 district), as requested by NACA.

### **DEPARTMENT COMMENTS:**

The subject platted lot contains one single family residence, has direct access to Kramer Lane and is zoned townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district. The south side of Kramer Lane between Topperwein Drive and Macmora

Road consists of apartments (MF-2-NP), church, parking area and private school (SF-6-NP), a single family residence intended for medical office use (LO-MU-CO-NP) and a church with child care facilities. To the south there are single family residences on large lots, duplexes and townhouses under construction (SF-1-NP; SF-6-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (NACA Neighborhood Planning Area Map).

The Applicants propose to rezone the lot to the limited office – mixed use – conditional overlay (LO-MU-CO-NP) district consistent with the adjacent lot to the east. This will enable conversion of the property to medical office use and also retain a residential component in site development. Consistent with the adjacent LO-MU-CO-NP zoning to the east and providing for additional compatibility with the single family residences on large lots to the south, the Staff recommends a conditional overlay for a building setback and vegetative buffer along the south property line, and prohibiting several uses. The Staff recommendation is based on its location on a collector street, consistency with the adjacent office – mixed use zoning and compatibility with the civic uses along this portion of Kramer Lane.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-6-NP	Single family residence
<i>North</i>	SF-2	Single family residences within Quail Meadow Sections 1 and 2
<i>South</i>	SF-1-NP; SF-6-NP	Single family residences on large lots; Townhomes (under construction)
<i>East</i>	LO-MU-CO-NP; SF-6-NP	One single family residence on large lot intended for medical office use; Church with child care facility; Duplexes
<i>West</i>	SF-6-NP; MF-2-NP; SF-3-NP	Private school; Church and parking lot; Duplexes

**NEIGHBORHOOD PLANNING AREA:** North Austin    **TIA:** Is not required  
Civic Association (NACA)

**WATERSHED:** Little Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

45 – North Austin Civic Association  
114 – North Growth Corridor Alliance  
511 – Austin Neighborhoods Council  
742 – Austin Independent School District

**SCHOOLS:**

Cook Elementary School

Burnet Middle School

Lanier High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-02-0187 – 1517 Kramer Lane	SF-6-NP to LO-MU-CO-NP	To Grant LO-MU-CO-NP with CO for 2,000 trips and prohibited uses.	Approved LO-MU-CO-NP as PC recommended (4-24-03).
C14-01-0037 – North Austin Civic Association Neighborhood Plan Zoning Changes	To change the base districts on 23 tracts of land	To Grant base district changes as Staff recommended (5-24-01).	Approved PC recommendation and CS-NP on Tract 9 (5-24-01).

**RELATED CASES:**

The property is platted as Lot 4-B of A Resubdivision of Lot 4 Block A, MacMor Acres, recorded in April 1965 (C8s-65-32). Please refer to Exhibit B.

There is a related Neighborhood Plan Amendment case, from Single Family to Mixed Use / Office (NPA-06-0007.01).

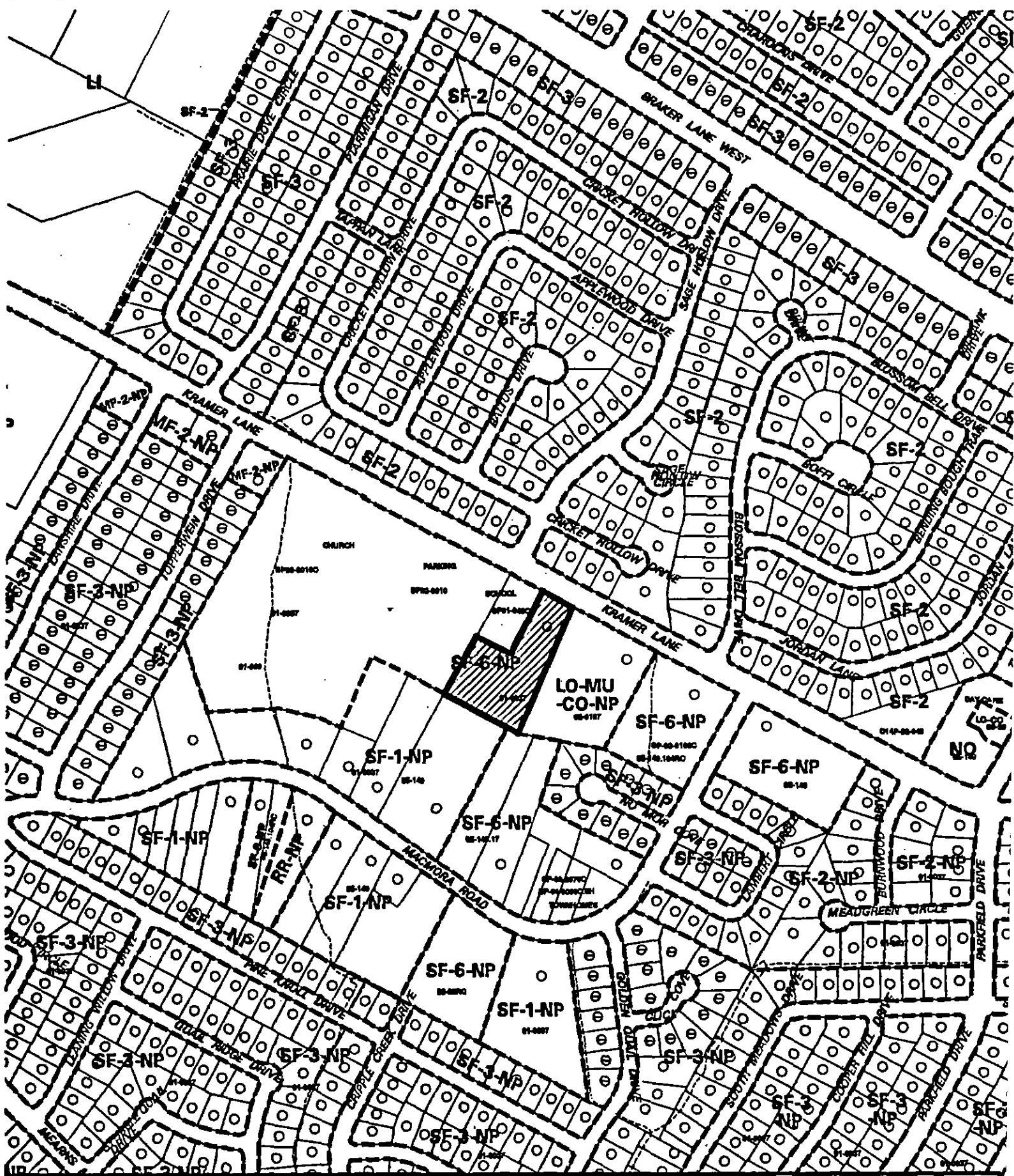
**ABUTTING STREETS:**





NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Kramer Lane	78 feet	40 feet	Collector	No	Yes, Priority 2 route (#12)	Yes

**CITY COUNCIL DATE:** May 18, 2006**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719



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

1601 Kramer Ln.  
C14-06-0030

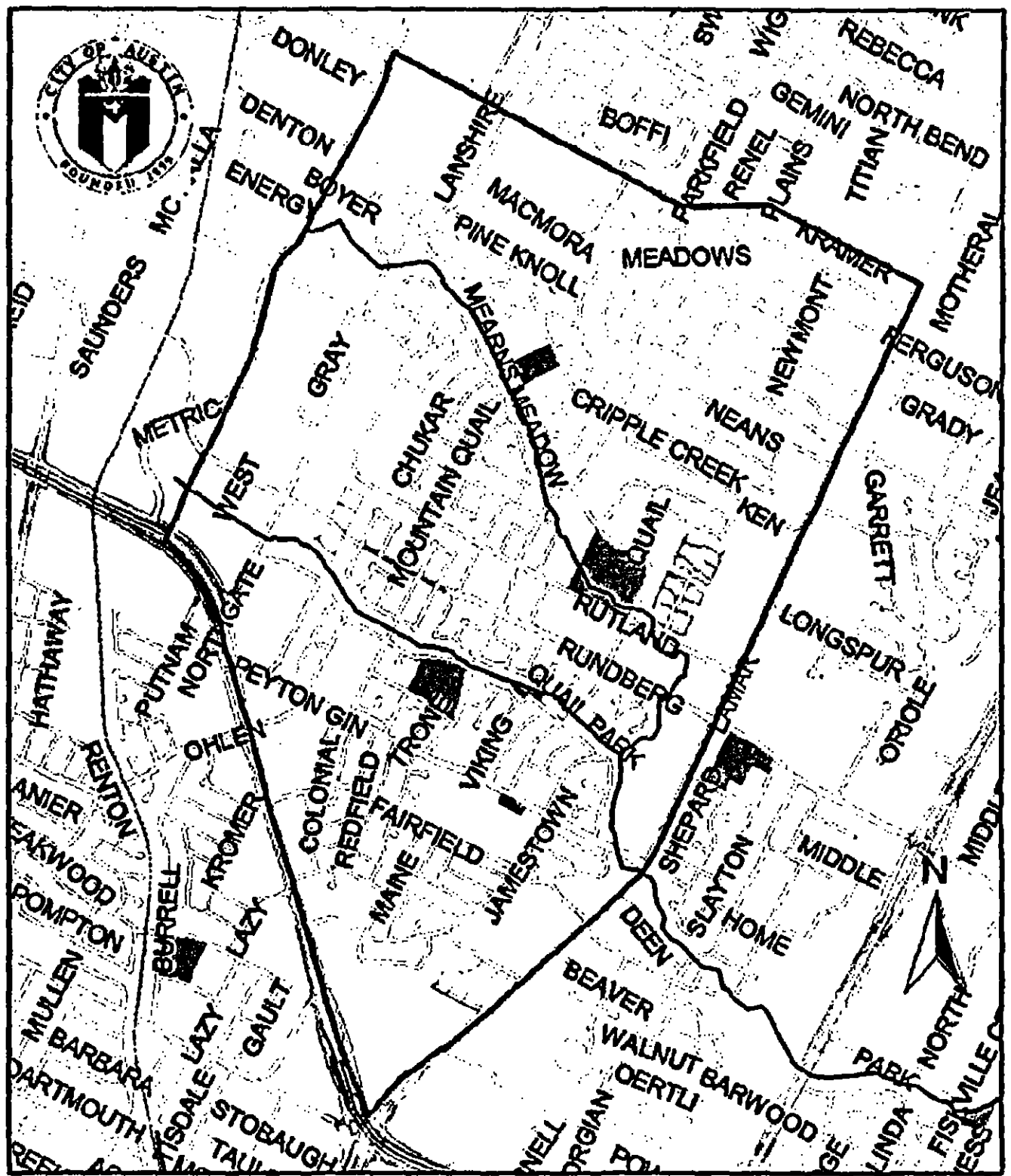
**Legend**

- Zoning
- Base
- Center Line

50 0 50 100 150 Feet

**C14-06-0030**





North Austin Civic Association  
Neighborhood Planning Area

 Parks

0.5 0 0.5 1 Miles

EXHIBIT A-2





**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office – mixed use – conditional overlay – neighborhood plan (LO-MU-CO-NP) combining district zoning. The Conditional Overlay: 1) limits the number of vehicle trips to 2,000 per day; 2) prohibits the following uses: club or lodge; counseling services; college and university facilities; communication service facilities; community recreation (private); community recreation (public); congregate living; private secondary educational facilities; residential treatment; and safety services; 3) establishes a 50-foot building setback along the south property line; and 4) establishes a 25 foot wide vegetative buffer along the south property line.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject lot is adjacent to a neighborhood that is largely single family. The proposed medical office use would potentially serve the surrounding neighborhoods and the mixed use component would allow for residential uses on the property, which should be encouraged in the City's Desired Development Zone.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

LO-MU-CO-NP district zoning would be compatible and consistent with the surrounding uses. There is LO-MU-CO-NP district zoning adjacent to the east and a large church campus to the west.

3. *The proposed use should allow for a reasonable use of the property.*

The proposed rezoning is a reasonable use of the site. It is located on Kramer Lane, a 78 foot wide collector street. The proposed development will serve the neighborhood, but will not adversely affect the character of the area.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with a single family residence. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the LO zoning district would be 70%, which is based on the more restrictive zoning regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 2,367 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan

must be in accordance with the City of Austin design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

### **Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the west, east and north property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

This site is located within a neighborhood plan, North Austin Civic Association, and would be required to develop this property as outlined by the plan.

Nathan Doxsey  
911 East 43<sup>rd</sup> Street  
Austin, TX 78751  
512.293.3266  
nathan.doxsey@gmail.com

**To:** City of Austin  
**From:** Nathan Doxsey  
**Date:** 2/24/2006  
**Subject:** 1601 Kramer Lane Zoning Change Application & Neighborhood Plan Amendment

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I, Nathan Doxsey (agent), am submitting an application for zoning change for 1601 Kramer Lane on behalf of the owners, Dr. Thieu Bui and his wife Simone Bui. This property is part of the North Austin Civic Association Neighborhood Plan and is currently zoned SF-6-NP. We are requesting a change from SF-6-NP to LO-MU-CO-NP.

The current use of the property is a large single-family home. The intended use is convert part of the existing home into a small medical clinic. The adjacent property to the east has already been changed from SF-6-NP to LO-MU-CO-NP for the owners to relocate their chiropractic business to their property. The adjacent property to the west is a large church and school. We believe the zoning change to allow Dr. Bui to operate a small medical office is a compatible adjacent properties. This property is one of five large-lot properties (over two acres) along Kramer Lane; two of which are currently used as churches, one (the Hood Residence, 1517 Kramer Lane) has the zoning we are requesting (aforementioned), and the remaining property is a single family residence separated by Macmora Road.

Please note the property is located directly on and fronts Kramer Lane, which is a four-lane arterial street running between Lamar Boulevard and Burnet Road having a speed limit of 45 MPH. There are very few properties that face Kramer Lane, the majority of which are either commercial uses or churches. Kramer Lane is also the northernmost boundary of the North Austin Civic Association Neighborhood Plan and this requested zoning change will not adversely affect other land uses or change the intent of the neighborhood plan.

Thank you for your time and consideration.

Sincerely,

Nathan Doxsey



*Joseph M. Hood, M.Ed., D.C.*

RESEARCH CHIROPRACTIC CLINIC

12845-B RESEARCH BLVD.

AUSTIN, TEXAS 78750

TELEPHONE: (512) 331-7766

FAX: (512) 331-7767

March 31, 2006

To Whom It May Concern:

I am Joseph M. Hood, D.C. My residence is at 1517 Kramer Lane in Austin, Texas, next door to 1601 Kramer Lane, 78758, a property owned by Thieu and Simone Bui of Austin. It is my understanding that they wish to change the zoning of the property from SF6 (Multi-level Residential) to LO (Light Office). Several years ago, I changed the zoning of 1517 Kramer Lane from SF6 to LO. The size of the properties is similar, and if there was no problem changing my zoning, then logically, they should be able to change their zoning as well. We have known Dr. Thieu Bui and his wife Simone for more than 10 years. They are respected members of the community and have an established medical clinic on North Lamar Blvd. in Austin. I am happy to express my approval for the change in zoning from SF6 to LO for the property at 1601 Kramer Lane. If there are any questions in regard to this correspondence, please do not hesitate to contact me at the address or telephone number above.

Sincerely,

*J. M. Hood, D.C.*

Joseph M. Hood, M.Ed., D.C.



**North Austin Civic Association Neighborhood  
Plan Proposed Amendment  
Wednesday, April 5, 2006  
Little Walnut Creek Public Library  
835 W. Rundberg Lane  
6:30 pm –8:30 pm**

**MEETING NOTES:**

The meeting began at approximately 6:45 p.m. The following people were present:

**North Austin Civic Association members:**

1. Linda Moore
2. Fran Milligan
3. Stephanie Strassner
4. Syed Shamsie
5. Angela Baker
6. Bob Baker
7. Kristin Harrison
8. Virginia Almon
9. Nancy Lehmann-Carssow

**Property owner:**

Dr. Thieu Bui

**Owner's Agent:**

Nathan Doxsey

**City Staff:**

Maureen Meredith

City staff introduced Mr. Doxsey and Dr. Bui and then provided an overview of the handouts provided for the meeting. A PowerPoint presentation was given showing photos of the property proposed for plan amendment, in addition to photos of properties located to the north, east, south, and west.

Mr. Doxsey addressed the group stating that Dr. Bui does not propose to make major changes to the site and provided a handout with a diagram that numbered the proposed changes:

- 1) The enclosed garage space, approximately 1000 sq. ft., will be used as the office space. Construction of a 4 ft. interior wall will completely separate this space from the rest of the house.
- 2) The entry will be modified for ADA compliance (i.e. no-step entrance).
- 3) An ADA compliant "handicapped" parking space will be located close to the entrance.
- 4) Additional parking will be located along the existing driveway.

Mr. Doxsey stated that Dr. Bui proposes to rezone his property the same as the property directly to the east, which is zoned LO-MU-CO-NP, with the conditional overlay restrictions. See attached ordinance.

After Mr. Doxsey's presentation, the following questions were asked:

Question: Will the house be used as the office?

Answer: No. The house will remain residential, but the garage will be converted into the Doctor's office space. The office space is approximately 1000 sq. ft.

Q: What kind of medical practice does Dr. Bui practice?

A. He's a general practitioner.

Q. Will the parking spaces be paved?

A. Yes, but the kind of surface for the parking spaces will be determined by the Development Code.

Q. Is Dr. Bui o.k. with prohibiting the same uses as are prohibited on the property next door?

A. Yes.

Q. Have you talked to the property owners to the south to get their support?

A. No. However, we only received one comment from a property owner across the street who expressed concern that the office use will generate more traffic on Kramer Lane.

Dr. Hood, the property owner with LO-MU-CO-NP zoning next door, provided a letter of support. Dr. Dang, who has property on Kramer Lane supports the plan amendment and zoning change and the principal of the church school next door supports the change, although she did not have the authority to provide a letter of support.

Q. How many days a week will the office be open and about how many patients a day does Dr. Bui plan to see?

A. The office will be open five days a week and he expects no more than 15 patients a day, although at this time it's difficult to predict how many patients he'll actually have on a daily basis.

Q. Will additional landscaping be installed in the front?

A. The site already has quite a bit of landscaping on it and all the mature trees will be preserved.

**Q. Would you be willing to restrict the height of the building to what is allowed in the current zoning of SF-6, which is 35 ft.?**

**A. Yes.**

**Other comments:**

- **A business sign will be posted on the property that will meet the City's sign regulations.**
- **The property would be subject to compatibility standards.**
- **Dr. Bui plans to retire not too long in the future and would cut-back on his patients at that location.**

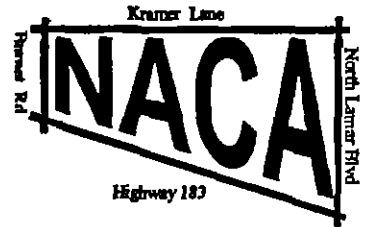
**The discussion ended and a motion was made to approve Dr. Bui's request for a plan amendment and zoning change with the additional condition limiting the building height to 35 ft. The motion was seconded and the vote for approval was unanimous.**

**Meeting adjourned at approximately 7:30 p.m.**



**North Austin Civic Association**  
*Neighborhood Association*

**Post Office Box 180803  
Austin, Texas  
78718-0803**



**April 6, 2006**

**To: Maureen Meredith**

This will confirm our vote of the Neighborhood Planning Team on April 5 to approve the Change in zoning on 1601 Kramer Lane, subject to a 35 ft. height limitation, and with a Conditional overlay that prohibits the same uses as Dr. Hood's property next door.

The Planning Team vote was unanimous.

Sincerely yours,

*"Linda Moore"*

Linda Moore, President

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specification and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (U) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

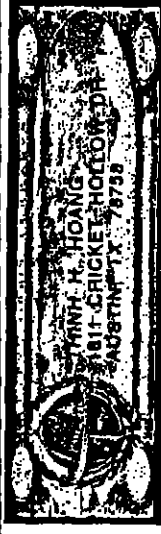
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0022

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

April 11, 2006 Planning Commission



☐ I am in favor  
☒ I object

Your Address(es) affected by this application

4-3-2006  
Date

Signature

Comments: Speed limit on Kramer Ln at west is 40MPH; Traffic on this street is heavy at times; if the proposed plan goes in effect it will more than likely create traffic jams on this street from time to time. Besides there are two churches, one on each side of proposed location. mixed use office at this location will detract the serenity of this church community. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Wendy Walsh P. O. Box 1088 Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-06-0022

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

April 11, 2006 Planning Commission

☐ I am in favor  
☒ Object

Wendy Walsh  
Your Name (please print)

11000 Sage Hollow Dr. Austin TX 78758

Your address(es) affected by this application

Jay Rambo 4/5/06  
Signature Date

Comments:

Subject because I  
want to live in a  
quite neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1601 KRAMER LANE IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD 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	Counseling services
College and university facilities	Communication service facilities
Community recreation (private)	Community recreation (public)
Congregate living	Private secondary educational facilities
Residential treatment	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.

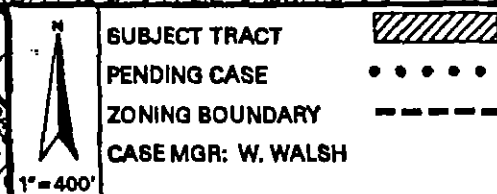
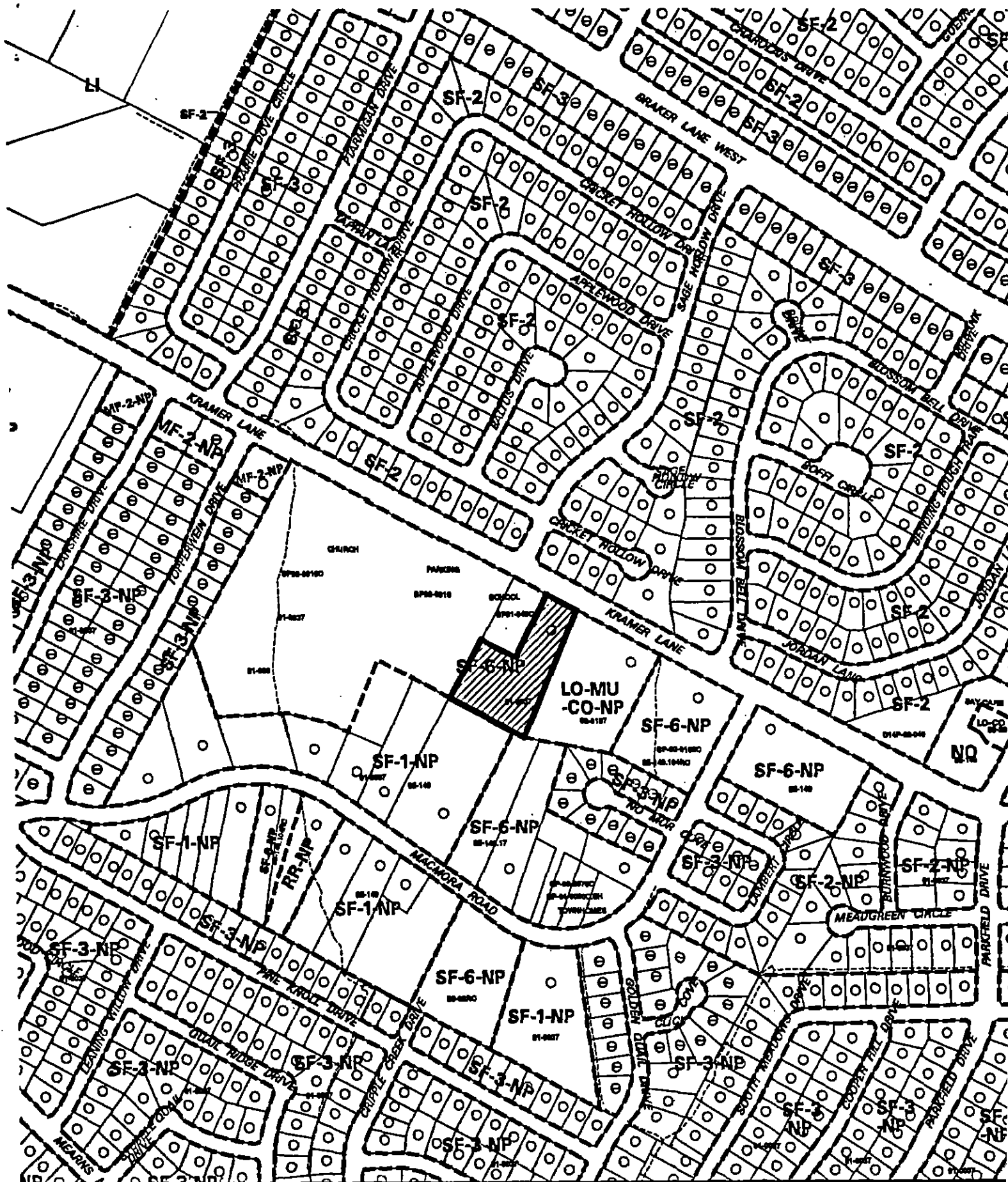
**PART 4.** The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2006.

**PASSED AND APPROVED**

_____	§	_____
	§	
	§	
_____, 2006	§	_____
		Will Wynn
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
David Allan Smith	Shirley A. Gentry
City Attorney	City Clerk



**CASE #:** C14-06-0022  
**ADDRESS:** 1601 KRAMER LN  
**SUBJECT AREA (acres):** 2.071

### ZONING EXHIBIT A

**DATE:** 06-04  
**INTLS:** \$M

**CITY GRID  
 REFERENCE  
 NUMBER**  
 L32