

**ORDINANCE NO. 20070322-052**

**AN ORDINANCE AMENDING ORDINANCE NO. 20061116-057 AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO 1818 SOUTH LAKESHORE BOULEVARD LOCATED IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE PROPERTY.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20061116-057 is amended to include the property identified in this Part in the Riverside neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district from multifamily residence medium density (MF-3) district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on property described in File C14-05-0112 (Part), as follows:

1818 South Lakeshore Boulevard;

the "Property" as shown on Exhibit "A" (*the Tract Map*),

generally known as the Riverside neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

**PART 2.** Except as specifically provided in Parts 3 through 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

**PART 3.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

A. The minimum lot area is 2,500 square feet.

B. The minimum lot width is 25 feet.

- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.


**PART 5.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 20061116-057 that established the Riverside neighborhood plan combining district.

**PART 6.** This ordinance takes effect on April 2, 2007.

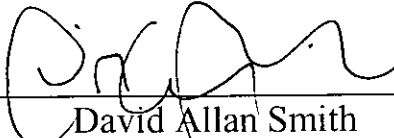
**PASSED AND APPROVED**

March 22, 2007

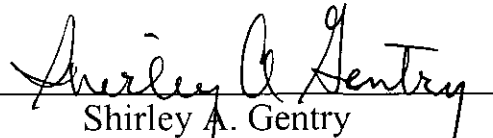
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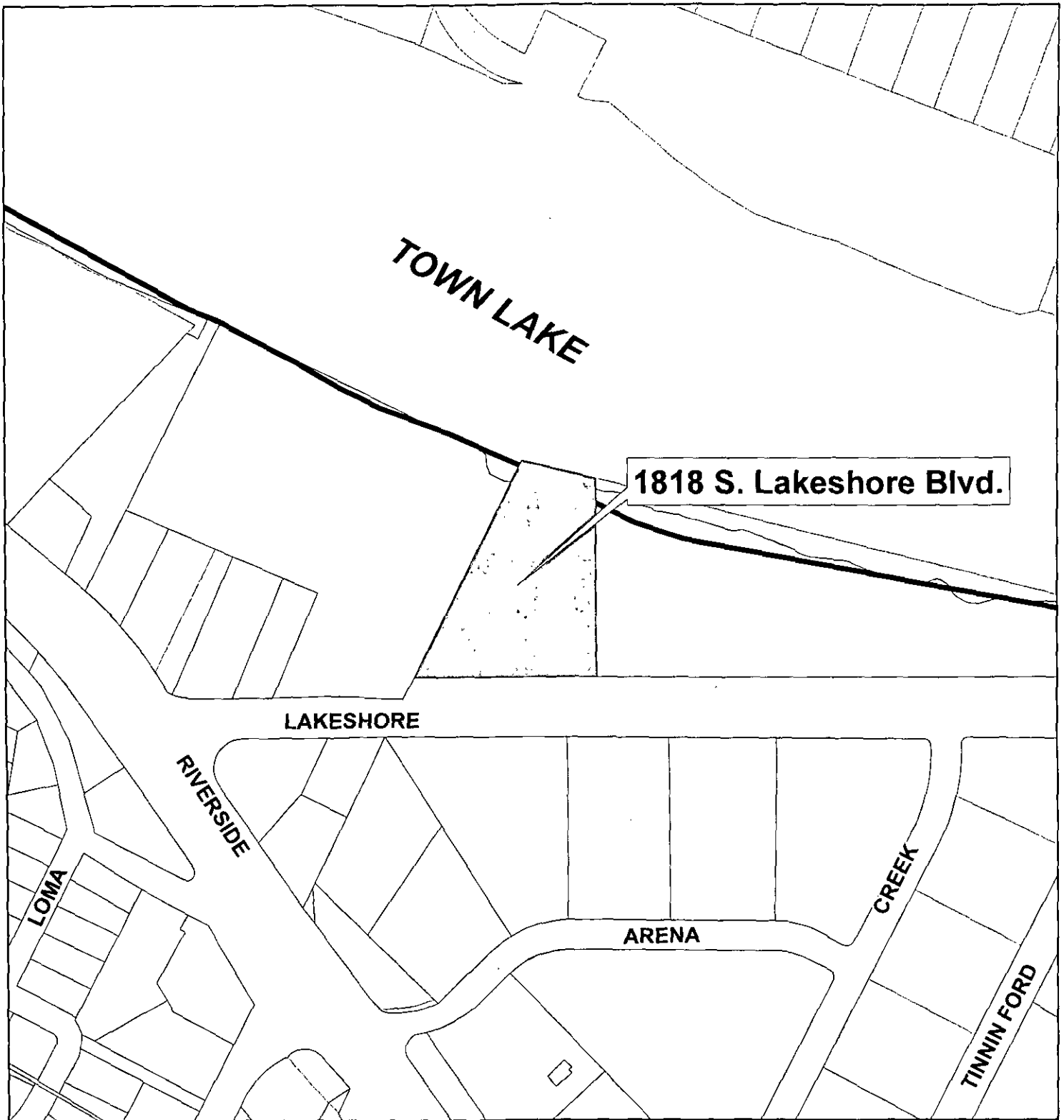
  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



**A Portion of Riverside  
Neighborhood Plan Combining District  
C14-05-0112  
1818 S. Lakeshore Blvd.**

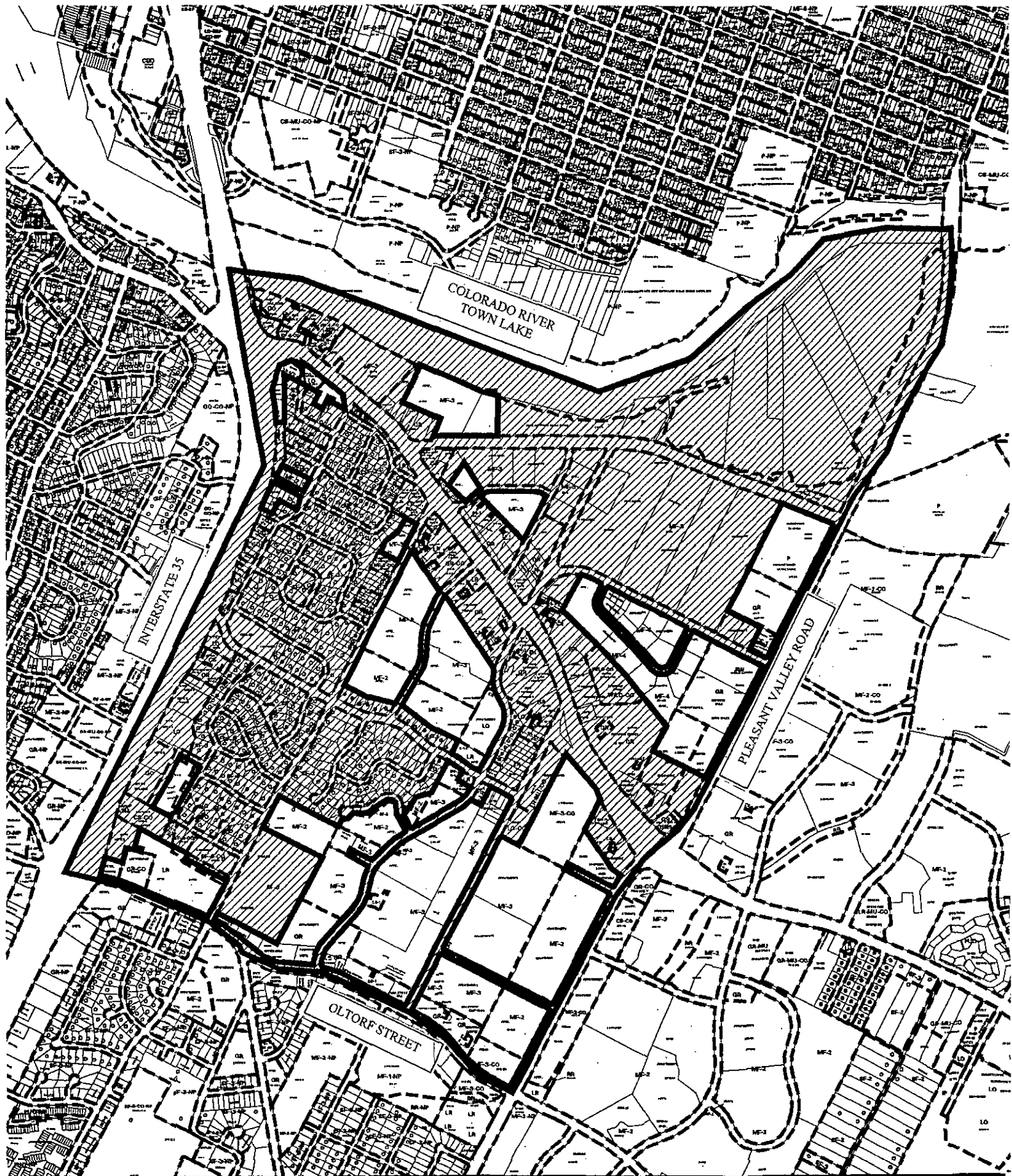
EXHIBIT A




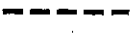


City of Austin  
Neighborhood Planning and Zoning Department  
December 28, 2006



200 100 0 200 400 600 Feet



 1" = 1200'		<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER
		<b>CASE #: C14-05-0112</b>		J19-20 K19-2'
		<b>ADDRESS: EAST RIVERSIDE</b>		0
	CASE MGR: R. HEIL	<b>NEIGHBORHOOD PLAN COMBINING DISTRICT</b>		
		<b>SUBJECT AREA (acres): N/A</b>		INTLS: SM