SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0117 - Alpha Chi Omega Sorority

REQUEST:
Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2420 Nueces Street (Waller Creek Watershed) from multi-family residence-moderate-high density-neighborhood plan (MF-4-NP) combining district zoning to multi-family residence-moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP)combining district zoning. Staff Recommendation: To grant multi-family residence-moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning. Planning Commission Recommendation: To deny multi-family residence-moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning. Applicant: Alpha Chi Omega House Corporation (Deborah Rosenquest). Agent: Dell Incorporated (Welsch Leslie). City Staff: Jorge E. Rousselin, 974-2975.

DEPARTMENT COMMENTS:

The subject property consists of a 0.4142 Acres (18,042.55 sq. ft.) site zoned MF-4-NP fronting Nueces Street and West 26th Street. The property was rezoned from MF-4 to MF-4-NP by Ordinance No. 040826-57 (Please see attachment "A") and did not impose any conditions. Furthermore, this site is subject to the University Neighborhood Overlay (UNO) zoning district created On September 2, 2004 under Ordinance No. 040902-58 (Please see Attachment "B"). The site lies within the *UNO Inner West Campus Subdistrict* which allows for a maximum height of 175 feet (Please see Attachment "C").

The applicant seeks to add self-imposed development restrictions on the subject property for the purpose of property tax relief only. Although not guaranteed by the proposed zoning change, it is the intent of the applicant to demonstrate to the taxing entities that the imposition of development restrictions on the property merit a re-evaluation of the property tax impact on the property as potentially such restrictions will limit the redevelopment or expansion of existing structures on the site. It is not the intention of the applicant to change or remove existing land uses on the site as those will remain.

OWNER/APPPLICANT: Alpha Chi Omega House Corporation (Deborah Rosenquest)

AGENT: Dell Incorporated (Welsch Leslie)

DATE OF FIRST READING: December 6, 2007

CITY COUNCIL HEARING DATE: December 13, 2007

CITY COUNCIL ACTION:
December 6, 2007: Pending

ASSIGNED STAFF: Jorge E. Rousselin , e-mail: jorge.rousselin@ci.austin.tx.us

ZONING REVIEW SHEET

CASE: C14-2007-0117

P.C. DATE: September 25, 2007
October 9, 2007
October 23, 2007

ADDRESS: 2420 Nueces Street

OWNER: Alpha Chi Omega House Corporation (Deborah Rosenquest)

AGENT: Dell Incorporated (Welsch Leslie)

REZONING FROM:
MF-4-NP (Multifamily Residence – Moderate high density – Neighborhood plan)

TO: MF-4-CO-NP (Multifamily Residence – Moderate high density – Conditional overlay – Neighborhood plan); Nature of the request is to consider imposing development restrictions on the property

AREA: 0.4142 Acres (18,042.55 sq. ft.)

SUMMARY PLANNING COMMISISON RECOMMENDATION:
October 23, 2007:
DENIED STAFF'S RECOMMENDATION FOR MF-4-CO-NP ZONING.
[C.EWEN, C.GALINDO 2ND] (5-4) D.SULLIVAN, P.HUI, S.KIRK, P.CAVAZOS – NAY

SUMMARY STAFF RECOMMENDATION:

The Staff recommends the rezoning from MF-4-NP to MF-4-CO-NP. The conditional overlay shall implement the base district site development standards of MF-4-NP to specifically address the following:

- Minimum lot size: 8,000 square feet;
- Minimum lot width: 50 feet;
- Maximum height: 60 feet;
- Minimum front yard setback: 15 feet;
- Minimum street side setback: 15 feet;
- Minimum interior side yard setback: 5 feet;
- Minimum rear yard setback: 10 feet;
- Maximum building coverage: 60%;
- Maximum impervious cover: 70%;
- Maximum floor area ratio (FAR): 0.75:1; and
- Maximum units per acre: 36-54*
  *As allowed by the LDC

The recommendation is based on the following considerations:

1.) The existing use is proposed to remain as there are no proposals to change the base land use at this time;
2.) Self-imposed site development restrictions on the site will not infringe on the character of the surrounding properties; and
3.) All other terms and conditions of Ordinance No. 040826-57 and 040902-58 shall remain.

DEPARTMENT COMMENTS:

The subject property consists of a 0.4142 Acres (18,042.55 sq. ft.) site zoned MF-4-NP fronting Nueces Street and West 26th Street. The property was rezoned from MF-4 to MF-4-NP by Ordinance No. 040826-57 (Please see attachment "A") and did not impose any conditions. Furthermore, this site is subject to the University Neighborhood Overlay (UNO) zoning district created On September 2, 2004 under Ordinance No. 040902-58 (Please see Attachment "B"). The site lies within the *UNO Inner West Campus Subdistrict* which allows for a maximum height of 175 feet (Please see Attachment "C").

The applicant seeks to add self-imposed development restrictions on the subject property for the purpose of property tax relief only. Although not guaranteed by the proposed zoning change, it is the intent of the applicant to demonstrate to the taxing entities that the imposition of development restrictions on the property merit a re-evaluation of the property tax impact on the property as potentially such restrictions will limit the redevelopment or expansion of existing structures on the site. It is not the intention of the applicant to change or remove existing land uses on the site as those will remain.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4-NP	Sorority
North	MF-4-NP	Fraternity / Sorority
South	MF-4-NP	Apartments
East	MF-4-NP	Apartments
West	MF-4-NP	Sorority

NEIGHBORHOOD PLAN:
Central Austin Combined- West University

TIA: Waived; See Transportation comments

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

UNO OVERLAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

69--University Area Partners
511--Austin Neighborhoods Council
698--West Campus Neighborhood Association
742--Austin Independent School District
744--Sentral Plus East Austin Koalition (SPEAK)
754--Central Austin Neighborhoods Planning Area Committee
786--Home Builders Association of Greater Austin
937--Taking Action Inc.
1026--Non-Profit Student Housing Preservation Group
1037--Homeless Neighborhood Organization

SCHOOLS:

Austin Independent School District

- Bryker Woods Elementary School
- O. Henry Middle School
- Austin High School

SUBJECT PROPERTY RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0021	West University Neighborhood Plan	05/25/04: APVD STAFF REC (8-0)	06/10/04: APVD PC REC (7-0), 1ST RDG 08/05/04: APVD 2ND RDG (6-0) 08/26/04: APVD W/CHANGES (7-0)

SURROUNDING PROPERTIES CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0050	LO and MF-3 to CS and MF-6	07/10/01: PVD STAFF REC OF CS-CO-MU & MF-6-CO (6-2, BB/JM-NO); LIMIT DENSITY TO 54 UNITS	07/19/01: APVD CS-MU-CO W/CONDS (6-0); 1ST RDG 08/30/01: APVD CS-MU-CO & MF-6-CO (6-0); 2ND/3RD RDGS 02/13/03: APVD AMENDING ORD. 010830-41 TO CORRECT ZONING CONDS (7-0)
C14-03-0163	MF-4 to MF-6	12/23/03: APVD STAFF REC OF MF-6 (W/75' HEIGHT LIMIT); (5-0)	02/12/04: APVD MF-6-CO (6-0-1, JG-ABSTAIN); ALL 3 RDGS

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Nueces Street	57'	36'	Local	Yes	Yes	3 Burnet
W 25th Street	64'	29'	Local	Yes	yes	

CITY COUNCIL DATE:
November 29, 2007

ACTION:
This item was postponed to December 6, 2007 at the owner's request (consent). 6-0 (Cole off the dais)

December 6, 2007

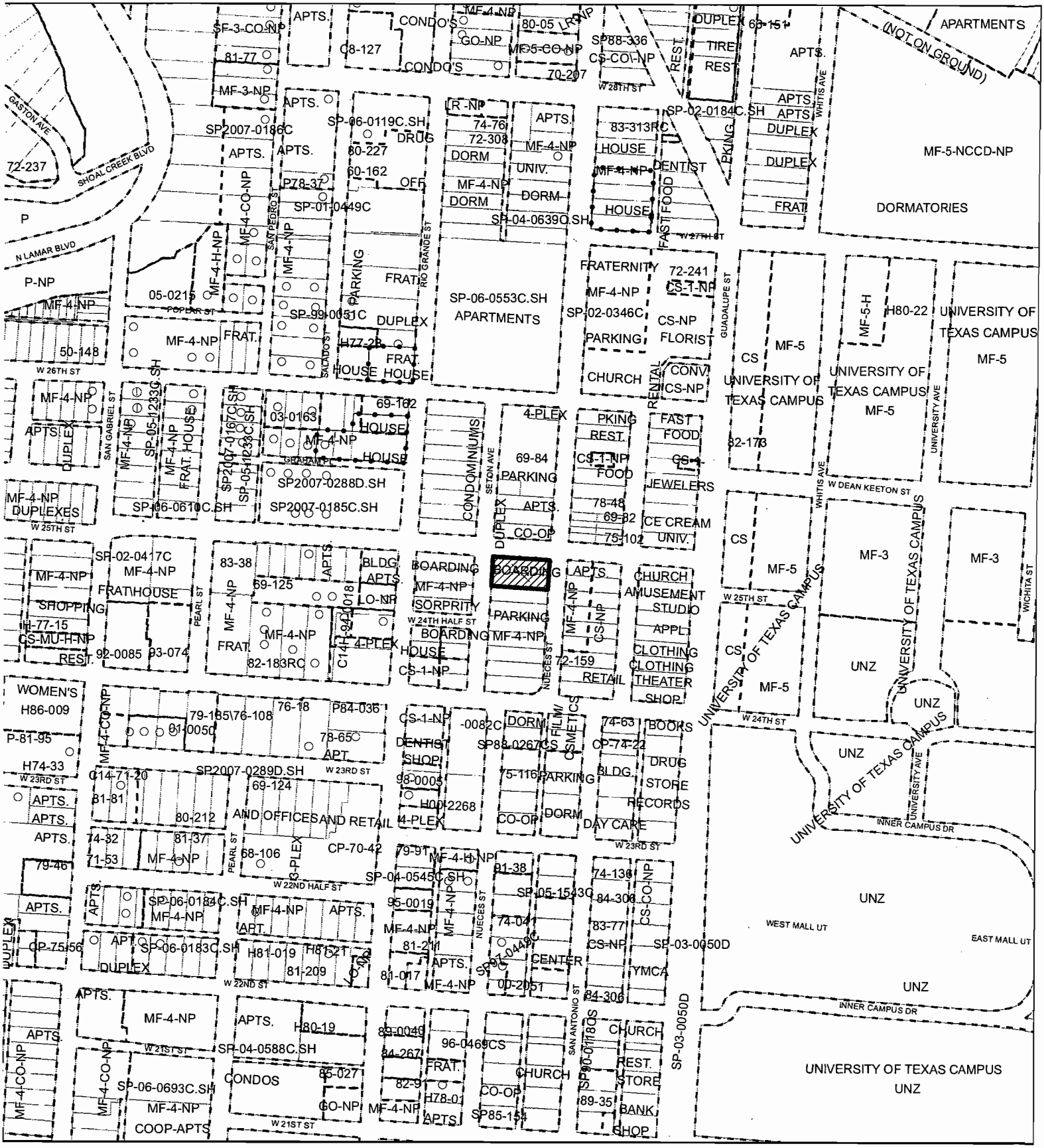
December 13, 2007

ORDINANCE READINGS: **1st** **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD **PHONE:** 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



ZONING

N

Subject Tract

Zoning Boundary

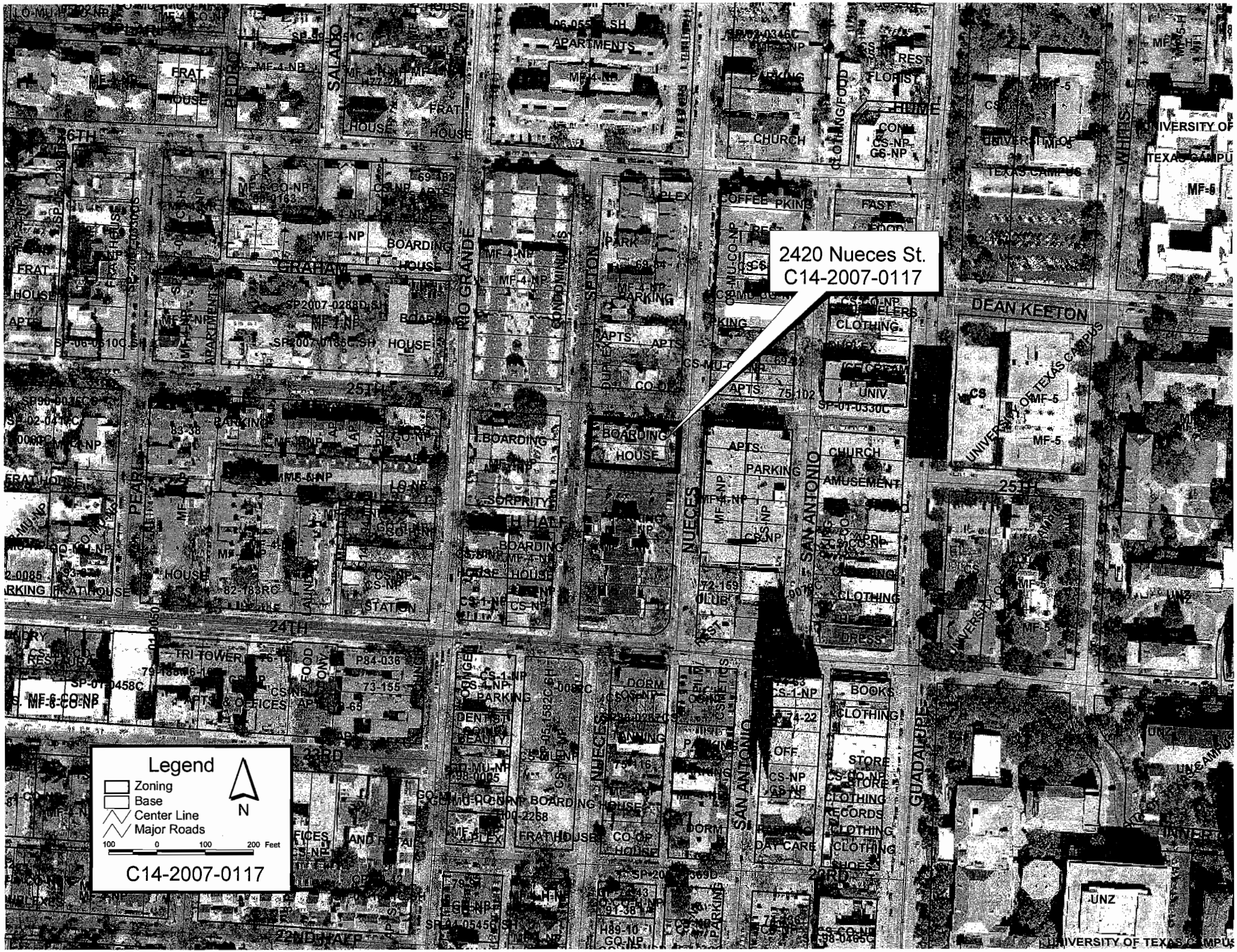
Pending Cases

1" = 400' OPERATOR: SM

ZONING CASE#: C14-2007-0117
ADDRESS: 2420 NUECES ST
SUBJECT AREA: 0.4142 ACRES
GRID: J24
MANAGER: J. ROUSSELIN

CITY OF AUSTIN FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


2420 Nueces St.
C14-2007-0117
Legend
Zoning
Base
Center Line
Major Roads
N
100 0 100 200 Feet
C14-2007-0117
DEAN KEETON
GRAHAM
RIO GRANDE
SALADO
PEDRO
SPEDTON
NUECES
SAN ANTONIO
GUADALUPE
WHITIS
PEARL
25TH
24TH
23RD
22ND HALF
UNIVERSITY OF TEXAS CAMPUS
BOARDING HOUSE
CHURCH
APARTMENTS
FRAT HOUSE
CLOTHING
BOOKS
STORE
UNZ

STAFF RECOMMENDATION

The Staff recommends the rezoning from MF-4-NP to MF-4-CO-NP. The conditional overlay shall implement the base district site development standards of MF-4-NP to specifically address the following:

- Minimum lot size: 8,000 square feet;
- Minimum lot width: 50 feet;
- Maximum height: 60 feet;
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- Maximum building coverage: 60%;
- Maximum impervious cover: 70%;
- Maximum floor area ratio (FAR): 0.75:1; and
- Maximum units per acre: 36-54* *As allowed by the LDC

The recommendation is based on the following considerations:

1.) The existing use is proposed to remain as there are no proposals to change the base land use at this time;
2.) Self-imposed site development restrictions on the site will not infringe on the character of the surrounding properties; and
3.) All other terms and conditions of Ordinance No. 040826-57 and 040902-58 shall remain.

BASIS FOR RECOMMENDATION

1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

The proposed rezoning will not have detrimental impacts on the character of the neighborhood and will maintain land use compatibility.

2. The proposed zoning should promote consistency and orderly planning.

Because a land use change is not sought, the zoning classification remains consistent and applicable. The proposed self-imposed development restrictions do not infringe on development patters for this area.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of a 0.4142 Acres (18,042.55 sq. ft.) site zoned MF-4-NP fronting Nueces Street and West 26th Street. The property was rezoned from MF-4 to MF-4-NP by Ordinance No. 040826-57 (Please see attachment "A") and did not impose any conditions. Furthermore, this site is subject to the University Neighborhood Overlay (UNO) zoning district created On September 2, 2004 under Ordinance No. 040902-58 (Please see Attachment "B"). The site lies within the *UNO Inner West Campus Subdistrict* which allows for a maximum height of 175 feet (Please see Attachment "C").

Transportation

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

2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

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

3. 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.

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

5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

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

Water and Wastewater

1. The site is served 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 extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan

1. A conditional use site plan permit will be required for any improvements to the site and/or a change of use.

2. 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.

Central Austin Combined Neighborhood Planning Area: Future Land Use Map As Amended on 5/19/05

City of Austin
Neighborhood Planning and Zoning Department
Revised July 29, 2005

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

1000 0 1000 2000 3000 4000 5000 Feet

Legend

- Single-Family
- Higher Density Single-Family
- Multi-Family
- Commercial
- Mixed Use
- Higher Density Mixed Use
- Office
- Mixed Use/Office
- Civic
- Open Space

ORDINANCE NO. 040826-57

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 442.06 ACRES OF LAND GENERALLY KNOWN AS THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 309 TRACTS OF LAND.

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 add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 309 tracts of land within the property described in Zoning Case No. C14-04-0021, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 442.06 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and as follows,

Heritage Subdistrict area bounded by Lamar Boulevard on the west, West 38th Street on the north, Guadalupe Street on the east and West 29th Street on the south;

Shoal Crest Subdistrict area bounded by Lamar Boulevard on the west, West 29th Street on the north, Rio Grande Street to San Pedro Street on the east, and 28th Street to Poplar Street on the south; and

West University Neighborhood Subdistrict area bounded by Lamar Boulevard on the west, West 24th Street on the north, Leon Street and Robbins Place on the east, and Martin Luther King, Jr. Boulevard on the south; as shown on Exhibit "B",

SAVE AND EXCEPT the following properties,

Tract 30	1005 West 22nd Street; 1904, 1906, 1908, 2100, 2102, 2108, and 2110 San Gabriel Street;

ATTACHMENT "A"

Tract 33	1903, 1905, 1907, and 1909 Robbins Place;
Tract 34 (Part)	1007 West 22nd Street
Tract 35	1919 Robbins Place;
Tract 36	1103 West 22nd Street; 1916 and 1918 Robbins Place;
Tract 40	0 (Lot 5 Olt 13 Div E Lamar at 19th); 1230-1232 West Martin Luther King, Jr. Boulevard;
Tract 44	2209 and 2301 Shoal Creek Boulevard;
Tract 49	2305 and 2307 Longview Street;
Tract 52 (Part)	1006 West 22nd Street;
Tract 60	910, 912, and 914 West 22nd-1/2 Street;
Tract 80A	2307 (S 23.3 ft Lot 3 Olt 37 Div D. Louis Horst Subd); 2309 (N 46.7 ft. Lot 3 Olt 37 Div D Louis Horst Subd) Rio Grande Street;
Tract 81	2300 and 2306 Nueces Street;
Tract 99A	1112 West 24th Street;
Tract 133A	2802, 2804, 2806, and 2808 San Pedro Street;
Tract 148A	2829 Salado Street;
Tract 201	711 West 32nd Street;
Tract 204 (Part)	3100, 3102, and 3106 King Street; 3105 Kings Lane;
Tract 236 (Part)	3201 North Lamar Boulevard; and

Tract 1019 (Part) 2833 and 2841 San Gabriel Street;

generally known as the West University neighborhood plan combining district, locally known as the area bounded by Lamar Boulevard on the west, 38th Street on the north, Guadalupe Street on the east, and Martin Luther King, Jr. Boulevard on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 309 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district, neighborhood office (NO) district, limited office (LO) district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, general office-mixed use (GO-MU) combining district, general office-mixed use-conditional overlay (GO-MU-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, general commercial services-historic (CS-H) combining district, general commercial services mixed use-conditional overlay (CS-MU-CO) combining district, and commercial-liquor sales (CS-1) district, to family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP), multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, multifamily residence high density-conditional overlay-neighborhood plan (MF-5-

CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, general office conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-conditional overlay-neighborhood plan (CS-H-CO-NP) combining district, general commercial services-mixed use-historic-neighborhood plan (CS-MU-H-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESSES	FROM	TO
1	2007 UNIVERSITY AVE	CS	CS-NP
2	1909 UNIVERSITY AVE	CS	CS-NP
3	200, 208 MARTIN LUTHER KING JR BLVD	CS	CS-NP
3A	1902 UNIVERSITY AVE	GR	GR-NP
4	216, 222 W MARTIN LUTHER KING JR BLVD	GR, CS	CS-MU-CO-NP
5	2000, 2002, 2004 UNIVERSITY AVE	GR	GR-NP
5A	2010 UNIVERSITY AVE	CS	CS-NP
6	2009, 2015 WHITIS AVE	CS	CS-NP
7	301 W 20TH ST; 300 W MARTIN LUTHER KING JR BLVD; 1902, 1908 WHITIS AVE	CS	CS-NP
8	1901, 1915 GUADALUPE ST	CS	CS-NP

TRACT	ADDRESSES	FROM	TO
9	2001, 2003, 2021 (LOT 1-3 & 18-20 OLT 21 DIV D LOUIS HORST SUBD PLUS ADJ VAC ALLEY SAVE AND EXCEPT THOSE TRACTS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBITS D [3,965 SQ FT] AND E [2,898 SQ FT]) GUADALUPE ST; 2000, 2002 WHITIS AVE	CS	CS-NP
10	2021 (A 3,965 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D) GUADALUPE ST	CS-1	CS-1-NP
11	2021 GUADALUPE ST (A 2,898 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT E)	CS-1	CS-1-NP
12	1904, 1906, 1914, 2000, 2002, 2004, 2010, 2024 GUADALUPE ST; 400 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
13	2011 SAN ANTONIO ST	CS	CS-NP
13A	414 W MARTIN LUTHER KING JR BLVD; 1907 SAN ANTONIO ST	GR-CO	GR-NP
13B	414 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
14	1908, 1930, 2020 SAN ANTONIO ST	CS	MF-4-NP
16	506, 510 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
17	1903, 1905, 1907 NUECES ST	CS	MF-4-NP
18	1911, 1915 NUECES ST	MF-4, NO	MF-4-NP
19	1908 NUECES ST	GO	MF-4-NP
20	1902 NUECES ST	CS	CS-NP
20A	600 W MARTIN LUTHER KING JR BLVD	CS-1	CS-1-NP
22	610 W MARTIN LUTHER KING JR BLVD; 1901 RIO GRANDE ST	CS	CS-NP
22A	1907 (S 35 FT LOT 3 & N 20 FT LOT 4 OLT 23 DIV D HORST SUBD) RIO GRANDE ST	LO	LO-NP
23	1900 (A 0.960 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT G SAVE AND EXCEPT THE TRACT DESCRIBED BY METES AND BOUNDS IN EXHIBIT F), 1904 RIO GRANDE ST	GR-CO	GR-CO-NP
24	706 W MARTIN LUTHER KING JR BLVD	GO	GO-NP
26	1900 PEARL ST	GO	GO-NP
26A	1904 PEARL ST	LO	LO-NP
27	906, 908, 910, 912 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
28	911, 915 W 21ST ST; 1905, 1907, 1909, 1911 SAN GABRIEL ST	MF-4	MF-4-CO-NP
29	910 W 21ST ST; 911, 915 W 22ND ST; 2101 SAN GABRIEL ST	MF-4	MF-4-CO-NP
31	1902 SAN GABRIEL ST	GO	GO-CO-NP
32	1010, 1014 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
34	1911, 1913, 1915 ROBBINS PL	MF-4	SF-3-CO-NP
38	1104 W MARTIN LUTHER KING JR BLVD; 1900 ROBBINS PL	MF-3	SF-3-CO-NP
39	1300 OLD 19TH ST; 1305, 1307 W 22ND ST; 1908 CLIFF ST	SF-3, MF-3	SF-3-CO-NP
39A	1909 (LOT 14 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD) CLIFF ST	MF-2	MF-2-CO-NP
41	1901 N LAMAR BLVD	LR-CO	LR-CO-NP

TRACT	ADDRESSES	FROM	TO
42	1905, 1907 N LAMAR BLVD	GO	GO-NP
43	2205 N LAMAR BLVD	SF-3, LO	GO-MU-CO-NP
43A	2201 N LAMAR BLVD	LO	LO-MU-CO-NP
45	2317 SHOAL CREEK BLVD; 1201 (LOT 2 & N 20 FT OF LOT 3 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	MF-4	MF-4-CO-NP
46	1201 (LOT 1 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	GO	GO-CO-NP
47	1111 W 24TH ST; 2306 LEON ST	GO	GO-CO-NP
48	2220, 2300, 2302, 2304 LEON ST; 2313 LONGVIEW ST	SF-3, MF-3	MF-3-CO-NP
50	1110 W 22ND 1/2 ST	MF-3	MF-3-CO-NP
51	1102, 1104 W 22ND ST; 2200 LEON ST	MF-3	SF-3-CO-NP
52	1008, 1010, 1012 W 22ND ST; 2201 LEON ST	MF-4	SF-3-CO-NP
53	1004 W 22ND ST	MF-4	SF-3-CO-NP
54	1011, 1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
55	1010 W 23RD ST; 2305, 2307 LEON ST	MF-4	MF-4-CO-NP
56	915 W 24TH ST (S 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	MF-4	MF-4-CO-NP
57	2312 SAN GABRIEL ST	CS-H	CS-H-CO-NP
58	901, 907, 915 W 24TH ST (N 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	LO, LR, CS-MU-CO, CS	CS-MU-CO-NP
58A	904 W 23RD ST	CS-MU-CO	CS-MU-CO-NP
58B	0 (S 1/2 OF LOT 8 LESS W14.35 FT OLT 38-39 DIVISION D), 708 W 23RD ST; 701 (LOT 9-10 OLT 38-39 DIV D), 705, 801 W 24TH ST	CS	CS-NP
59	915 W 23RD ST	MF-4	MF-4-CO-NP
61	909, 915 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
62	912 W 22ND ST	MF-4	MF-4-CO-NP
63	2210 PEARL ST	MF-2	MF-4-NP
64	715 W 23RD ST; 2216 RIO GRANDE ST	CS, CS-1	CS-NP
66	700 W 22ND ST	LO	LO-NP
68	2100 RIO GRANDE ST	GO	GO-NP
69	2109 RIO GRANDE ST	LO	LO-NP
69A	2103, 2105 RIO GRANDE ST	LO	LO-NP
70	2105 SAN ANTONIO ST	CS-CO	CS-NP
70A	408 W 21ST ST	GR-MU-CO	GR-MU-NP
71	2100, 2106, 2120, 2130 GUADALUPE ST	CS	CS-CO-NP
72	2200, 2220, 2232, 2255, 2266 GUADALUPE ST	CS	CS-CO-NP
73	411 W 23RD ST; 2203, 2207 SAN ANTONIO ST	CS	CS-NP
74	2212, 2214 SAN ANTONIO ST	CS	CS-NP
74A	2200 SAN ANTONIO ST	GO	GO-NP
75	2209, 2211 NUECES ST	GO-CO	GO-NP
76	2202 NUECES ST	NO	MF-4-NP
77	608 W 22ND ST	LO	LO-NP
78	2211 RIO GRANDE ST	GO	GO-NP
79	2209 RIO GRANDE ST	GO-MU	GO-MU-NP

TRACT	ADDRESSES	FROM	TO
80	607 W 24TH ST; 2313 RIO GRANDE ST	CS	CS-1-NP
80B	2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4)	GO-MU-CO	GO-MU-NP
82	2315 NUECES ST	CS	CS-NP
83	501 W 24TH ST	CS	CS-NP
84	411 W 24TH ST	CS-1	CS-1-NP
85	408 W 23RD ST; 2303, 2323 SAN ANTONIO ST	CS	CS-NP
86	2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST	CS	CS-CO-NP
87	2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST	CS	CS-CO-NP
88	504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST; 2406, 2410, 2418, 2422, 2426 SAN ANTONIO ST	CS	CS-NP
91	2405 RIO GRANDE ST	CS	CS-NP
91A	2401 RIO GRANDE ST	CS-1	CS-1-NP
91B	2404 SETON AVE	CS	CS-NP
92	806 (CROIX CONDOMINIUMS AMENDED) W 24TH ST	CS	MF-4-NP
92A	801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)	CS	MF-4-NP
92B	806 W 24TH ST; 2410 RIO GRANDE ST	GO	GO-NP
92C	806 W 24TH ST	LO	LO-NP
92D	2400, 2402 RIO GRANDE ST; 704 W 24TH ST	CS	CS-NP
93	2401 SAN GABRIEL ST	MF-4, GR-MU-CO	GR-MU-NP
94	1004 W 24TH ST	CS	CS-NP
95	2402 SAN GABRIEL ST	CS-H	CS-MU-H-NP
96	2406 SAN GABRIEL ST	LR	LR-NP
98	1107 W 25TH ST; 2408 LEON ST	MF-4	MF-4-CO-NP
98A	2400 LEON ST	MF-4	MF-4-CO-NP
99	2407, 2409, 2411 LONGVIEW ST	MF-4	MF-4-CO-NP
100	2410, 2414 LONGVIEW ST	MF-4	MF-4-CO-NP
100A	2400, 2404, 2408 LONGVIEW ST	MF-4	MF-4-CO-NP
102	1300, 1302 W 24TH ST; 0 N LAMAR BLVD (87.46 FT AV BLK 3 OLT 43 DIVISION D [PT GREENBELT] LESS 23971 SF INTO ROW)	MF-3, MF-4	MF-4-CO-NP
103	1200 W 25TH ST; 2520 LONGVIEW ST	GO	GO-MU-NP
104	2505 LONGVIEW ST	MF-4	MF-4-CO-NP
105	2601 N LAMAR BLVD	GO	GO-MU-NP
107	1108 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON ST	MF-4	MF-4-CO-NP
108	1002, 1010 W 26TH ST; 2600 SAN GABRIEL ST	MF-4	MF-4-CO-NP
110	1000 W 25TH ST	LR, MF-4	MF-4-NP
112	2508 (58.25X145 FT OF LOT 2 OLT 52 DIV D GRAHAM J W SUBD), 2512 RIO GRANDE ST	CS	CS-NP
113	2529 RIO GRANDE ST	CS	MF-4-NP
114	601 W 26TH ST; 2513 SETON AVE	CS	MF-4-NP

TRACT	ADDRESSES	FROM	TO
115	501 (CENTENNIAL CONDOMINIUMS REVISED 1997 SAVE AND EXCEPT A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST; 2503 (LOT 16 OLT 50 DIVISION D) NUECES ST	LR, CS	CS-MU-CO-NP
115A	2501 (LOTS 1-4 BLK A THE WHITESTONES AT 25TH SUBD) NUECES ST; 2500 (LOTS 5-8 BLK A THE WHITESTONES AT 25TH SUBD) SAN ANTONIO ST	CS-MU-CO	CS-MU-CO-NP
116	501 (A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST	CS-1	CS-1-NP
117	2500, 2512, 2514, 2520, 2522, 2538, 2552 GUADALUPE ST; 2509 SAN ANTONIO ST	CS	CS-CO-NP
118	2532 GUADALUPE ST	CS-1	CS-1-CO-NP
119	2600 GUADALUPE ST	CS	CS-NP
122	404, 510 W 26TH ST; 407 W 27TH ST; 2604 (70 X 51FT AV OLT 62 DIVISION D), 2604 (70 X 79FT OLT 62 DIVISION D), 2606, 2608, 2612 GUADALUPE ST; 2602 HUME PL	CS	CS-NP
126	2700, 2702 NUECES ST	CS	MF-4-NP
128	2704 RIO GRANDE ST	GO	GR-NP
130	803 W 28TH ST; 2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
130	2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
131	901, 903 SHOAL CLIFF CT	MF-4	MF-4-CO-NP
132	0 (LOT 1 W 5FT OF & W5'OF N15' LOT 2 E 75FT LOT 9 & E 75FT OF N 15FT LOT 10 OLT 65 DIV D GORTONS ADDN), 2612, 2704, 2706, 2708 SAN PEDRO ST	MF-4	MF-4-CO-NP
133	2710, 2712, 2800 SAN PEDRO ST	SF-3, MF-3, MF-4	MF-3-NP
135	2800, 2802, 2810 SALADO ST	SF-3, MF-4	MF-4-CO-NP
136	710 W 28TH ST	MF-3, GO	MF-4-CO-NP
137	2810 RIO GRANDE ST; 2811, 2813, 2815 SALADO ST	SF-3, MF-3	MF-4-CO-NP
141	603-605 W 29TH ST (LOT 14 LESS THE N 43 FT OF THE E 20 FT & BLK 15-16 LESS N 25FT AV BLK 3 OLT 68 DIVISION D)	CS, CS-1	CS-CO-NP
142	603-605 W 29TH ST (N 43 FT OF THE E 20 FT LOT 14 BLK 3 OLT 68 DIVISION D)	CS-1	CS-1-CO-NP
143	2814, 2818 NUECES ST; 2820, 2828 GUADALUPE ST	CS	CS-CO-NP
143A	2810, 2812 NUECES ST	MF-5	MF-5-CO-NP
143B	2802 NUECES ST	MF-5	MF-5-CO-NP
143C	2800 NUECES ST	GO	GO-NP
144	2806 NUECES ST (A 10.0 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT I)	LR	LR-NP
145	2800, 2808, 2810 GUADALUPE ST	CS	CS-CO-NP
146	2826, 2828 RIO GRANDE ST	CS	CS-CO-NP
147	2823, 2825, 2827 SALADO ST	SF-3, CS	SF-3-CO-NP
148	710 (LOT 4 BLK 2 OLT 62 DIV D -6' BYRNES JAMES SUBD) W 29TH ST	CS	CS-CO-NP
149	2828, 2830, 2832, 2834, 2836 SALADO ST	SF-3, MF-3	SF-3-CO-NP
149A	807 W 28TH 1/2 ST	SF-3	SF-3-CO-NP

TRACT	ADDRESSES	FROM	TO
150	801, 805 W 29TH ST	SF-3	LO-MU-CO-NP
151	807, 809 W 29TH ST	SF-3	LO-MU-CO-NP
152	905 W 29TH ST; 2842 PEARL ST	SF-3	LO-MU-CO-NP
153	909, 911 W 29TH ST	SF-3, LO	LO-MU-CO-NP
154	913, 915 W 29TH ST	SF-3	LO-MU-CO-NP
155	917 W 29TH ST	SF-3	LO-MU-CO-NP
156	2901 N LAMAR BLVD; 2904, 2906, 2908 (LOTS 1-6 BLK 1 THEODORE LOW SUBD SAVE AND EXCEPT A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J) SAN GABRIEL ST	GR	GR-CO-NP
156A	0 N LAMAR BLVD (TRI 15X60X62FT ABS 697 SUR 7 SPEAR G W)	GR	P-NP
157	2908 (A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J) SAN GABRIEL ST	CS-1	CS-1-CO-NP
158	2905, 2915 SAN GABRIEL ST	GR	GR-CO-NP
159	901-905 W 30TH ST; 2912 PEARL ST	SF-3, MF-2	SF-3-CO-NP
160	900 W 29TH ST	MF-2	LR-MU-CO-NP
161	808 W 29TH ST	MF-2, MF-4	MF-3-NP
162	809, 811, 813 W 30TH ST	MF-2	SF-3-CO-NP
163	804, 806 W 29TH ST	SF-3	LO-MU-CO-NP
164	2900 WEST AVE	SF-3	LR-MU-CO-NP
165	2915 WEST AVE	MF-4	MF-4-CO-NP
166	710 W 29TH ST (LOT 18-20 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	CS	CS-CO-NP
167	710 W 29TH ST (LOT 1-3 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	GR	CS-CO-NP
168	2914, 2916, 2918 SALADO ST	SF-3, MF-2	SF-3-CO-NP
169	2920 SALADO ST	MF-2	MF-2-NP
169A	621 W 30TH ST; 2906, 2908, 2910, 2912, 2914 RIO GRANDE ST	SF-3, MF-2	SF-3-CO-NP
170	2900, 2902, 2904 RIO GRANDE ST	SF-3, CS	CS-CO-NP
171	607 W 29TH 1/2 ST; 2907 RIO GRANDE ST	MF-2	SF-3-CO-NP
172	620 W 29TH ST	CS	CS-CO-NP
173	603, 605 W 29TH 1/2 ST	SF-3	MF-2-NP
174	606 W 29TH ST	CS	CS-CO-NP
175	604, 606 W 29TH 1/2 ST; 613 W 30TH ST	SF-3	MF-2-NP
176	2900, 2904, 2928 (LOTS 4-7 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-CO-NP
177	2928 (LOT 8 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-1-CO-NP
178	2934 GUADALUPE ST	CS	CS-CO-NP
179	3000 GUADALUPE ST	CS	CS-MU-CO-NP
179A	3002 GUADALUPE ST	CS-H	CS-H-CO-NP
180	609 W 31ST ST; 3004, 3006, 3010, 3016 GUADALUPE ST	GO, CS	CS-MU-CO-NP
181	613, 615, 617 W 31ST ST 611 W 31ST ST	SF-3, MF-2 MF-2	SF-3-CO-NP MF-1-CO-NP
183	3000 GUADALUPE ST	MF-4	MF-4-CO-NP

TRACT	ADDRESSES	FROM	TO
184	3009, 3011 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
185	3015 WASHINGTON SQ	MF-2	MF-1-CO-NP
186	3000, 3002, 3006 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
187	708, 710, W 30TH ST; 707, 709 W 31ST ST; 3007, 3009, 3011, 3013, 3015, 3019 WEST AVE	SF-3, MF-2	SF-3-CO-NP
188	706 W 30TH ST	MF-2	MF-2-CO-NP
189	3008 WEST AVE	MF-2	SF-3-CO-NP
190	800, 806, 808, 900, 902, 904, 906, 908 W 30TH ST	SF-3, MF-2	SF-3-CO-NP
191	811 W 31ST ST	MF-2	SF-3-CO-NP
192	3007, 3009 (W 109.75 FT OF LOT 1-A OLT 72&75 DIV D WALTON ANNEX), 3011, 3027 N LAMAR BLVD	LR, CS, CS-MU-CO	LR-CO-NP
192A	3015 N LAMAR BLVD	CS	CS-CO-NP
193	3009 N LAMAR BLVD (E 50 FT OF LOT 1-A OLT 72&75 DIV D PLUS 1/2 ADJ VAC ALLEY WALTON ANNEX)	LO	NO-MU-NP
194	3001 N LAMAR BLVD (LOTS 20 & 21 OLT 72&75 DIV D OAKWOOD)	CS	CS-CO-NP
195	3001 N LAMAR BLVD (LOT 22 & W 15FT LOT 23 OLT 72&75 DIV D OAKWOOD)	GR	GR-CO-NP
196	3125 N LAMAR BLVD	CS	CS-CO-NP
197	906 W 31ST ST	MF-3	NO-MU-NP
198	3116 GRANDVIEW ST	MF-2	MF-1-CO-NP
199	3111 GRANDVIEW ST	MF-2	MF-2-CO-NP
204	703, 705 W 32ND ST; 3104 KING ST; 3101 KINGS LN; 700, 702, 704, 706 W 31ST ST	SF-3, MF-2, MF-3	SF-3-CO-NP
206	701 W 32ND ST	MF-2	MF-1-CO-NP
207	635 W 31ST 1/2 ST	MF-2	MF-2-CO-NP
208	609, 611, 613, 615, 631 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
209	3100 GUADALUPE ST	CS	CS-CO-NP
210	3110, 3116, 3120 GUADALUPE ST	CS	CS-CO-NP
211	606, 608 610, 612, 614, 616, 618 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
213	3202, 3204, 3208 GUADALUPE ST	CS	CS-CO-NP
214	0 (E 18 FT OF LOT 8 BLK 2 OLT 75-76 DIV D GYPSY GROVE), 607 W 33RD ST	SF-3, CS	SF-3-CO-NP
215	612, 614, 616 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
216	610 W 32ND ST	MF-2	MF-1-CO-NP
217	609, 611, 613, 615 W 33RD ST	SF-3, MF-2	SF-3-CO-NP
219	3300 GUADALUPE ST	CS	CS-CO-NP
220	3316 GUADALUPE ST	CS	CS-MU-CO-NP
221	612, 614, 616, 618 W 33RD ST; 627, 631 W 34TH ST; 3313 KING ST	GO, CS	SF-3-CO-NP
222	700, 702 W 32ND ST	MF-2	SF-3-CO-NP
223	706 W 32ND ST; 3208 KING ST	MF-2	MF-2-CO-NP
224	3208, 3210 KING ST	SF-3, MF-2	SF-3-CO-NP
225	707 W 34TH ST; 0 (W50FT OF LOT 4 BLK 2 OLT 75 DIV D SMYTH ADDN), 3300 KING ST	LO	LO-NP
226	709, 715 W 34TH ST; 3211 WEST AVE	LO	LO-NP
227	708 W 32ND ST; 3201, 3205 WEST AVE	SF-3, MF-2	SF-3-CO-NP
228	901, 903 W 31ST ST; 3204 WEST AVE	SF-3, MF-2	SF-3-CO-NP
229	3206 WEST AVE	LO	LO-CO-NP

TRACT	ADDRESSES	FROM	TO
230	801 W 34TH ST	LO	LO-NP
231	3205, 3207 GRANDVIEW AVE	LO	LO-CO-NP
232	806 W 32ND ST	MF-2	MF-2-CO-NP
233	808, 810 W 32ND ST	MF-2	SF-3-CO-NP
234	3200, 3204, 3206, 3208 (LOT 5 & S10FT OF LOT 6 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) GRANDVIEW ST	MF-2, LO	MF-2-NP
235	3316 (N40FT OF LOT 6-8 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB PLUS ADJ VAC ALLEY) GRANDVIEW ST	LO	LO-NP
236	3303 (LOT 14-15 & S 15 FT OF LOT 13 & N 9 FT OF LOT 16 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS, CS-1	CS-CO-NP
237	3311 (LOT 12 & N 34 FT OF LOT 13 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS-1	CS-1-CO-NP
238	905 W 34TH ST; 3317 N LAMAR BLVD	CS	CS-CO-NP
239	3401, 3411, 3419, 3423 N LAMAR BLVD	CS	CS-CO-NP
240	3501 N LAMAR BLVD; 3400, 3406, 3408, 3412 OWEN AVE	CS	P-NP
241	800, 808 W 34TH ST; 3408 WEST AVE	LO	LO-NP
242	905, 907 W 37TH ST; 3507 N LAMAR BLVD; 3500, 3501, 3502, 3503 OWEN CIR	MF-2, MF-3, LO, CS	P-NP
243	711 W 38TH ST (N 323.29 FT MEDICAL SCIENCE CENTER CONDOMINIUMS)	LR	GR-CO-NP
244	711 (S 154.55 FT MEDICAL SCIENCE CENTER CONDOMINIUMS) W 38TH ST; 3509, 3511, 3513 WEST AVE	LO, LR	LO-MU-NP
245	700, 702, 704, 706, 710, 712, 714, 720 W 34TH ST; 3409 WEST AVE	SF-3, LO	LO-NP
245A	717 W 35TH ST	LO-CO	LO-CO-NP
246	631 W 38TH ST	GO	GR-CO-NP
247	624 W 37TH ST	MF-4	LR-MU-CO-NP
248	623 W 38TH ST	LO	GR-CO-NP
249	601 W 38TH ST; 3702 (LOT 1 BLK 7 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
250	3702 (LOT 2 BLK 6 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS-1	CS-1-CO-NP
251	604 W 37TH ST; 3700 GUADALUPE ST	CS	CS-CO-NP
252	605 W 37TH ST; 3510 (N 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
253	3510 (S 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS, CS-1	CS-1-CO-NP
254	606 MAIDEN LN	CS	CS-1-CO-NP
255	3500 GUADALUPE (E 100 FT LOTS 1-3 BLK 4 OLT 75-76 DIV D GYPSY GROVE SAVE AND EXCEPT A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS	CS-CO-NP
256	3500 GUADALUPE (A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS-1	CS-1-CO-NP

TRACT	ADDRESSES	FROM	TO
257	607 W 37TH ST	CS	CS-CO-NP
259	604 W 35TH ST	CS	CS-CO-NP
260	3402, 3404, 3406 GUADALUPE ST	CS	CS-CO-NP
261	612, 616, 620, 624, 630 W 34TH ST	CS	CS-CO-NP
262	3680 WEST AVE	LO, GO	GR-MU-CO-NP
263	3515 N LAMAR BLVD	CS	CS-CO-NP
264	901, 911 W 38TH ST	CS	CS-CO-NP
265	3701 N LAMAR BLVD	CS	CS-CO-NP
266	806 W 37TH ST; 801 W 38TH ST	GR	GR-NP
1000	1107 W 22ND ST; 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917 DAVID ST	SF-3	SF-3-CO-NP
1001	1113 W 22ND ST; 1900, 1902, 1904, 1906, 1910, 1912, 1914, 1916 DAVID ST	SF-3	SF-3-CO-NP
1002	1207 W 22ND ST; 1909 (S 25 FT LOT 15 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD), 1913 CLIFF ST	SF-3	SF-3-CO-NP
1003	1901, 1907 CLIFF ST	SF-3	SF-3-CO-NP
1005	0 (LOT 8 BLK B OLT 29 DIV D LAWLESS PLUS ADJ 1/2 VAC STREET), 1202, 1204, 1208, 1210, 1216 W 22ND ST; 2200, 2202 LONGVIEW ST	SF-3	SF-3-CO-NP
1006	1201, 1203, 1205, 1207, 1209, 1211, 1215 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1007	1114 W 22ND ST	SF-3	SF-3-CO-NP
1008	1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1009	1114 W 22ND ½ ST	SF-3	SF-3-CO-NP
1010	1100, 1102, 1104, 1106 W 22ND 1/2 ST; 2218 LEON ST	SF-3	SF-3-CO-NP
1011	2309, 2311 LONGVIEW ST	SF-3	SF-3-CO-NP
1013	1200, 1202, 1204, 1206, 1208 W 22ND 1/2 ST; 2212, 2306, 2308, 2310 LONGVIEW ST; 2303, 2305, 2307, 2309, 2311, 2313 SHOAL CREEK BLVD	SF-3	SF-3-CO-NP
1014	805, 905 W 28TH 1/2 ST; 2810, 2814, 2816 SAN PEDRO ST; 2815, 2819, 2825 SAN GABRIEL ST; 0 (S 44.6FT OF E 29FT OF LOT 1&2 BLK 3 OLT 70 DIV D BYRNES JAMES SUBD) PEARL ST	SF-3	SF-3-CO-NP
1015	2818, 2820, 2822, 2826 SALADO ST	SF-3	SF-3-CO-NP
1016	2817, 2819, 2821 SALADO ST	SF-3	SF-3-CO-NP
1017	804, 806 W 28TH 1/2 ST; 2831, 2833, 2835, 2837 PEARL ST	SF-3	SF-3-CO-NP
1018	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840 PEARL ST	SF-3	SF-3-CO-NP
1019	2827, 2829, 2831, 2835, 2837, 2839, 2845 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1020	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1021	2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1022	2830, 2832, 2834, 2838, 2840, 2842, 2844, 2848 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1023	801, 803, 805, 807 W 30TH ST; 2810, 2812, 2814, 2824 PEARL ST	SF-3	SF-3-CO-NP
1024	907 W 30TH ST	SF-3	SF-3-CO-NP

TRACT	ADDRESSES	FROM	TO
1025	2910 PEARL ST	SF-3	SF-3-CO-NP
1026	2902, 2904 WEST AVE	SF-3	SF-3-CO-NP
1028	710 W 29TH ST (LOT 4 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	SF-3	SF-3-CO-NP
1030	615 W 30TH ST; 2911, 2913, 2915, 2917 RIO GRANDE ST	SF-3	SF-3-CO-NP
1034	804, 808, 810, 900, 902, 904 W 30TH 1/2 ST	SF-3	SF-3-CO-NP
1035	807 W 31ST ST	SF-3	SF-3-CO-NP
1036	3012, 3018 WEST AVE	SF-3	SF-3-CO-NP
1040	3008, 3010, 3014 WASHINGTON SQ	SF-3	SF-3-CO-NP
1041	3001, 3005, 3007 WASHINGTON SQ	SF-3	SF-3-CO-NP
1044	607 W 32ND ST	SF-3	SF-3-CO-NP
1046	615 W 32ND ST; 3109 KING ST	SF-3	SF-3-CO-NP
1048	3101, 3103 WEST AVE	SF-3	SF-3-CO-NP
1049	3112 WEST AVE	SF-3-H	SF-3-H-CO-NP
1049A	807, 809 W 32ND ST; 3114 WEST AVE	SF-3	SF-3-CO-NP
1049B	806, 810 W 31ST ST; 0 (E 40FT OF S19FT LOT 65 & E40FT OF W39FT LOT 66 OLT 72-75 DIV D OAKWOOD), 3107, 3109 GRANDVIEW ST	SF-3	SF-3-CO-NP
1049C	804 W 31ST ST; 3102, 3104, 3108, 3110 WEST AVE	SF-3	SF-3-CO-NP
1050	900, 902 W 31ST ST; 3104, 3108, 3110, 3112 GRANDVIEW ST; 3113 OWEN AVE	SF-3	SF-3-CO-NP
1057	606, 608 W 32ND ST	SF-3	SF-3-CO-NP
1060	3410, 3504 WEST AVE	SF-3	SF-3-CO-NP
1061	3506 WEST AVE	SF-3-H	SF-3-H-CO-NP
1062	3508, 3510 WEST AVE	SF-3	SF-3-CO-NP
1063	3413, 3415 WEST AVE	SF-3	SF-3-CO-NP
1064	703, 705, 707, 709, 711, 713, 715 W 35TH ST; 3404 KING ST	SF-3	SF-3-CO-NP
1065	700, 702, 704, 706, 708, 710, 712, 714, 716 W 35TH ST; 3504 KING ST	SF-3	SF-3-CO-NP
1066	607, 609, 611, 615, 617, 619, 621 W 35TH ST; 3403 KING ST	SF-3	SF-3-CO-NP
1067	606, 610, 614, 616, 618, 620 W 35TH ST	SF-3	SF-3-CO-NP
1068	611 W 35TH ST	SF-3	SF-3-CO-NP
1069	609 W 37TH ST	SF-4A	SF-4A-CO-NP

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:

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

2. The minimum lot width is 25 feet.

3. 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 West University, Shoal Crest and Heritage Subdistricts:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.

2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Section s 25-2-1502 through 25-2-1504 of the Code:

1, 2, 3, 3A, 4, 4A, 5, 5A, 6-13, 13A, 13B, 16, 20, 20A, 22, 22A, 23, 24, 26, 26A, 27, 31, 32, 58, 58A, 58B, 64, 66, 68, 69, 69A, 70, 70A, 71-74, 74A, 75, 77-80, 80B, 82-88, 91, 91A, 91B, 92B, 92C, 92D, 93, 94, 96, 112, 115, 115A, 116-119, 122, 128, 141-143, 143C, 144-146, 148, 156, 157, 158, 166, 167, 170, 172, 174, 176-179, 179A, 180, 183, 192, 192A, 193-197, 209, 210, 213, 219, 220, 225, 226, 230, 237-239, 241, 243-245, 245A, 246-256, 259, 260, 261, 262-266

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 30 feet from ground level on the following tracts:

   38, 39, 39A, 50, 51, 52, 53, 147, 149A, 159, 162, 168, 169, 169A, 171, 181, 184, 185, 186, 187, 188, 189, 190, 191, 198, 199, 204, 206, 207, 208, 211, 214, 215, 216, 217, 221, 222, 223, 224, 227, 228, 231, 232, 233, 234, 1000-1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1028, 1030, 1034, 1036, 1040, 1041, 1044, 1046, 1048, 1049, 1049A, 1049B, 1049C, 1050, 1057, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069.

2. The maximum height of a building or structure is 35 feet from ground level on Tracts 39A, 45, 46, 47, 48, 50, 54, 55, 148, 148A, 151, 152, 153, 154, 155, 163, 164, 166, 244, and 257.

3. The maximum height of a building or structure is 40 feet from ground level on Tracts 27, 28, 29, 31, 32, 56, 57, 59, 61, 62, 98A, 100A, 102, 135, 137, 141, 142, 156, 157, 161, 167, 170, 173, 179, 179A, 180, 183, 192A, 194, 195, 209, 210, 213, 219, 252, 253, 254, 255, 256, 259, 260, 261, and 262.

4. The maximum height of a building or structure is 45 feet from ground level on Tracts 196 and 158.

5. The maximum height of a building or structure is 50 feet from ground level on Tracts 98, 99, 100, 103, 104, 105, 107, 130, 136, 143, 143A, 143B, 143C, 156, 172, 174, 176, 177, 178, 237, 238, 239, 248, 249, 250, 251, and 263.

6. The following applies to Tracts 43 and 44.

   A. For an office use or a residential use, the maximum building coverage is 21,000 square feet.

   B. The maximum impervious cover is 75 percent.

   C. Except as provided in Subsection D, a building or structure may not exceed a height of 578 feet above sea level.

   D. A building or structure located within the area measured 90 feet from the rear property line may not exceed a height of 570 feet above sea level.

   E. The maximum floor area ratio is 0.75 to 1.0.

   F. A residential unit may not exceed 1,200 square feet gross floor area.

7. The following applies to Tract 43A.

   A. For an office use or a residential use, the maximum building coverage is 3,000 square feet.

   B. Except as provided in Subsection C, a building or structure may not exceed a height of 578 feet above sea level.

C. A building or structure located within the area measured 90 feet from the rear property line may not exceed a height of 570 feet above sea level.

8. Vehicular access from Tracts 43 and 44 to West 22 ½ Street is prohibited. All vehicular access to the tracts shall be from other adjacent public streets or through other adjacent property.

9. Vehicular access from Tract 43A to West 22 Street is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.

10. A site plan or building permit for Tract 70 may not be approved, released, or issued, if the completed development or uses of Tract 70, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

11. The following uses are prohibited uses of Tracts 150, 151, 152, 153, 154, and 155:

Medical offices (less than 5000 sq. ft.)
Medical offices (exceeds 5000 sq. ft.)

12. Group residential use is a prohibited use of Tracts 31, 32, 39A, 43, 46, 47, 48, 50, 54, 55, 133, 135, 137, 185, 188, 198, 201, 206, 207, 216, 223, and 232.

13. Club or lodge use and community recreation (private) use are prohibited uses of Tracts 31, 32, 38, 39, 39A, 41-43, 46-48, 50-55, 1000-1003, 1005-1011, and 1015.

14. The following uses are prohibited uses of Tract 23:

Automotive rentals
Automotive repair services
Business support services
General retail sales (general)
Indoor entertainment
Community recreation (public)
Outdoor sports and recreation
Pawn shop services
Personal improvement services
Pet services
Automotive washing (of any type)
Automotive sales
Business or trade school
Commercial off-street parking
Indoor sports and entertainment
Community recreation (private)
Consumer convenience services
Consumer repair services
Drop-off recycling collection facility
Exterminating services

Food sales
Restaurant (general)
Restaurant (limited)
General retail sales (convenience)
Research services
Financial services
Service station
Theater

15. The following uses are prohibited uses of Tract 41:

Consumer convenience services
Consumer repair services
Food sales
Financial services
Guidance services
Off-site accessory parking
Personal services
Pet services
Restaurant (limited)
Service station

16. The following uses are prohibited uses of Tracts 196, 237, 238, 239, and 263:

Agricultural sales and services
Automotive washing (of any type)
Campground
Maintenance and service facilities
Convenience storage
Drop-off recycling collection facilities
Outdoor sports and recreation
Pawn shop services
Transportation terminal
Indoor sports and recreation
Kennels
Limited warehousing and distribution
Commercial off-street parking
Construction sales and services
Monument retail sales
Outdoor entertainment
Electronic prototype assemble
Equipment repair services
Equipment sales
Vehicle storage

17. The following uses are conditional uses of Tracts 196, 236, 237, 238, 239, and 263:

Automotive rentals
Automotive sales
Commercial blood plasma center
Hospital services (general)
Hotel-motel
Laundry services
Research services
Automotive repair services
Club or lodge
Building maintenance services
Residential treatment
Service station
Transitional housing

18. The following uses are prohibited uses of Tracts 156, 157, 158, and 195:

Automotive washing (of any type)
Commercial off-street parking
Outdoor sports and recreation
Pawn shop services

Indoor sports and recreation
Kennels
Outdoor entertainment
Transportation terminal
Vehicle storage

19. The following uses are conditional uses of Tracts 156, 157, 158, and 195:

Automotive rentals
Automotive sales
Hotel-motel
Service station
Automotive repair services
Hospital services (general)
Residential treatment

20. Cocktail lounge use is a prohibited use of Tract 157.

21. The following uses are prohibited uses of Tracts 249 and 264:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
Campground
Limited warehousing and distribution
Maintenance and service facilities
Convenience storage
Drop-off recycling collection facilities
Outdoor sports and recreation
Pawn shop services
Transportation terminal
Service station
Automotive rentals
Automotive sales
Building maintenance services
Kennels
Indoor sports and recreation
Construction sales and services
Monument retail sales
Outdoor entertainment
Electronic prototype assembly
Equipment repair services
Equipment sales
Vehicle storage

22. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 141, 142, 146, 146A, 148, 160, 164, 166, 170, 172, 174, 243, 246, 248, 249, 261, 262, 264, and 266.

23. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260.

24. Drive-in service is prohibited as an accessory use to restaurant (general and limited) uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260.

25. The following uses are conditional uses of Tracts 249 and 264:

Business or trade school
College and university facilities
Commercial blood plasma center
Plant nursery
Research services
Hospital services (general)
Hotel-motel
Indoor entertainment
Indoor sports and recreation
Laundry services
Commercial off-street parking
Residential treatment
Transitional housing

26. The following uses are prohibited uses of Tract 243, 246, 248, 262, and 266:

Automotive rentals
Automotive sales
Construction sales and services
Indoor sports and recreation
Outdoor sports and recreation
Service station
Automotive repair services
Automotive washing (of any type)
Drop-off recycling collection facilities
Outdoor entertainment
Pawn shop services

27. The following uses are conditional uses of Tracts 243, 246, 248, 262, and 266:

Business or trade school
College and university facilities
Commercial off-street parking
Group home, Class II
Hospital services (general)
Hotel-motel
Indoor entertainment
Research services
Residential treatment
Transitional housing

28. The following uses are prohibited uses of Tract 257:

Arts and craft studio (industrial)
Exterminating services
Campground
Kennels

29. The following uses are prohibited uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 259, and 260:

Arts and craft studio (industrial)
Exterminating services
Vehicle storage
Campground
Kennels

30. The following uses are conditional uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260:

Automotive repair services
Club or lodge
Commercial off-street parking
Convenience storage
Equipment repair services
Hospital services (general)
Off-site accessory parking
Building maintenance services
Commercial blood plasma center
Construction sales and services
Drop-off recycling collection facility
Equipment sales
Laundry services
Service station

31. The following uses are prohibited uses of Tract 261:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
Business support services
College and university facilities
Commercial off-street parking
Convenience storage
Drop-off recycling collection facilities
Equipment repair services
Funeral services
Hotel-motel
Indoor sports and recreation
Laundry services
Maintenance and service facilities
Outdoor entertainment
Pawn shop services
Private primary educational facilities
Public primary educational facilities
Research services
Transportation terminal
Automotive rentals
Automotive sales
Building maintenance services
Campground
Commercial blood plasma center
Construction sales and services
Custom manufacturing
Electronic prototype assembly
Equipment sales
Hospital services (general)
Indoor entertainment
Kennels
Limited warehousing and distribution
Monument retail sales
Outdoor sports and recreation
Plant nursery
Private secondary educational facilities
Public secondary educational facilities
Residential treatment
Vehicle storage

32. The following uses are conditional uses of Tract 261:

Exterminating services
Hospital services (limited)
Service station
Group home, Class II
Off-site accessory parking
Transitional housing

33. The following uses are prohibited uses of Tracts 141, 142, 146, 166, 170, 172, and 174:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
Business support services
Campground
Commercial blood plasma center
Construction sales and services
Drop-off recycling collection facilities
Equipment repair services
Funeral services
Hospital services (limited)
Indoor entertainment
Kennels
Maintenance and service facilities
Medical offices (exceeds 5000 sq. ft.)
Outdoor entertainment
Outdoor sports and recreation
Private primary educational facilities
Public primary educational facilities
Research services
Transportation terminal
Automotive rentals
Automotive sales
Building maintenance services
Business or trade school
College and university facilities
Commercial off-street parking
Convenience storage
Electronic prototype assembly
Equipment sales
Hospital services (general)
Hotel-motel
Indoor sports and recreation
Limited warehousing and distribution
Monument retail sales
Medical offices (not exceeding 5000 sq. sq. ft.)
Pawn shop services
Private secondary educational facilities
Public secondary educational facilities
Residential treatment
Vehicle storage

34. The following uses are conditional uses of Tracts 141, 142, 146, 148, 166, 170, 172, and 174:

Club or lodge
Exterminating services
Group home, Class II
Laundry services
Off-site accessory parking
Plant nursery
Service station
Transitional housing

35. The following uses are prohibited uses of Tract 160 and 164:

Financial services
Service station

36. Residential uses are prohibited on the first floor of a building or structure on Tract 180.

37. The following uses are prohibited uses of Tract 148:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
Business support services	Business or trade school
Campground	College and university facilities
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Drop-off recycling collection facilities	Electronic prototype assembly
Equipment repair services	Equipment sales
Funeral services	Hospital services (general)
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monument retail sales
Medical offices (exceeds 5000 sq. ft.)	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Research services	Residential treatment
Transportation terminal	Vehicle storage

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

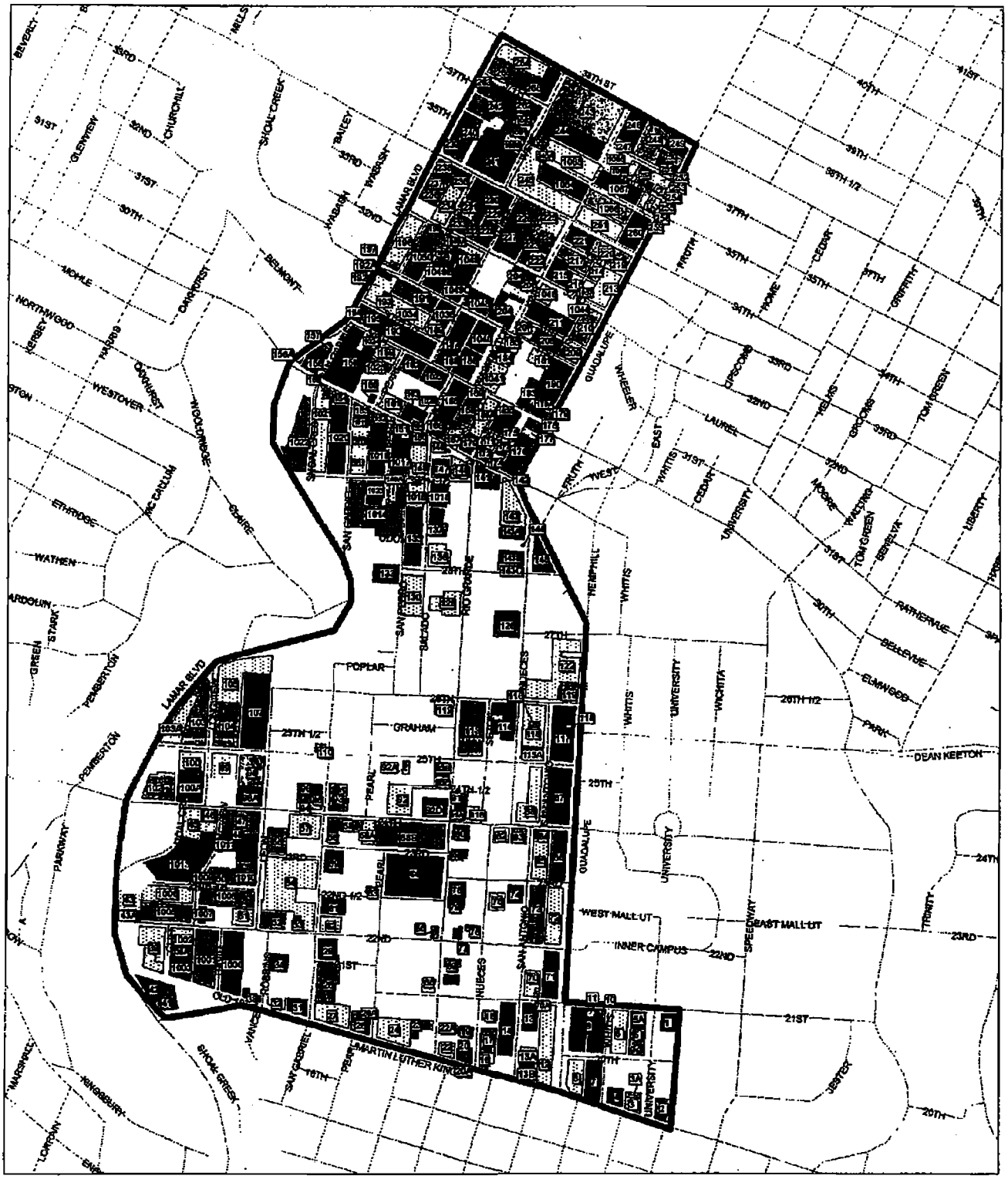
PART 7. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

August 26, 2004 § Will Wynn
Will Wynn
Mayor

APPROVED: David Allan Smith
City Attorney

ATTEST: Yvonne Spence for Shirley A. Brown
City Clerk



West University Neighborhood Planning Area: Rezonings Approved on 3nd Reading 8-26-04

Case #C14-04-0021 EXHIBIT A

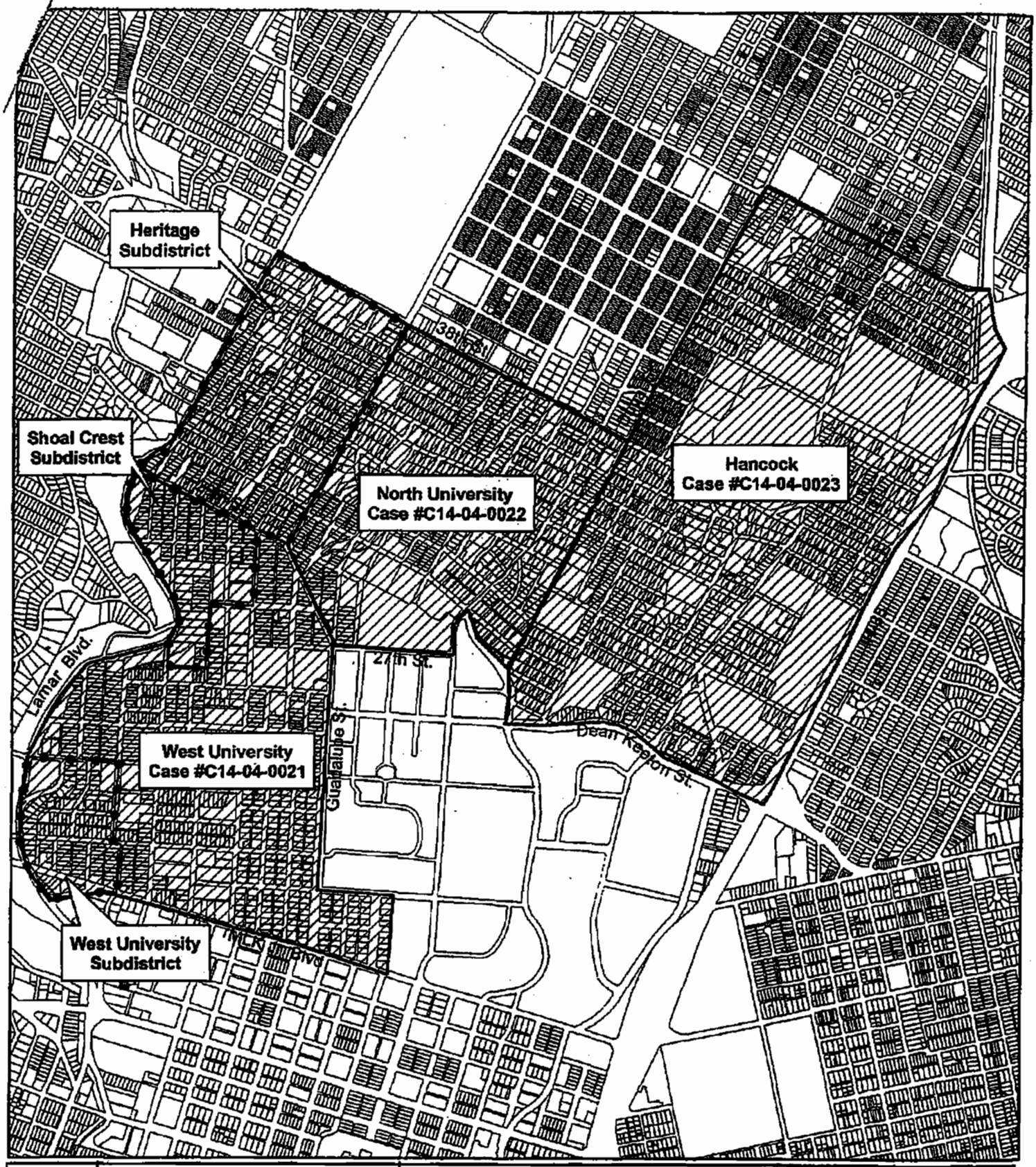
500 0 500 1000 1500 Feet

Legend

Properties with proposed zoning changes

999 Tract Number

City of Austin
Neighborhood Planning and Zoning Department



N

1" = 1500'

SUBJECT TRACT

SUBDISTRICT BOUNDARY

CASE MGR: G. RHOADES

ZONING EXHIBIT B

CASE	AREA (ACRES)
C14-04-0021	454.74
C14-04-0022	234.87
C14-04-0023	541.38

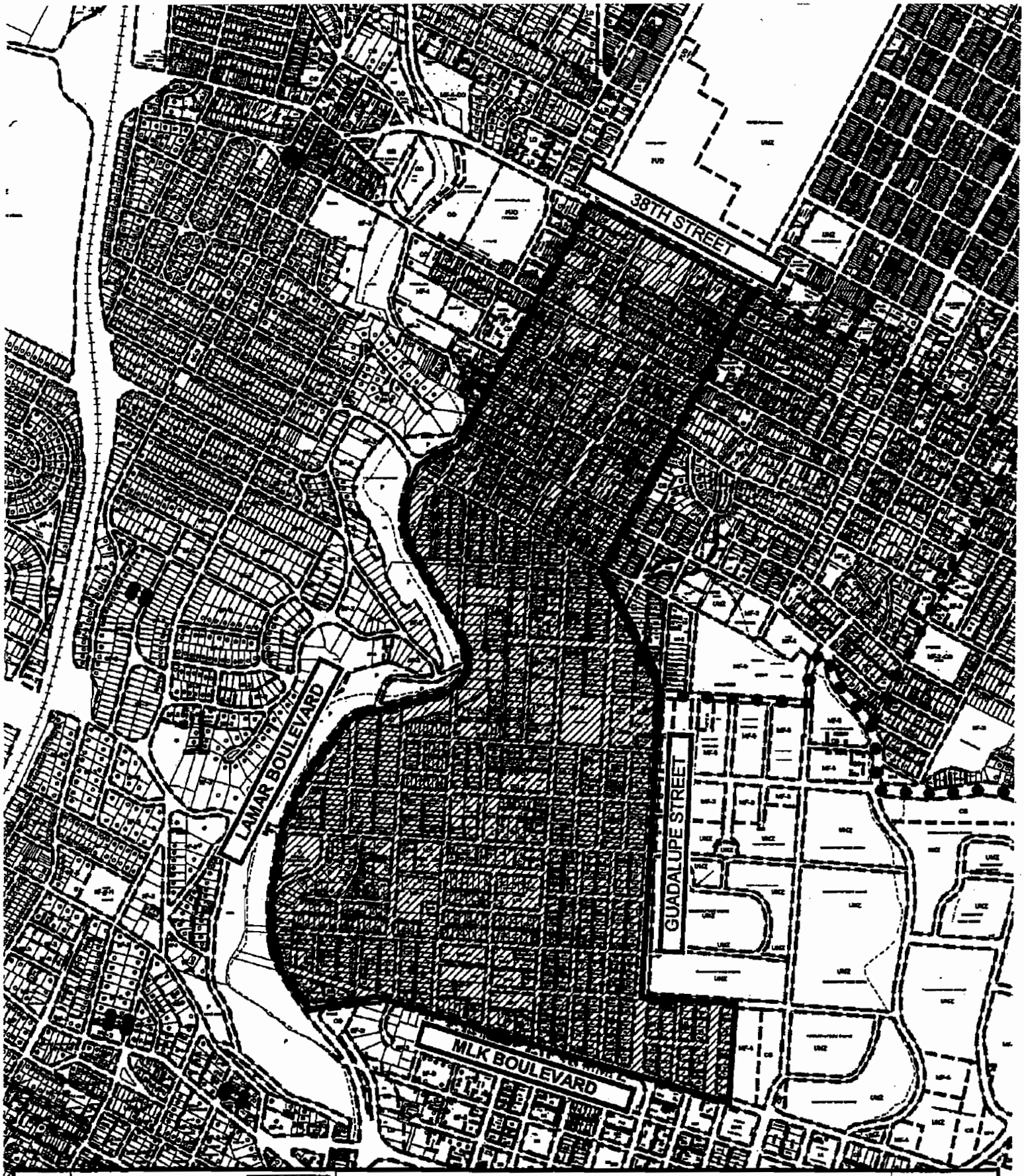
ADDRESS: CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA

DATE: 04-03

INTLS: JC

CITY GRID REFERENCE NUMBER

H23-24
J23-25
K24-25



N

1" = 1200'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G. RHOADES

ZONING EXHIBIT C

CASE #: C14-04-0021

ADDRESS: WEST UNIVERSITY

NEIGHBORHOOD PLANNING AREA

SUBJECT AREA (acres): 454.740

DATE: 04-03

INTLS: SN

CITY GRID REFERENCE NUMBER

J23-25 H23-2

4

WEST UNIVERSITY NEIGHBORHOOD PLAN COMBINING DISTRICT
FIELD NOTE DESCRIPTIONS FOR ZONING CASE C14-04-0021

EXHIBIT D

A 3,965 SQUARE FOOT AREA BEING THE NORTH 61 FEET OF THE EAST 65 FEET OF LOT 20, OUTLOT 21, DIVISION D, LOUIS HORST'S SUBDIVISION, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK "Z," AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84 ° 01' W 107.00 Feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE S 84° 01' E 46.00 feet to the POINT OF BEGINNING.

locally known as 2021 Guadalupe Street and 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT E

A 2,898 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOTS 1, 2, 19, AND 20, LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION "D,"OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF LOUIS HORST'S SUBDIVISION OF RECORD IN VOLUME "Z" AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84° 01' W 107.00 feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE, S 84° 01' E 46.00 feet to the POINT OF BEGINNING.,

locally known as 2021 Guadalupe Street and the 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT F

LEGAL DESCRIPTION: BEING A 0.574 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, DESCRIBED AS "TRACT TWO" CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.574 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard and west line of Rio Grande for the southeast corner hereof;

THENCE North 4°30'17" East a distance of 72.26 feet to a point for corner;

THENCE: South 85°08'48" East a distance of 65.16 feet to a point for corner;

THENCE North 4°24'51" East a distance of 79.88 feet to a point for corner;

THENCE South 85°08'09" East a distance of 110.41 feet to a point for corner on the west line of Rio Grande Street;

THENCE South 4°51'00" West a distance of 192.85 feet along said line of Rio Grande Street to the POINT OF BEGINNING and containing 0.574 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT G

LEGAL DESCRIPTION: BEING A 0.960 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.960 ACRE TRACT BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an iron rod found on the west line of Rio Grande Street at the intersection with the south line of an alley for the northeast corner hereof;

THENCE South 4°51'00" West a distance of 259.55 feet along said line of Rio Grande Street to an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard for the southeast corner hereof;

THENCE North 71° 48'53" West a distance of 179.36 feet along said line of MLK Boulevard to an iron rod found for the southwest corner hereof and southeast corner of that certain 1.120 acre tract conveyed by deed recorded in Volume 13313, Page 2351 of said deed records;

THENCE North 4° 30'17" East a distance of 217.95 feet to an iron pipe found on the south line of an alley for the northwest corner hereof and northeast corner of said 1.120 acre tract;

Thence South 85°13'28" East a distance of 175.84 feet to the POINT OF BEGINNING and containing 0.960 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT H

A 2, 207 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOT "A," ACME SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 47, AT PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron pin set at the southeast corner of said Lot "A," Acme Subdivision, which point is in the west line of San Antonio Street:

THENCE, with the south line of Lot A, N 84° 02' W 53.27 feet to a point;

THENCE, N 06° 03' E 6.90 feet to the southeast corner and Point of Beginning of this tract;

THENCE, N 83° 57' W. 66.68 feet to the southwest corner of this tract

THENCE, N 06° 03' E 30.90 feet to the most westerly northwest corner of this tract;

THENCE, S 83° 57' E 23.15 feet and N 06° 03' E 4.00 feet to the most northerly northwest corner of this tract;

THENCE, S 83° 57' E 37.30 feet to the most northerly northeast corner of this tract;

THENCE, S 06° 03' W 1.20 feet, S 38° 57' E 7.05 feet and S 83° 57' E 1.20 feet to the most easterly northeast corner of this tract;

THENCE, S 06° 03' W 28.75 feet to the POINT OF BEGINNING,

locally known as 2510-2512 San Antonio Street and 501-513 West 26th Street, in the City of Austin, Travis County, Texas.

EXHIBIT I

A 10.0 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF LOT 27, BLOCK 3, LEANDER BROWN SUBDIVISION, OUTLOT 68, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point at the southeast corner of the said Lot 27, being the northeast corner of Lot 28, being a point in the west right-of-way line of Nueces Street;

THENCE with the west right-of-way line of Nueces St., N 05° 53' E for a distance of 2.0 feet to a point being the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the outboundary of the herein described tract N 84° 21' W for a distance of 5.0 feet to the southwest corner hereof;

THENCE N 05° 53' E for a distance of 2.0 feet to the northwest corner hereof;

THENCE S 84° 21' E for a distance of 5.0 feet to a point in the west right-of-way line of Nueces Street for the northeast corner hereof;

THENCE S 05° 53' W for a distance of 2.0 feet to the PLACE OF BEGINNING.

locally known as 2806 Nueces Street (George Poindexter House), in the City of Austin, Travis County, Texas.

EXHIBIT J

A 1,524 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF LOT 5, BLOCK 1, OF THE THEODORE LOW SUBDIVISION OF A PART OF LOT 2 OUT OF J.B. SEDWICK'S SUBDIVISION OF AN 87 ACRE TRACT OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a point for the southeast corner of the parcel (structure) herein described, from which point the southeast corner of Lot 5, Block 1, of the Theodore Low Subdivision being in the west line of San Gabriel Street, bears the following two (2) courses:

(1) S 30° 22' W 3.5 feet;
(2) S 59° 34' E 15 feet;

THENCE, the following five (5) courses:

(1) N 59° 34' W 17.0 feet;
(2) N 30° 22' E 8.0 feet;
(3) N 59° 34' W 18.1 feet;
(4) S 30° 22' W 5.0 feet;
(5) N 59° 34' W 14.5 feet to a point for the northwest corner of the parcel herein described;

THENCE, N 30° 22' W 24.9 feet to a point in the east line of Lamar Boulevard for the northwest corner of the parcel herein described;

THENCE, with the east line of Lamar Boulevard, N 72° 06' E 13.2 feet to a point;

THENCE, leaving the east line of Lamar Boulevard, the following three (3) courses;

(1) S 59° 34' E 23.4 feet;
(2) N 30° 22' E 3.7 feet;
(3) S 59°34' E 17.1 feet to a point for the southeast corner of the parcel herein described;

THENCE, S 30° 22' W 41.0 feet to the PLACE OF BEGINNING,

locally known as 2906-2910 San Gabriel Street, in the City of Austin, Travis County, Texas.

EXHIBIT K

A 6,158 SQUARE FOOT TRACT OF LAND OUT OF THE EAST 100 FEET OF LOTS 1, 2, AND 3, BLOCK 4, GYPSY GROVE ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN BOOK 1, PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron stake at the southwest corner of the east 100 feet of Lot 1, Block 4, Gypsy Grove Addition, according to the map or plat of said subdivision recorded in Book 1, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE with the west line of the east 100 feet of Lots 1, 2, and 3, N 29° 51' E 129.34 feet to an iron stake in the south line of Maiden lane and the north line of said Lot 3, for the northwest corner of this tract;

THENCE with the south line of Maiden Lane and the north line of said Lot 3, S 60° 01' E 35.00 feet to a point in the northerly projection of the east wall line of the existing building, for the most northerly northeast corner of this tract;

THENCE S 29° 51' W along the east wall line of the existing building, 98 feet to an inside corner of the said building, for a corner of this tract;

THENCE with the north wall line of the existing building, S 60° 15' E 53 feet to the most southerly northeast corner of the said building; for a corner of this tract;

THENCE with the east wall line of the said existing building, S 29° 51' W 31 feet to a point in the north line of West 35th Street and the south line of said Lot 1, for the southeast corner of this tract;

THENCE with the north line of West 35th Street and the south line of said Lot 1, N 60° 15' W 88 feet to the PLACE OF BEGINNING,

locally known as 3500-3508 Guadalupe Street, 600-606 West 35th Street, 601-607 Maiden Lane, in the City of Austin, Travis County, Texas.

ORDINANCE NO. 040902-58

AN ORDINANCE AMENDING TITLE 25 OF THE CITY CODE TO ADD A NEW UNIVERSITY NEIGHBORHOOD OVERLAY ZONING DISTRICT.

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

PART 1. Section 25-2-32(F) of the City Code is amended to read:

(F) Combining districts and map codes are as follows:

(1)	historic landmark	H
(2)	conditional overlay	CO
(3)	neighborhood conservation	NC
(4)	planned development area	PDA
(5)	waterfront overlay	WO
(6)	mixed use	MU
(7)	Capitol view corridor	CVC
(8)	Capitol dominance	CD
(9)	Congress Avenue	CA
(10)	East Sixth / Pecan Street	PS
(11)	downtown parks	DP
(12)	downtown creeks	DC
(13)	convention center	CC
(14)	central urban redevelopment	CURE
(15)	East Austin	EA
(16)	neighborhood plan	NP
(17)	university neighborhood overlay	UNO

ATTACHMENT "B"

PART 2. Chapter 25-2 of the City Code is amended to add a new Section 25-2-178 to read:

§ 25-2-178 UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the university neighborhood overlay (UNO) district is to promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district.

(B) The UNO district consists of the following subdistricts:

(1) inner west campus subdistrict;

(2) outer west campus subdistrict;

(3) Guadalupe subdistrict; and

(4) Dobie subdistrict.

(C) The boundaries of the UNO district and each subdistrict are identified in Appendix C *(University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, And Height Limits)* of this chapter.

PART 3. Chapter 25-2, Subchapter C, Article 3 of the City Code is amended to add a new Division 9 to read:

Division 9. University Neighborhood Overlay District Requirements.

§ 25-2-751 APPLICABILITY.

This division applies to property in the university neighborhood overlay (UNO) district if the property owner files a site plan and an election for the property to be governed by this division.

§ 25-2-752 CONFLICT OF LAW.

For property governed by this division, this division supersedes the other provisions of this title to the extent of conflict.

§ 25-2-753 LOCAL USES DESCRIBED.

(A) In this division, a local use is a use that serves the public by providing goods or services in a manner readily accessible by pedestrians or the occupants of the structure in which the uses are located. Local uses include:

(1) administrative and business offices;

(2) art and craft studio;

(3) art gallery;

(4) art workshop;

(5) business and trade school;

(6) consumer convenience services;

(7) consumer repair services;

(8) counseling services;

(9) custom manufacturing;

(10) day care services (commercial, general, or limited);

(11) financial services;

(12) food preparation;

(13) food sales;

(14) general retail sales (convenience or general);

(15) guidance services;

(16) indoor sports and recreation;

(17) medical offices (under 5,000 square feet);

(18) personal improvement services;

(19) personal services;

(20) pet services;

(21) printing and publishing services;

(22) professional office;

(23) religious assembly;

(24) restaurant (general or limited);

(25) theater; and

(26) a conditional use in the base zoning district that is approved by the land use commission.

(B) A local use may not include a drive-through facility.

§ 25-2-754 USE REGULATIONS.

(A) In a nonresidential zoning base district, residential uses are permitted.

(B) In any base zoning district, a hotel-motel use, a multifamily use, or a group residential use is permitted.

(C) This subsection applies to a multifamily residential use.

(1) Each building must achieve at least a one star rating under the Austin Green Building program.

(2) All ground floor dwelling units must be:

(a) adaptable for use by a person with a disability; and

(b) accessible by a person with a disability from the on-site parking and common facility, if any.

(3) At least 10 percent of the dwelling units must be accessible for a person with a mobility impairment.

(4) At least two percent of the dwelling units must be accessible for a person with a hearing or visual disability.

(5) Each multistory building must be served by an elevator, unless at least 25 percent of the site's dwelling units are located on the ground floor.

(6) A parking space must be leased separately from a dwelling unit.

(D) This subsection governs local uses in a residential base district.

(1) Except as provided in Paragraph (2), up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or

located in a historic landmark is excluded from the gross floor area of the local uses.

(2) Up to100 percent of the gross floor area of a structure may be used for local uses if the structure is:

(a) a historic landmark or the structure contains less than 10,000 square feet of gross floor area and is the only structure on the site; or

(b) less than 60 feet in height and located on:

(i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;

(ii) Martin Luther King Jr., Blvd. between Guadalupe Street and Rio Grande Street; or

(iii) 24th Street between Guadalupe Street and Rio Grande Street.

(E) This subsection applies to commercial off-street parking.

(1) Commercial off-street parking on a surface lot is prohibited.

(2) Commercial off-street parking in a structure is:

(a) permitted in any base zoning district in the Guadalupe, Dobie, or inner west campus subdistrict; and

(b) prohibited in the outer west campus subdistrict.

(3) The street level portion of a commercial off-street parking structure that is accessible from a pedestrian path must contain local uses for a depth of at least 18-1/2 feet. This requirement does not apply to a portion of the structure used for an entrance or exit.

(F) A cocktail lounge is a conditional use if it is accessory to a hotel-motel use with at least 50 rooms.

§ 25-2-755 MINIMUM LOT AREA.

The minimum lot area is 2,500 square feet.

§ 25-2-756 HEIGHT.

(A) Except as provided in Subsection (B), maximum heights for structures are prescribed by Appendix C *(University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, And Height Limits).*

(B) In the outer west campus subdistrict, a structure with a multi-family residential use may exceed by 15 feet the maximum height prescribed by Appendix C *(University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, And Height Limits)* if:

(1) the structure is located in an area for which the maximum height is at least 50 feet; and

(2) the multi-family residential use, for a period of not less than 15 years from the date a certificate of occupancy is issued, sets aside at least:

(a) 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and

(b) 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office.

§ 25-2-757 SETBACKS.

(A) There are no minimum front yard or street side yard setbacks, except:

(1) the minimum setbacks are 10 feet along Martin Luther King, Jr. Blvd. between Rio Grande Street and San Gabriel Street; and

(2) the minimum front yard setback is two feet along Graham Place, West 24½ Street, San Pedro Street, West 21st Street, and Hume Place.

(B) The maximum front yard setback and the maximum street side yard setback are 10 feet, except:

(1) the maximum setbacks are 15 feet along 24th Street or along Martin Luther King, Jr. Blvd. between Rio Grande Street and San Gabriel Street;

(2) the maximum setbacks are 45 feet for a public plaza or private common open space;

(3) there are no maximum setbacks for a pedestrian entry court or an outdoor cafe; and

(4) the director of the Watershed Protection and Development Review Department may modify a maximum setback if the director determines that the modification is required to protect a historic structure or a tree designated as significant by the city arborist.

(C) There is no minimum or maximum interior side yard setback.

(D) There is no minimum or maximum rear yard setback.

(E) A building must be at least 12 feet from the front face of the curb of the adjacent street.

§ 25-2-758 BUILDING STEPBACKS AND BUILDING ENVELOPE RESTRICTION.

(A) Except as provided in Subsection (B):

(1) if an exterior wall of a building is adjacent to a street other than an alley, at a height of 60 feet, the upper portion of the wall must be set back from the lower portion of the wall by a distance of at least 12 feet; and

(2) if the north side of a building is adjacent to a street other than an alley and is greater than 60 feet in height, the upper portion of the north side of the building must be set back within a building envelope that is formed by a plane that extends from the top of the lower portion of the north side exterior wall toward the building at an angle of 62 degrees above horizontal.

(B) If a building facade abuts street frontage for a distance of at least 280 feet, Subsection (A) does not apply to:

(1) 15 percent of the length of a building facade that faces east, south, or west; or

(2) 20 percent of the length of a building facade that faces north.

§ 25-2-759 STREET WALL AREAS ADJACENT TO OCCUPANT SPACE.

(A) In this section:

(1) OCCUPANT SPACE means space in a building used for a use other than a parking facility or a mechanical facility.

(2) STREET WALL AREA means the portion of an exterior wall of a building adjacent to a public street other than an alley and accessible from a pedestrian path that extends from the base of street level:

(a) to a maximum height of 60 feet; or

(b) for an accessory parking structure, to a maximum height of two stories.

(B) At least 42 percent of the street wall area of a building must be adjacent to occupant space.

(C) If a building has street wall areas on more than one street, at least 29 percent of the total street wall area must be adjacent to occupant space on a street that runs east and west.

(D) This section does not apply to a commercial off-street parking structure.

§ 25-2-760 STREETSCAPE IMPROVEMENTS.

(A) Except as provided in Subsection (B), a site owner shall install a sidewalk not less than 12 feet wide along each street frontage adjacent to the site.

(B) A site owner shall install a sidewalk not less than five feet wide along West 24½ Street, San Pedro Street, West 21st Street, Hume Place, or Salado Street.

(C) A site owner shall plant and maintain trees along an adjacent street right-of-way.

(1) Trees must be spaced to create a nearly contiguous canopy when the trees reach maturity.

(2) A tree must be in scale with the adjacent building.

(3) A tree planted in a sidewalk area must have a tree grating.

(D) A site owner shall install and maintain pedestrian-scale lighting along an adjacent street right-of-way.

(E) The director of the Watershed Protection and Development Review Department shall adopt rules prescribing the requirements for tree planting and maintenance and the installation and maintenance of pedestrian-scale lighting.

(F) The director of the Watershed Protection and Development Review Department may require fiscal security to ensure compliance with this section.

§ 25-2-761 PLACEMENT OF EQUIPMENT AND TRASH RECEPTACLES.

Utility equipment, mechanical equipment, and large trash receptacles:

(1) are prohibited in the area between a building and a street; and

(2) must not be visible from a street.

§ 25-2-762 SITE ACCESS.

(A) Vehicular access from a site to a public street is limited to two curb cuts.

(B) Vehicular access to a site from 20th Street, 21st Street, 22nd Street, 23rd Street, 25th Street, 26th Street, 27th Street, or 28th Street between Guadalupe Street and Pearl Street is prohibited if the site has frontage on another street or alley.

(C) A site with access to an alley must use the alley or a parking structure for service and delivery access.

(D) A site that does not have access to an alley must provide a service and delivery area that is at least 30 feet deep, measured from the front setback line or side setback line, as applicable.

(E) The director of the Watershed Protection and Development Review Department may waive or modify a requirement of this section if the director determines that the waiver or modification is necessary for adequate traffic circulation or public safety.

§ 25-2-763 CERTAIN REGULATIONS INAPPLICABLE OR SUPERSEDED.

(A) The following provisions of this subchapter do not apply:

(1) maximum floor-to-area ratios;

(2) maximum building coverage percentages;

(3) Article 9 *(Landscaping)*; and

(4) Article 10 *(Compatibility Standards)*, if the property is at least 75 feet from the boundary of the university neighborhood overlay district.

(B) Impervious cover limitations of this subchapter are superseded by this subsection. Maximum impervious cover is:

(1) 100 percent in the inner west campus and Guadalupe subdistricts;

(2) the greater of 90 percent or the percentage permitted in the base zoning district in the outer west campus subdistrict; and

(3) the greater of 85 percent or the percentage permitted in the base zoning district in the Dobie subdistrict.

(C) For a multi-family residential use, minimum site area and open space requirements of this subchapter do not apply.

§ 25-2-764 DESIGN GUIDELINES.

(A) A site plan must substantially comply with the design guidelines prescribed by administrative rule. An applicant shall file with the site plan a building elevation drawing that demonstrates substantial compliance with the design guidelines.

(B) The director of the Watershed Protection and Development Review Department shall determine whether a site plan substantially complies with the design guidelines.

(C) The director of the Watershed Protection and Development Review Department may waive a provision of the design guidelines if the director determines that the provision is unreasonable or impractical as applied to the site plan and that, with the waiver, the site plan will still substantially comply with the design guidelines. A waiver under this subsection must be the minimum departure from the provision necessary to avoid an unreasonable or impractical result.

(D) An interested party may appeal to the land use commission:

(1) a determination by the director of the Watershed Protection and Development Review Department that a site plan substantially complies with the design guidelines; or

(2) a decision by the director of the Watershed Protection and Development Review Department granting or denying a waiver under Subsection (C).

§ 25-2-765 AFFORDABLE HOUSING.

(A) A multi-family residential use established after [effective date of ordinance] must, for a period of not less than 15 years from the date a certificate of occupancy is issued, set aside at least:

(1) 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office; and

(2) except as provided in Subsection (B), an additional 10 percent of the dwelling units on the site to house persons whose household income is less than 65 percent of the median income in the Austin statistical

metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office.

(B) The University Neighborhood District Housing Trust Fund is established. Instead of complying with Paragraph (A)(2), a person may pay into the fund a fee of $0.50 for each square foot of net rentable floor area in the multi-family residential use development.

(C) The director of the Austin Neighborhood Housing and Community Development Office may allocate money from the University Neighborhood District Housing Trust Fund for housing development in the university neighborhood overlay district that provides at least 10 percent of its dwelling units to persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office, for a period of not less than 15 years from the date a certificate of occupancy is issued.

PART 4. Section 25-6-478(B) of the City Code is amended to read:

(B) This section does not apply:

(1) to property in a central business (CDB) district or downtown mixed use (DMU) district;

(2) to commercial, industrial, or civic use in a traditional neighborhood (TN) district;

(3) to a corner store special use; neighborhood mixed use building special use; commercial, industrial, or civic use portion of a neighborhood urban center special use; or commercial or civic use portion of a residential infill special use;

(4) to property in the university neighborhood overlay (UNO) district; or

(5) [~~(4)~~] if the off-street parking requirement has been modified under Section 25-6-473 *(Modification Of Parking Requirement)* or Section 25-6-476 *(Parking For Mixed-Use Developments)*.

PART 5. Chapter 25-6, Article 7 of the City Code is amended to add a new Division 6 to read:

Division 6. Special Provisions For The University Neighborhood Overlay District.

§ 25-6-601 PARKING REQUIREMENTS FOR UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT.

(A) Except as otherwise provided in this section, the minimum off-street parking requirement in the university neighborhood overlay district is 60 percent of that prescribed by Appendix A *(Tables Of Off-Street Parking And Loading Requirements)*.

(B) Off-street parking is not required for a commercial use if the use:

(1) occupies less than 6,000 square feet of gross floor area; or

(2) is located on:

(a) Guadalupe Street between Martin Luther King, Jr. Blvd. and West 29th Street; or

(b) West 24th Street between Guadalupe Street and Rio Grande Street.

(C) For a multi-family residential use, the minimum off-street parking requirement is 40 percent of that prescribed by Appendix A *(Tables Of Off-Street Parking And Loading Requirements)* if the multi-family residential use:

(1) participates in a car sharing program that complies with the program requirements prescribed by administrative rule, as determined by the director of the Watershed Protection and Development Review Department; or

(2) sets aside for a period of not less than 15 years from the date a certificate of occupancy is issued at least 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office, in addition to complying with Section 25-2-765 *(Affordable Housing)*.

PART 6. Chapter 25-2 of the City Code is amended to add a new Appendix C to read:

APPENDIX C

UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT BOUNDARIES, SUBDISTRICT BOUNDARIES, AND HEIGHT LIMITS

University Neighborhood Overlay District Boundaries

The university neighborhood overlay district is indicated on the subdistrict boundaries map and includes the area bounded:

(1) on the north by a line along West 29th Street from Rio Grande Street to Guadalupe Street;

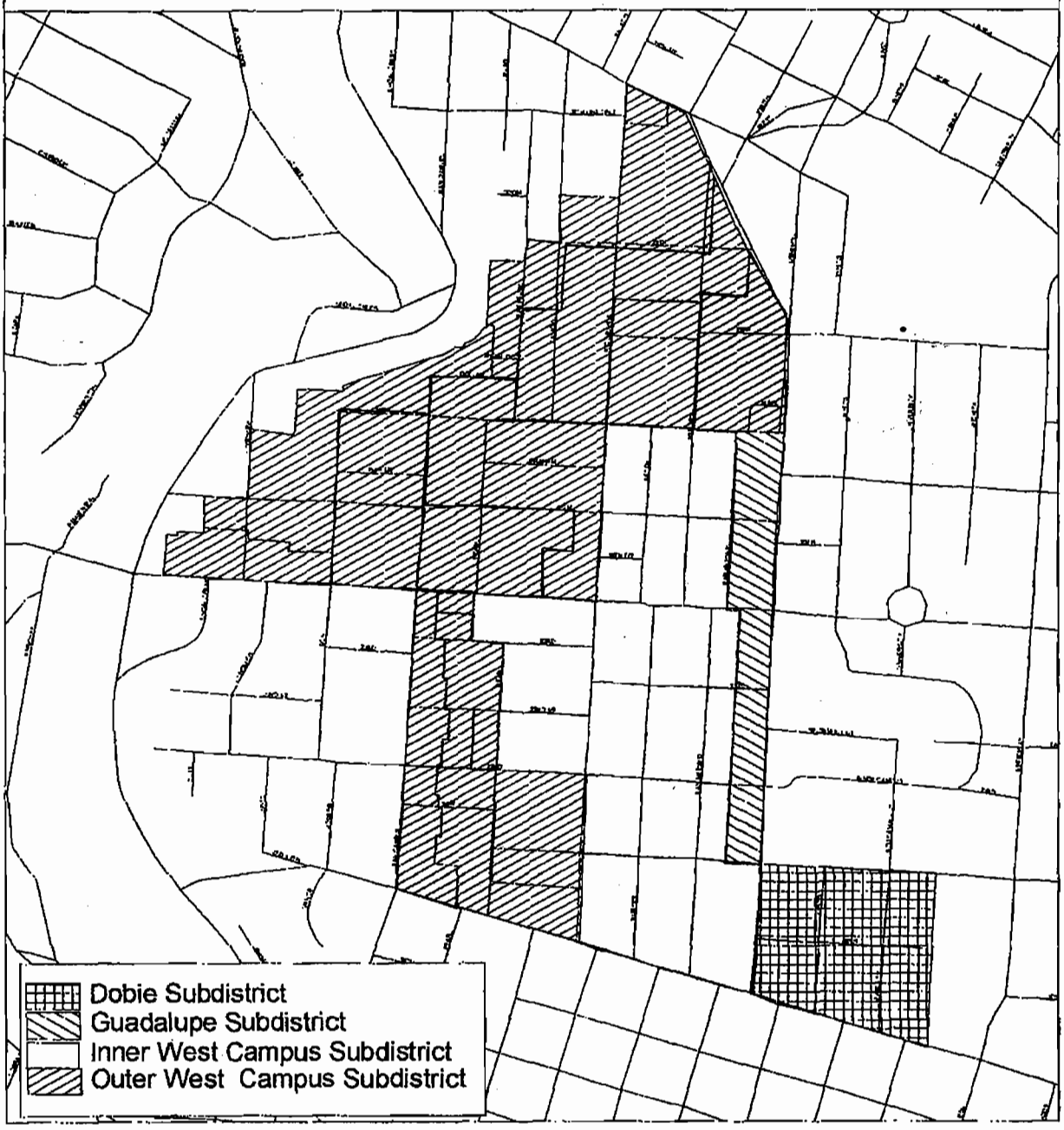
(2) on the east by a line along Guadalupe Street from West 29th Street to West 21st Street; West 21st Street from Guadalupe Street to the eastern ally of University Avenue; the eastern alley of University Avenue from West 21st Street to West MLK Jr. Boulevard;

(3) on the south by a line along West MLK Jr. Boulevard from the eastern alley of University Avenue to San Gabriel Street; and

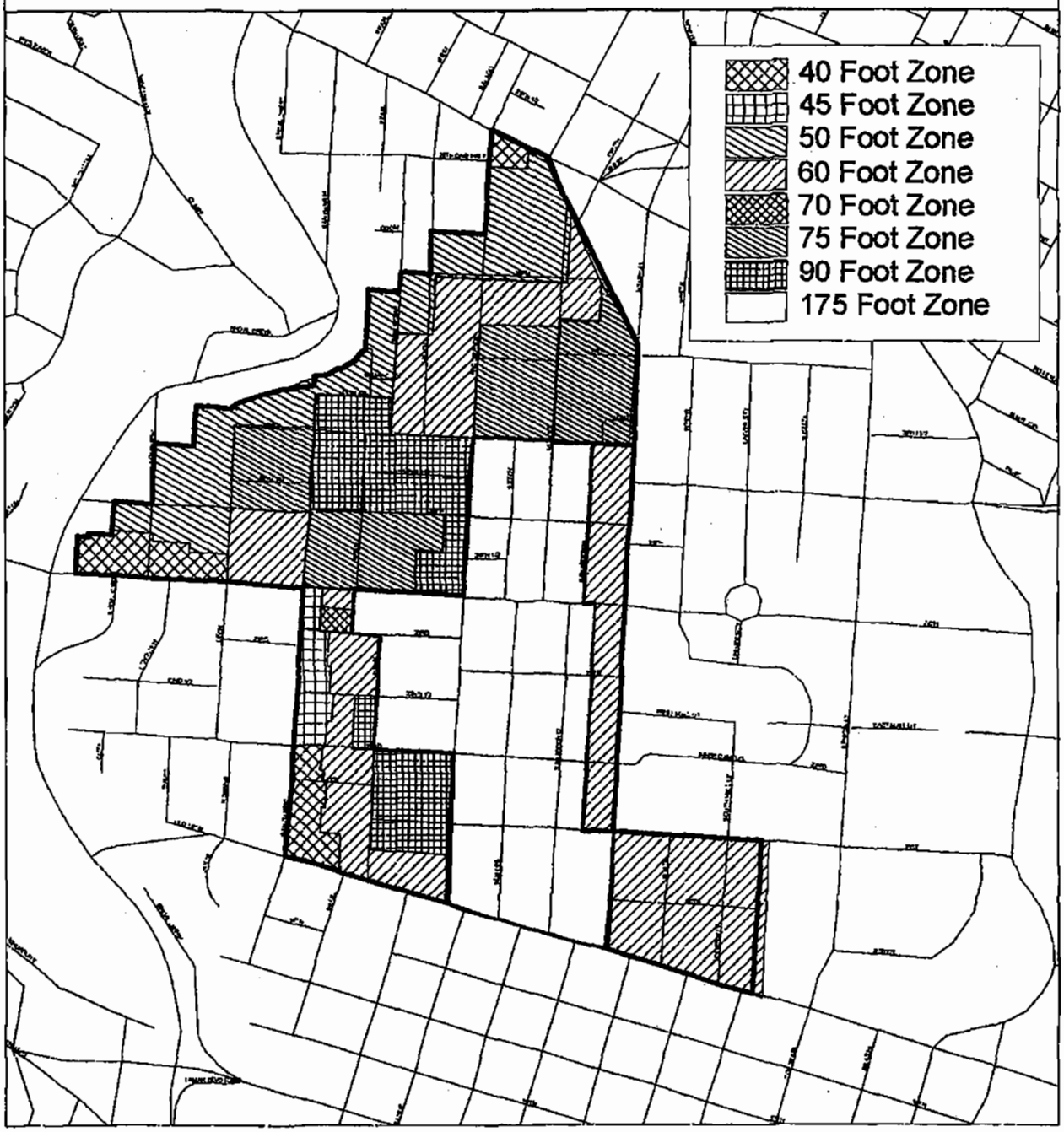
(4) on the west by a line along San Gabriel Street to West 24th Street; west along West 24th Street to the western lot line of lot One of the Resubdivision of a Portion of Outlot Forty-Three; north along the western lot line of lot One of the Resubdivision of a Portion of Outlot Forty-Three to the alley between Lamar Boulevard and Longview Street; north along the alley to West 25th Street; east along West 25th Street to Longview Street; north along Longview Street to the northern lot line of lot Fifteen, Block Five of the Subdivision of Outlots Forty-Three, Forty-Four, Forty-Five and Fifty-Five; east along the northern lot line of lot Fifteen, Block Five of the Subdivision of Outlots Forty-Three, Forty-Four, Forty-Five and Fifty-Five to the alley between Longview Street and Leon Street; north along the ally to the northern lot line of lot Twenty-Three, Block Four of the Subdivision of Outlots Forty-Three, Forty-Four, Forty-Five and Fifty-Five; east along the northern lot line of lot Twenty-Three, Block Four of the Subdivision of Outlots Forty-Three, Forty-Four, Forty-Five and Fifty-Five to the northern lot lines of lots Twenty-Nine, Thirty, Thirty-One, Thirty-Two, and Three of the Harwood Subdivision; along the northern lot lines of lots Twenty-Nine, Thirty, Thirty-One, Thirty-Two, and Three of the Harwood Subdivision to San Gabriel Street; north along San Gabriel Street to the northern lot line of the Graham Subdivision of Outlots Fifty-Nine, Sixty, Sixty-Four, and the North Half of Fifty-Two; along the northern lot line of the

Graham Subdivision of Outlots Fifty-Nine, Sixty, Sixty-Four, and the North Half of Fifty-Two to a point 160' east of San Pedro Street of the southern lot line of lot One of the Gortons Addition; from this point north to a point 160' east of San Pedro Street on the northern lot line of lot Four of the Gortons Addition; east along the northern lot line of lot Four of the Gortons Addition to San Pedro Street; north along San Pedro Street to West 28th Street; west along 28th Street to Salado Street; north along Salado Street to an alley on the northern lot line of Outlot 67, Division D of the Graham Subdivision; east along the alley to Rio Grande Street; north along Rio Grande Street to West 29th Street.

University Neighborhood Overlay Subdistrict Boundaries



University Neighborhood Overlay Height Limits



PART 7. This ordinance takes effect on September 13, 2004.

PASSED AND APPROVED

September 2, 2004

§
§
§

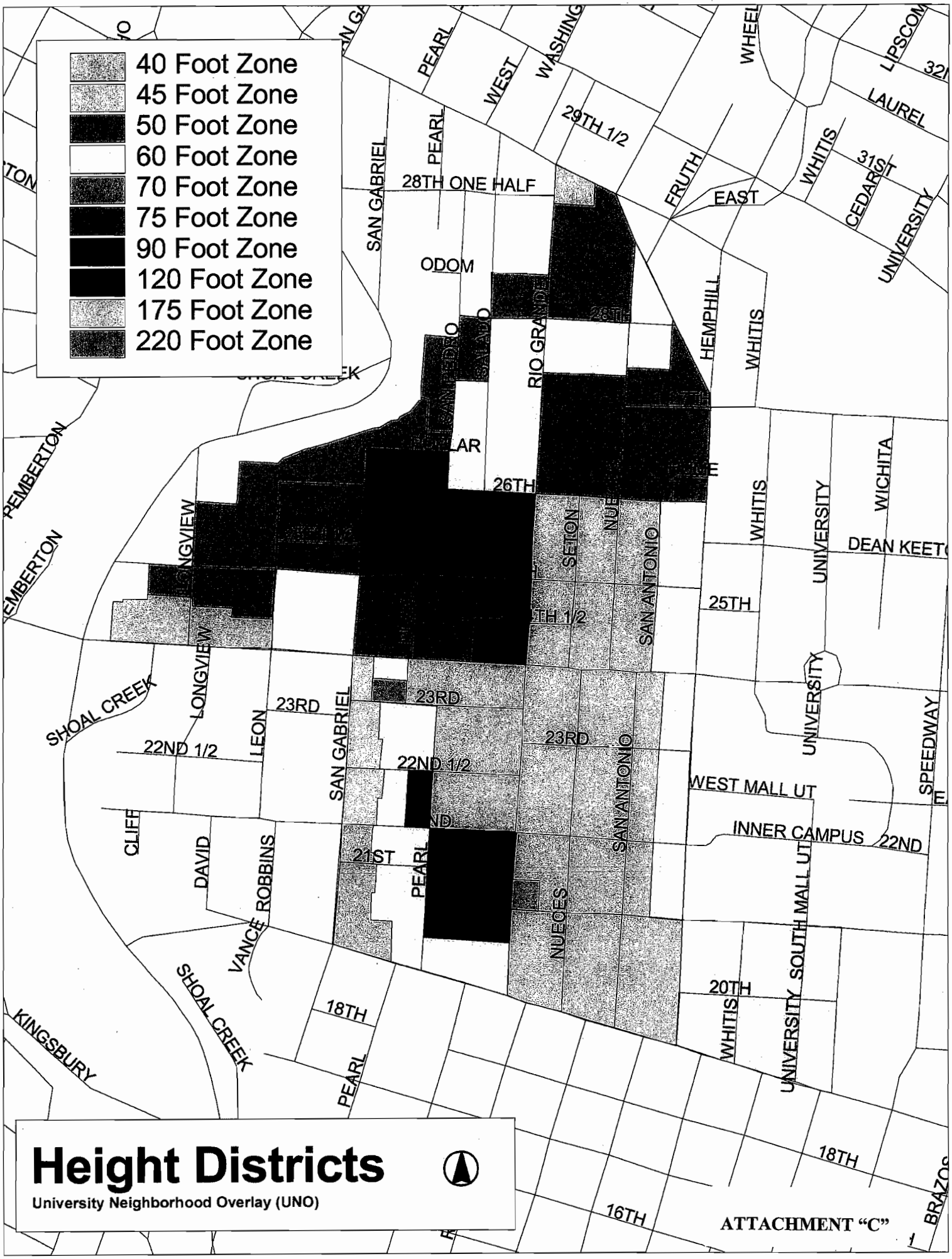
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



ATTACHMENT "C"

ALPHA CHI OMEGA – Alpha Phi Chapter: Austin, Texas

Property Location	2420 Nueces at the corner of 25th street
Property Size	24,351 SF
Current Use since 19XX	
Current Overlay	University Neighborhood Overlay, outer west campus sub-district
Zoning	MF-4 NO
Requested Zoning	MF-4 with C.O. The applicant seeks to modify and restricts the use and site development regulations authorized in the University Neighborhood Overlay district by application of a Conditional; Overlay to be as allowed by MF-4 zoning including Group Residential, Club, or Lodge.
Subdivision	Lots 8-9, Block 1, OLT 48, Division D
Neighborhood Group	Non-Profit Student Housing Preservation Group

HISTORY

Alpha Chi Omega was founded on October 15, 1885, at DePauw University in Greencastle, Indiana. The Alpha Phi Chapter of Alpha Chi Omega was chartered at the University of Texas in 1924. The fraternity operates as a university student organization. It was established to provide a basis of mutual helpfulness and of congenial fellowship. The purpose of Alpha Chi Omega was to provide the advancement of the intellectual, social and moral culture of its members. Today, Alpha Chi Omega membership exceeds 180,000 initiated members with over 130 active collegiate chapters and 200 alumnae chapters. Alpha Chi Omega's mission is to enrich the lives of members through life time opportunities for friendship, leadership, learning and service.

The owner of the property is the Alpha Phi Chapter of Alpha Chi Omega Fraternity which is a non-profit corporation organized pursuant to the provisions of Article 9.01 of the Texas Non- Profit Corporations Act. The property is not operated as a for profit business and the owner is not holding the property for gain. IN fact, if the property is ever sold, the proceeds must go to another nonprofit.

Philanthropy of Alpha Chi Omega

Membership in Alpha Chi Omega involves not only academic requirements but service oriented and social bonding activities as well. Alpha Chi's National philanthropy is support for the victims of domestic violence and raising awareness. Every year, the Alpha Phi Chapter raises money through several service events for the local SafePlace of Austin Center for battered women and children. The Alpha Chi Omega Foundation, which is the national philanthropic organization, supports the educational and philanthropic purposes of Alpha Chi Omega through effective fundraising and stewardship of financial resources. With annual grants to domestic violence awareness organizations and for related programs, to The MacDowell Colony, and to Easter Seals, the Foundation demonstrates Alpha Chi Omega's commitment to those in our communities via Opportunity Grants. Also, the Foundation partners with individuals and chapters to make gifts to local non-profit organizations via the Local Philanthropic Initiatives (LPI) Fund. In 2005-06, the Alpha Chi Omega Foundation also granted $421,665 to the Fraternity for educational programming.

For More Information about Alpha Chi Omega:
www.alphachiomega.org
http://www.texasalphaphi.org/greek/utgreeks/

Current and Intended Uses
CURRENT USES include dorm rooms, dining room, kitchen, library, study, living room, meeting space, and off street parking.

> Any use allowed by MF-4 zoning including group residential use is the use of a site for the occupancy by a group of more than six people who are not family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residential halls, and boarding house; and CLUB OR LODGE use is in the use of a site for prevision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.

COMPARISON between proposed Zoning and UNO

Site Development Standards

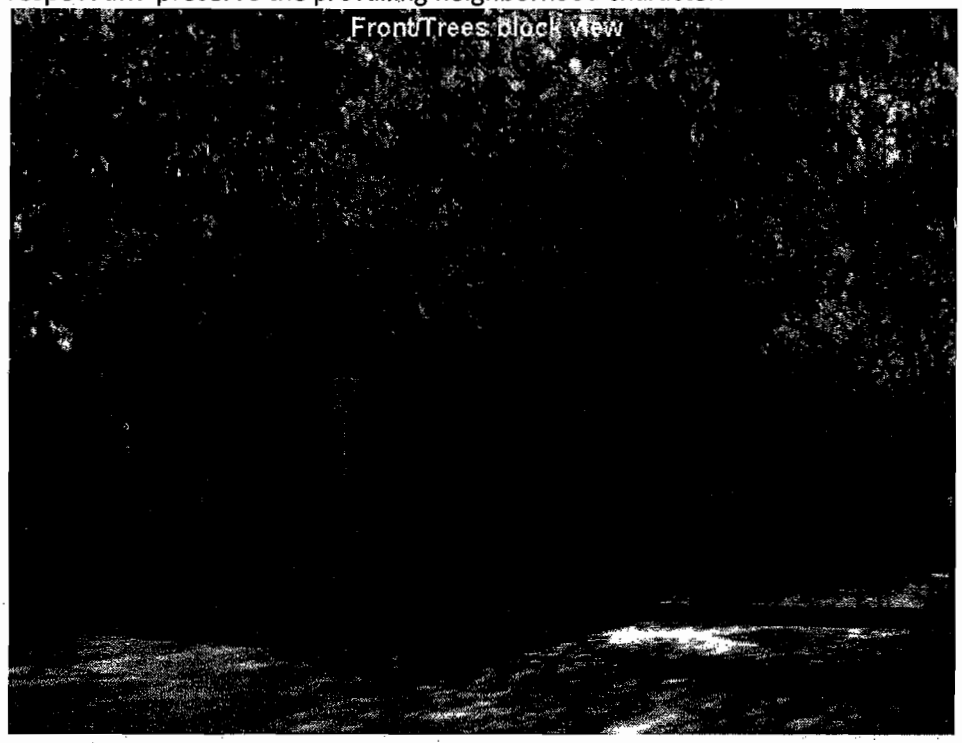
	MF-4 Zoning Requested	UNO
Minimum Lot Size	8000	No Minimum
Miniumum Lot Width	50	N/A
Maximum Height	60	75 to 90
Front Yard Setback	15	0
Side Yard Setback	15	0
Interior Side yard setback	5	0
Rear Yard setback	10	0 to 10' maximum
Maximum Building Coverage	60%	No Limit
Maximum Impervious Cover	70%	90%
Maimum Floor Area Ratio	.75 : 1	No Limit
Maximum Units Per Acre	36 to 54	No Limit

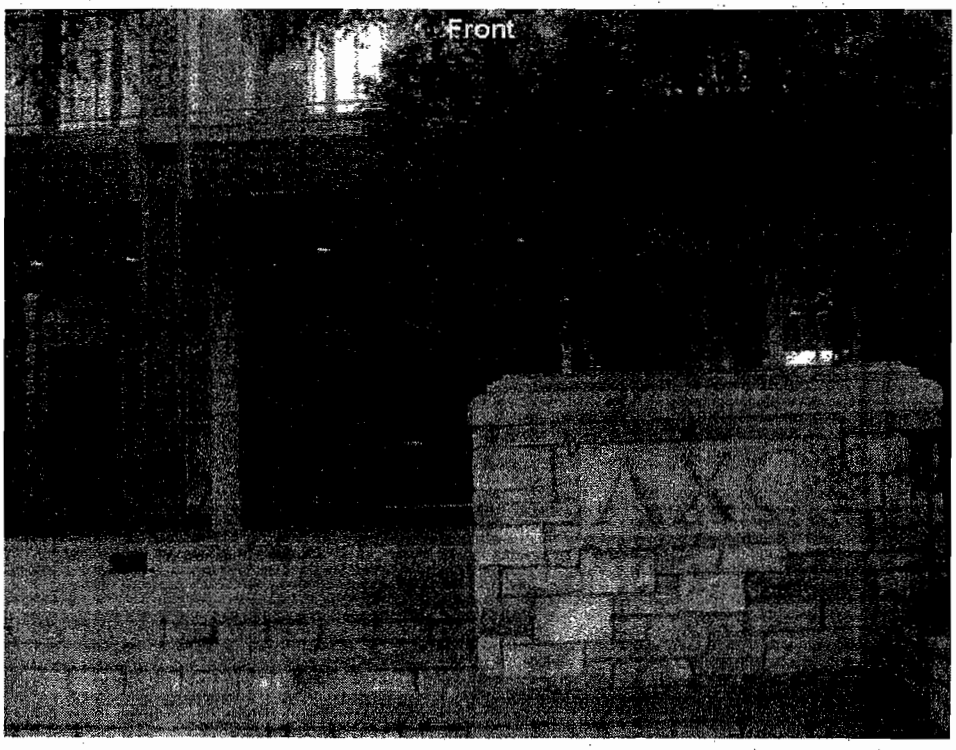
The purpose of the university neighborhood overlay (UNO) district is to promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district. The University Neighborhood Overlay allows much more development than the applicant requires. The benefits of the UNO cannot be effectively realized unless Alpha Chi Omega ceases to exist near the University of Texas.

The existing use meets many of the UNO state Goals:

Neighborhood Character

The current use has been integral with the neighborhood for at least 70 years. The applicant seeks to respect and preserve the prevailing neighborhood character.

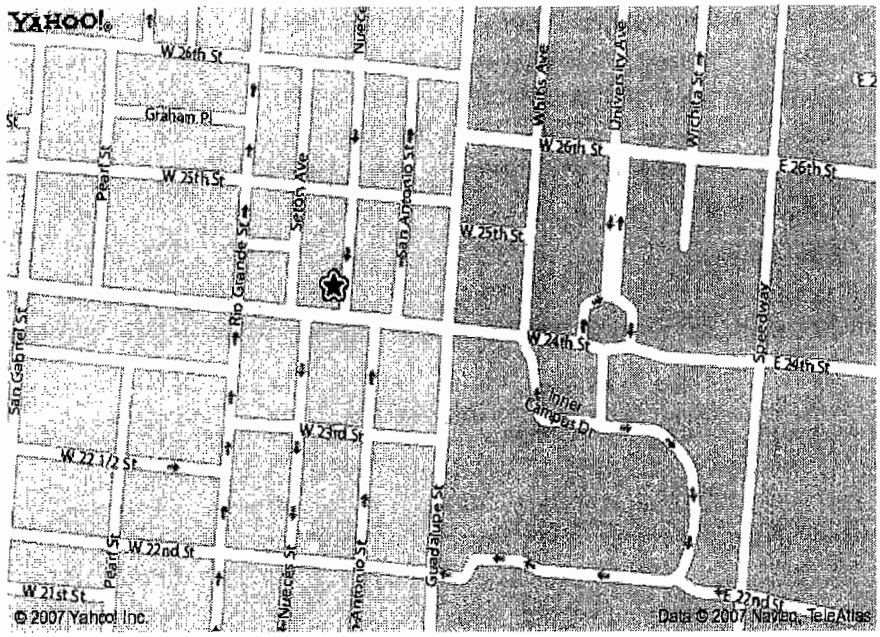




Location is essential to the use

Being a pedestrian oriented site is critical to the applicants continued operation. Alpha Chi Omega is at this location because the residents walk to class. If Alpha Chi Omega is forced to move to another neighborhood the students would become commuters. The West Campus area is the neighborhood most appropriate for this use. There is no more compatible neighborhood than West Campus. There is no more compatible or comparable property than the existing site.

The property is on the corner of Nueces and 24th street.



Open Space and Environmental Impact

A UNO goal is to enhance and preserve open space, parks and the natural environement. Anyone who passes te property enjoys the grass, open space and large marture tree which chade the public sidewalks.

Human Scale

This project is of a transitional scale between a large single family residence and multi-family residential. The two story building resembles a single family home. This project addes high quality design and diversity to the west campus.

Housing variety and services

The type of low cost housing and meals is a desirable options for some students.

Transportation

Parking is provided. There is practially no negative traffic impact. Homwever, if this use is displaced, the residents will become commuters.

Therefore, the applicant respectfully requests that the Staff, Planning Commisioon, and City Council aupport the application of the Conditional Overlay Zoning as requested.

Respectfully,

Leslie Welsch

Leslie Welsch
Chapter Advisor of the Aplpha Phi Chpater of Alpha Chi Omega