ZONING REVIEW SHEET


ADDRESS: 2711 Rio Grande Street

OWNER: Chi Omega House Corporation

AGENT: Chi Omega Fraternity (Marjorie Burciaga)

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: 0.8953 Acres (38,999.27 sq. ft.)

SUMMARY PLANNING COMMISSION RECOMMENDATION:
February 12, 2008:
APPROVED STAFF’S RECOMMENDATION FOR MF-4-CO-NP DISTRICT ZONING; BY CONSENT. [J. REDDY, M. DEALEY 2ND] (8-0)

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 0.8953 Acres (38,999.27 sq. ft.) site zoned MF-4-NP fronting Rio Grande 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 Outer West Campus Subdistrict which allows for a maximum height of 60 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:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
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<tbody>
<tr>
<td>North</td>
<td>LR-NP / GO-NP</td>
<td>Office / Retail</td>
</tr>
<tr>
<td>South</td>
<td>MF-4-NP</td>
<td>Apartments / Condominiums</td>
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<tr>
<td>East</td>
<td>MF-4-NP</td>
<td>Apartments / Condominiums</td>
</tr>
<tr>
<td>West</td>
<td>GR-NP</td>
<td>Retail</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLAN:
Central Austin Combined- West University

WATERSHED: Waller Creek

DESIGNED 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
754--Central Austin Neighborhoods Planning Area Committee
937--Taking Action Inc.
786--Home Builders Association of Greater Austin
1026--Non-Profit Student Housing Preservation Group
1037--Homeless Neighborhood Organization
1075--League of Bicycling Voters
SCHOOLS:
Austin Independent School District
- Bryker Woods Elementary School
- O. Henry Middle School
- Austin High School

SUBJECT PROPERTY RELATED CASES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0021</td>
<td>West University Neighborhood Plan</td>
<td>05/25/04: APVD STAFF REC (8-0)</td>
<td>06/10/04: APVD PC REC (7-0), 1ST RDG</td>
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<td>08/05/04: APVD 2ND RDG (6-0)</td>
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<td>08/26/04: APVD W/CHANGES (7-0)</td>
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SURROUNDING PROPERTIES CASES:

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

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Daily Traffic</th>
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</thead>
<tbody>
<tr>
<td>Rio Grande St.</td>
<td>60'</td>
<td>40'</td>
<td>Collector</td>
<td>3335 (05/09/07)</td>
</tr>
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</table>

CITY COUNCIL DATE:
March 20, 2008

ACTION:

ORDINANCE READINGS:
1st
2nd
3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us
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;
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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 patterns for this area.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of a 0.8953 Acres (38,999.27 sq. ft.) site zoned MF-4-NP fronting Rio Grande 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 Outer West Campus Subdistrict which allows for a maximum height of 60 feet (Please see Attachment “C”).
**Transportation**

1. No additional right-of-way is needed at this time for Rio Grande Street.

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]

3. The trip generation under the requested zoning is estimated to be 197 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

4. There are existing sidewalks along Rio Grande Street.

5. Rio Grande Street is classified in the Bicycle Plan as a Priority 1 bike route.

6. Capital Metro bus service is available along Rio Grande Street (Route #3 Burnet/Manchaca)

**Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller and Shoal Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds 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. According to flood plain maps, there is no flood plain within the project area.

4. At this time, the site is fully developed; therefore there are no environmental features, other than existing trees that may be on the property.

5. Standard landscaping and tree protection would be required in accordance with LDC 25-2 and 25-8 for any redevelopment.

**Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main 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.

2. In order to obtain City utility service for the land use, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger or James Grabbs, Austin Water Utility. 625
East 10th Street, 5th Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments with the City review of the Service Extension Request.

**Site Plan**

1. No comments.
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;
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-NP) combining district.
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:

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<thead>
<tr>
<th>TRACT</th>
<th>ADDRESSES</th>
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<tbody>
<tr>
<td>1</td>
<td>2007 UNIVERSITY AVE</td>
<td>CS</td>
<td>CS-NP</td>
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<td>1909 UNIVERSITY AVE</td>
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<td>CS-NP</td>
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<td>200, 208 MARTIN LUTHER KING JR BLVD</td>
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<td>216, 222 W MARTIN LUTHER KING JR BLVD</td>
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<td>2009, 2015 WHITIS AVE</td>
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<td>2021 (A 3,965 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D) GUADALUPE ST</td>
<td>CS-1</td>
<td>CS-1-NP</td>
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<tr>
<td>22A</td>
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<td>LO</td>
<td>LO-NP</td>
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<td>1900 (A 0.860 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</td>
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<td>1911, 1913, 1915 ROBBINS PL</td>
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<td>SF-3-CO-NP</td>
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<td>1104 W MARTIN LUTHER KING JR BLVD; 1900 ROBBINS PL</td>
<td>MF-3</td>
<td>SF-3-CO-NP</td>
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<td>SF-3, MF-3</td>
<td>SF-3-CO-NP</td>
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<td>39A</td>
<td>1909 (LOT 14 BLK 3 OLT 26-28 DIV D CARRINGTON SUBC) CLIFF ST</td>
<td>MF-2</td>
<td>MF-2-CO-NP</td>
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<td>LR-CO-NP</td>
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<tr>
<td>42</td>
<td>1905, 1907 N LAMAR BLVD</td>
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<td>43</td>
<td>2205 N LAMAR BLVD</td>
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<tr>
<td>43A</td>
<td>2201 N LAMAR BLVD</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
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<tr>
<td>45</td>
<td>2317 SHOAL CREEK BLVD; 1201 (LOT 2 &amp; N 20 FT OF LOT 3 OLT 41&amp;42 DIV D LONGVIEW TERRACE) W 24TH ST</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
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<tr>
<td>46</td>
<td>1201 (LOT 1 OLT 41&amp;42 DIV D LONGVIEW TERRACE) W 24TH ST</td>
<td>GO</td>
<td>GO-CO-NP</td>
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<tr>
<td>47</td>
<td>1111 W 24TH ST; 2306 LEON ST</td>
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<td>GO-CO-NP</td>
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<td>48</td>
<td>2220, 2300, 2302, 2304 LEON ST; 2313 LONGVIEW ST</td>
<td>SF-3, MF-3</td>
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<td>50</td>
<td>1110 W 22ND 1/2 ST</td>
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<td>51</td>
<td>1102, 1104 W 22ND ST; 2200 LEON ST</td>
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<td>52</td>
<td>1008, 1010, 1012 W 22ND ST; 2201 LEON ST</td>
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<td>SF-3-CO-NP</td>
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<td>53</td>
<td>1004 W 22ND ST</td>
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<td>SF-3-CO-NP</td>
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<td>54</td>
<td>1011, 1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST</td>
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<td>MF-4-CO-NP</td>
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<td>1010 W 23RD ST; 2306, 2307 LEON ST</td>
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<tr>
<td>56</td>
<td>915 W 24TH ST (S 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)</td>
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<td>MF-4-CO-NP</td>
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<tr>
<td>57</td>
<td>2312 SAN GABRIEL ST</td>
<td>CS-H</td>
<td>CS-H-CO-NP</td>
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<tr>
<td>58</td>
<td>901, 907, 915 W 24TH ST (N 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)</td>
<td>LO, LR, CS-MU-CO, CS</td>
<td>CS-MU-CO-NP</td>
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<td>58A</td>
<td>904 W 23RD ST</td>
<td>CS-MU-CO</td>
<td>CS-MU-CO-NP</td>
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<td>58B</td>
<td>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</td>
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<td>CS-NP</td>
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<td>915 W 23RD ST</td>
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<td>61</td>
<td>909, 915 W 22ND 1/2 ST</td>
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<td>62</td>
<td>912 W 22ND ST</td>
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<td>2210 PEARL ST</td>
<td>MF-2</td>
<td>MF-4-NP</td>
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<td>715 W 23RD ST; 2216 RIO GRANDE ST</td>
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<td>66</td>
<td>700 W 22ND ST</td>
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<td>68</td>
<td>2100 RIO GRANDE ST</td>
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<td>2109 RIO GRANDE ST</td>
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<td>2103, 2105 RIO GRANDE ST</td>
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<td>70A</td>
<td>408 W 21ST ST</td>
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<td>71</td>
<td>2100, 2106, 2120, 2130 GUADALUPE ST</td>
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<td>72</td>
<td>2200, 2220, 2232, 2255, 2266 GUADALUPE ST</td>
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<td>73</td>
<td>411 W 23RD ST; 2203, 2207 SAN ANTONIO ST</td>
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<td>74</td>
<td>2212, 2214 SAN ANTONIO ST</td>
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<td>74A</td>
<td>2200 SAN ANTONIO ST</td>
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<td>2209, 2211 NUECES ST</td>
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<td>2202 NUECES ST</td>
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<td>808 W 22ND ST</td>
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<td>2211 RIO GRANDE ST</td>
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<td>79</td>
<td>2209 RIO GRANDE ST</td>
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<td>TRACT</td>
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<td>FROM</td>
<td>TO</td>
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<td>80</td>
<td>607 W 24TH ST; 2313 RIO GRANDE ST</td>
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<td>80B</td>
<td>2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4)</td>
<td>GO-MU-CO</td>
<td>GO-MU-NP</td>
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<td>82</td>
<td>2315 NUECES ST</td>
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<td>501 W 24TH ST</td>
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<td>411 W 24TH ST</td>
<td>CS-1</td>
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<td>408 W 23RD ST; 2303, 2323 SAN ANTONIO ST</td>
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<td>86</td>
<td>2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST</td>
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<td>87</td>
<td>2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST</td>
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<td>88</td>
<td>504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST, 2406, 2410, 2418, 2422, 2428, 2426 SAN ANTONIO ST</td>
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<td>CS-NP</td>
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<td>91</td>
<td>2405 RIO GRANDE ST</td>
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<td>91A</td>
<td>2401 RIO GRANDE ST</td>
<td>CS-1</td>
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<tr>
<td>91B</td>
<td>2404 SETON AVE</td>
<td>CS</td>
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<tr>
<td>92</td>
<td>806 (CROIX CONDOMINIUMS AMENDED) W 24TH ST</td>
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<td>MF-4-NP</td>
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<td>92A</td>
<td>801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)</td>
<td>CS</td>
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<td>92B</td>
<td>806 W 24TH ST; 2410 RIO GRANDE ST</td>
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<td>GO-NP</td>
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<td>92C</td>
<td>806 W 24TH ST</td>
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<td>2400, 2402 RIO GRANDE ST, 704 W 24TH ST</td>
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<td>93</td>
<td>2401 SAN GABRIEL ST</td>
<td>MF-4, GR-MU-CO</td>
<td>GR-MU-NP</td>
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<td>1004 W 24TH ST</td>
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<td>2402 SAN GABRIEL ST</td>
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<td>2406 SAN GABRIEL ST</td>
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<td>1107 W 25TH ST; 2408 LEON ST</td>
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<td>2400 LEON ST</td>
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<td>99</td>
<td>2407, 2409, 2411 LONGVIEW ST</td>
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<td>MF-4-CO-NP</td>
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<td>2410, 2414 LONGVIEW ST</td>
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<td>2400, 2404, 2408 LONGVIEW ST</td>
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<td>MF-4-CO-NP</td>
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<td>102</td>
<td>1300, 1302 W 24TH ST; 0 N LAMAR BLVD (87.48 FT AV BLK 3 OLT 43 DIVISION D [PT GREENBELT] LESS 23971 SF INTO ROW)</td>
<td>MF-3, MF-4</td>
<td>MF-4-CO-NP</td>
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<td>103</td>
<td>1200 W 25TH ST; 2520 LONGVIEW ST</td>
<td>GO</td>
<td>GO-MU-NP</td>
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<td>104</td>
<td>2505 LONGVIEW ST</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
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<td>105</td>
<td>2601 N LAMAR BLVD</td>
<td>GO</td>
<td>GO-MU-NP</td>
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<td>107</td>
<td>1108 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON ST</td>
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<td>MF-4-CO-NP</td>
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<td>108</td>
<td>1002, 1010 W 26TH ST; 2600 SAN GABRIEL ST</td>
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<td>MF-4-CO-NP</td>
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<td>110</td>
<td>1000 W 25TH ST</td>
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<td>112</td>
<td>2508 (58.25X145 FT OF LOT 2 OLT 52 DIV D GRAHAM J W SUBD), 2512 RIO GRANDE ST</td>
<td>CS</td>
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<td>113</td>
<td>2529 RIO GRANDE ST</td>
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<td>MF-4-NP</td>
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<tr>
<td>114</td>
<td>601 W 26TH ST; 2513 SETON AVE</td>
<td>CS</td>
<td>MF-4-NP</td>
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<td>TRACT</td>
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<td>FROM</td>
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<tr>
<td>115</td>
<td>501 (CENTENNIAL CONDOMINIUMS REVISED 1997 SAVE AND EXCEPTION 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</td>
<td>LR, CS</td>
<td>CS-MU-CO-NP</td>
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<td>116</td>
<td>501 (A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST</td>
<td>CS-1</td>
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<td>117</td>
<td>2500, 2512, 2514, 2520, 2522, 2538, 2552 GUADALUPE ST; 2509 SAN ANTONIO ST</td>
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<td>2532 GUADALUPE ST</td>
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<td>119</td>
<td>2600 GUADALUPE ST</td>
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<td>CS-NP</td>
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<tr>
<td>122</td>
<td>404, 510 W 26TH ST; 407 W 27TH ST; 2604 (70 X 51 FT AV OLT 62 DIVISION D), 2604 (70 X 79 FT OLT 62 DIVISION D), 2606, 2608, 2612 GUADALUPE ST; 2602 HUME PL</td>
<td>CS</td>
<td>CS-NP</td>
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<tr>
<td>126</td>
<td>2700, 2702 NUECES ST</td>
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<tr>
<td>128</td>
<td>2704 RIO GRANDE ST</td>
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<td>130</td>
<td>803 W 28TH ST; 2704, 2706, 2708 SALADO ST</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
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<tr>
<td>130</td>
<td>2704, 2706, 2708 SALADO ST</td>
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<td>MF-4-CO-NP</td>
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<tr>
<td>131</td>
<td>901, 903 SHOAL CLIFF CT</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
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<tr>
<td>132</td>
<td>0 (LOT 1 W 5 FT OF &amp; W 5 OF N 157 LOT 2 E 75 FT LOT 9 &amp; E 75 FT OF N 157 LOT 10 OLT 65 DIV D GORTONS ADDN), 2612, 2704, 2706, 2708 SAN PEDRO ST</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
</tr>
<tr>
<td>133</td>
<td>2710, 2712, 2800 SAN PEDRO ST</td>
<td>SF-3, MF-3, MF-4</td>
<td>MF-3-NP</td>
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<td>135</td>
<td>2800, 2802, 2810 SALADO ST</td>
<td>SF-3, MF-4</td>
<td>MF-4-CO-NP</td>
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<tr>
<td>136</td>
<td>710 W 28TH ST</td>
<td>MF-3, GO</td>
<td>MF-4-CO-NP</td>
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<td>137</td>
<td>2810 RIO GRANDE ST; 2811, 2813, 2815 SALADO ST</td>
<td>SF-3, MF-3</td>
<td>MF-4-CO-NP</td>
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<tr>
<td>141</td>
<td>603-605 W 29TH ST (LOT 14 LESS THE N 43 FT OF THE E 20 FT &amp; BLK 15-16 LESS N 25 FT AV BLK 3 OLT 68 DIVISION D)</td>
<td>CS, CS-1</td>
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<td>803-605 W 29TH ST (N 43 FT OF THE E 20 FT LOT 14 BLK 3 OLT 68 DIVISION D)</td>
<td>CS-1</td>
<td>CS-1-CO-NP</td>
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<td>143</td>
<td>2814, 2818 NUECES ST; 2820, 2828 GUADALUPE ST</td>
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<td>CS-CO-NP</td>
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<tr>
<td>143A</td>
<td>2810, 2812 NUECES ST</td>
<td>MF-5</td>
<td>MF-5-CO-NP</td>
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<td>143B</td>
<td>2802 NUECES ST</td>
<td>MF-5</td>
<td>MF-5-CO-NP</td>
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<td>143C</td>
<td>2800 NUECES ST</td>
<td>GO</td>
<td>GO-NP</td>
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<tr>
<td>144</td>
<td>2806 NUECES ST (A 10.0 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT I)</td>
<td>LR</td>
<td>LR-NP</td>
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<td>145</td>
<td>2800, 2808, 2810 GUADALUPE ST</td>
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<td>CS-CO-NP</td>
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<td>146</td>
<td>2826, 2828 RIO GRANDE ST</td>
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<td>2823, 2825, 2827 SALADO ST</td>
<td>SF-3, CS</td>
<td>SF-3-CO-NP</td>
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<td>148</td>
<td>710 (LOT 4 BLK 2 OLT 62 DIV D 'BYRNES JAMES SUBD) W 26TH ST</td>
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<td>CS-CO-NP</td>
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<td>149</td>
<td>2828, 2830, 2832, 2834, 2836 SALADO ST</td>
<td>SF-3, MF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>149A</td>
<td>807 W 28TH 1/2 ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>TRACT</td>
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<td>FROM</td>
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<tr>
<td>150</td>
<td>801, 805 W 29TH ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
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<td>151</td>
<td>807, 809 W 29TH ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
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<td>152</td>
<td>905 W 29TH ST, 2842 PEARL ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
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<tr>
<td>153</td>
<td>909, 911 W 29TH ST</td>
<td>SF-3, LO</td>
<td>LO-MU-CO-NP</td>
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<tr>
<td>154</td>
<td>913, 915 W 29TH ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
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<tr>
<td>155</td>
<td>917 W 29TH ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
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<tr>
<td>156</td>
<td>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</td>
<td>GR</td>
<td>GR-CO-NP</td>
</tr>
<tr>
<td>156A</td>
<td>0 N LAMAR BLVD (TRI 15X60X62FT ABS 697 SUR 7 SPEAR G W)</td>
<td>GR</td>
<td>P-NP</td>
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<tr>
<td>157</td>
<td>2908 (A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J ) SAN GABRIEL ST</td>
<td>CS-1</td>
<td>CS-1-CO-NP</td>
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<tr>
<td>158</td>
<td>2905, 2915 SAN GABRIEL ST</td>
<td>GR</td>
<td>GR-CO-NP</td>
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<td>159</td>
<td>901-905 W 30TH ST; 2912 PEARL ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>160</td>
<td>900 W 29TH ST</td>
<td>MF-2</td>
<td>LR-MU-CO-NP</td>
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<td>161</td>
<td>808 W 29TH ST</td>
<td>MF-2, MF-4</td>
<td>MF-3-NP</td>
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<td>162</td>
<td>809, 811, 813 W 30TH ST</td>
<td>MF-2</td>
<td>SF-3-CO-NP</td>
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<td>163</td>
<td>804, 806 W 29TH ST</td>
<td>SF-3</td>
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<td>164</td>
<td>2900 WEST AVE</td>
<td>SF-3</td>
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<td>165</td>
<td>2915 WEST AVE</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
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<td>166</td>
<td>710 W 29TH ST (LOT 18-20 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)</td>
<td>CS</td>
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<td>167</td>
<td>710 W 29TH ST (LOT 1-3 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)</td>
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<td>168</td>
<td>2914, 2916, 2918 SALADO ST</td>
<td>SF-3, MF-2</td>
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<td>169</td>
<td>2920 SALADO ST</td>
<td>MF-2</td>
<td>MF-2-NP</td>
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<td>166A</td>
<td>621 W 30TH ST; 2906, 2908, 2910, 2912, 2914 RIO GRANDE ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>170</td>
<td>2900, 2902, 2904 RIO GRANDE ST</td>
<td>SF-3, CS</td>
<td>CS-CO-NP</td>
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<td>171</td>
<td>607 W 29TH 1/2 ST; 2907 RIO GRANDE ST</td>
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<td>620 W 29TH ST</td>
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<td>173</td>
<td>603, 605 W 29TH 1/2 ST</td>
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<td>174</td>
<td>606 W 29TH ST</td>
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<td>175</td>
<td>604, 606 W 29TH 1/2 ST; 613 W 30TH ST</td>
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<td>176</td>
<td>2900, 2904, 2928 (LOTS 4-7 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST</td>
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<td>CS-CO-NP</td>
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<td>177</td>
<td>2928 (LOT 8 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST</td>
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<td>178</td>
<td>2934 GUADALUPE ST</td>
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<td>179</td>
<td>3000 GUADALUPE ST</td>
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<td>CS-MU-CO-NP</td>
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<td>179A</td>
<td>3002 GUADALUPE ST</td>
<td>CS-H</td>
<td>CS-H-CO-NP</td>
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<td>180</td>
<td>809 W 31ST ST; 3004, 3006, 3010, 3016 GUADALUPE ST</td>
<td>GO, CS</td>
<td>CS-MU-CO-NP</td>
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<td>181</td>
<td>813, 815, 817 W 31ST ST</td>
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<td>SF-3-CO-NP</td>
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<td>811 W 31ST ST</td>
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<td>3000 GUADALUPE ST</td>
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<td>MF-4-CO-NP</td>
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<td>184</td>
<td>3009, 3011 WASHINGTON SQ</td>
<td>SF-3, MF-2</td>
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<td>185</td>
<td>3015 WASHINGTON SQ</td>
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<td>186</td>
<td>3000, 3002, 3006 WASHINGTON SQ</td>
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<td>MF-1-CO-NP</td>
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<td>708, 710, W 30TH ST; 707, 709 W 31ST ST; 3007, 3009, 3011, 3013, 3015, 3019 WEST AVE</td>
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<td>SF-3-CO-NP</td>
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<td>708 W 30TH ST</td>
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<td>MF-2-CO-NP</td>
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<td>3008 WEST AVE</td>
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<td>800, 806, 808, 900, 902, 904, 906, 908 W 30TH ST</td>
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<td>SF-3-CO-NP</td>
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<td>811 W 31ST ST</td>
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<td>192</td>
<td>3007, 3009 (W 109.75 FT OF LOT 1-A OLT 72 &amp; 75 DIV D WALTON ANNEX), 3011, 3027 N LAMAR BLVD</td>
<td>LR, CS, CS-MU-CO</td>
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<td>192A</td>
<td>3015 N LAMAR BLVD</td>
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<td>CS-CO-NP</td>
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<td>193</td>
<td>3009 N LAMAR BLVD (E 50 FT OF LOT 1-A OLT 72 &amp; 75 DIV D PLUS 1/2 ADJ VAC ALLEY WALTON ANNEX)</td>
<td>LO</td>
<td>NO-MU-NP</td>
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<td>194</td>
<td>3001 N LAMAR BLVD (LOTS 20 &amp; 21 OLT 72 &amp; 75 D OAKWOOD)</td>
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<td>CS-CO-NP</td>
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<td>195</td>
<td>3001 N LAMAR BLVD (LOT 22 &amp; W 15 FT LOT 23 OLT 72 &amp; 75 D OAKWOOD)</td>
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<td>196</td>
<td>3125 N LAMAR BLVD</td>
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<td>197</td>
<td>906 W 31ST ST</td>
<td>MF-3</td>
<td>NO-MU-NP</td>
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<td>198</td>
<td>3116 GRANDVIEW ST</td>
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<td>199</td>
<td>3111 GRANDVIEW ST</td>
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<td>MF-2-CO-NP</td>
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<td>204</td>
<td>703, 705 W 32ND ST; 3104 KING ST; 3101 KINGS LN; 700, 702, 704, 706 W 31ST ST</td>
<td>SF-3, MF-2, MF-3</td>
<td>SF-3-CO-NP</td>
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<td>205</td>
<td>701 W 32ND ST</td>
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<td>MF-1-CO-NP</td>
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<td>206</td>
<td>635 W 31ST 1/2 ST</td>
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<td>MF-2-CO-NP</td>
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<td>207</td>
<td>609, 611, 613, 615, 631 W 31ST 1/2 ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>208</td>
<td>3100 GUADALUPE ST</td>
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<td>CS-CO-NP</td>
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<tr>
<td>209</td>
<td>3110, 3116, 3120 GUADALUPE ST</td>
<td>CS</td>
<td>CS-CO-NP</td>
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<tr>
<td>210</td>
<td>606, 608 610, 612, 614, 616, 618 W 31ST 1/2 ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>211</td>
<td>3202, 3204, 3208 GUADALUPE ST</td>
<td>CS</td>
<td>CS-CO-NP</td>
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<td>212</td>
<td>0 (E 18 FT OF LOT 8 BLK 2 OLT 75-76 DIV D GYPSY GROVE), 607 W 33RD ST</td>
<td>SF-3, CS</td>
<td>SF-3-CO-NP</td>
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<td>612, 614, 616 W 32ND ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>214</td>
<td>610 W 32ND ST</td>
<td>MF-2</td>
<td>MF-1-CO-NP</td>
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<td>215</td>
<td>609, 611, 613, 615 W 33RD ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>216</td>
<td>3300 GUADALUPE ST</td>
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<td>217</td>
<td>3316 GUADALUPE ST</td>
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<td>218</td>
<td>612, 614, 616, 618 W 33RD ST; 627, 631 W 34TH ST; 3313 KING ST</td>
<td>GO, CS</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>219</td>
<td>700, 702 W 32ND ST</td>
<td>MF-2</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>220</td>
<td>706 W 32ND ST; 3208 KING ST</td>
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<td>MF-2-CO-NP</td>
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<td>221</td>
<td>3208, 3210 KING ST</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>222</td>
<td>707 W 34TH ST; 0 (W 50 FT OF LOT 4 BLK 2 OLT 75 DIV D SMYTH ADDN), 3300 KING ST</td>
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<td>LO-NP</td>
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<td>223</td>
<td>709, 715 W 34TH ST; 3211 WEST AVE</td>
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<td>LO-NP</td>
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<tr>
<td>224</td>
<td>705 W 32ND ST; 3201, 3205 WEST AVE</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
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<td>225</td>
<td>501, 503 W 31ST ST; 3204 WEST AVE</td>
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<td>SF-3-CO-NP</td>
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<td>226</td>
<td>3206 WEST AVE</td>
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<tr>
<td>230</td>
<td>801 W 34TH ST</td>
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<tr>
<td>231</td>
<td>3205, 3207 GRANDVIEW AVE</td>
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<td>LO-CO-NP</td>
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<td>232</td>
<td>808 W 32ND ST</td>
<td>MF-2</td>
<td>MF-2-CO-NP</td>
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<td>233</td>
<td>808, 810 W 32ND ST</td>
<td>MF-2</td>
<td>SF-3-CO-NP</td>
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<td>234</td>
<td>3200, 3204, 3206, 3208 (LOT 5 &amp; S 10FT OF LOT 6 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5 &amp; SMYTH SUB) GRANDVIEW ST</td>
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<td>MF-2-NP</td>
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<tr>
<td>235</td>
<td>3316 (N 40FT OF LOT 6-8 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5 &amp; SMYTH SUB PLUS Adj Vac Alley) GRANDVIEW ST</td>
<td>LO</td>
<td>LO-NP</td>
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<td>236</td>
<td>3303 (LOT 14-15 &amp; S 15 FT OF LOT 13 &amp; N 9 FT OF LOT 16 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5 &amp; SMYTH SUB) N LAMAR BLVD</td>
<td>CS, CS-1</td>
<td>CS-CO-NP</td>
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<td>237</td>
<td>3311 (LOT 12 &amp; N 34 FT OF LOT 13 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5 &amp; SMYTH SUB) N LAMAR BLVD</td>
<td>CS-1</td>
<td>CS-1-CO-NP</td>
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<td>238</td>
<td>905 W 34TH ST; 3317 N LAMAR BLVD</td>
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<td>239</td>
<td>3401, 3411, 3419, 3423 N LAMAR BLVD</td>
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<td>CS-CO-NP</td>
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<td>240</td>
<td>3501 N LAMAR BLVD; 3400, 3405, 3408, 3412 OWEN AVE</td>
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<td>P-NP</td>
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<td>241</td>
<td>800, 808 W 34TH ST; 3408 WEST AVE</td>
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<td>LO-NP</td>
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<td>242</td>
<td>905, 907 W 37TH ST; 3507 N LAMAR BLVD; 3500, 3501, 3502, 3503 OWEN CIR</td>
<td>MF-2, MF-3, LO, CS</td>
<td>P-NP</td>
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<tr>
<td>243</td>
<td>711 W 38TH ST (N 323.29 FT MEDICAL SCIENCE CENTER CONDOMINIUMS)</td>
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<td>244</td>
<td>711 (S 154.55 FT MEDICAL SCIENCE CENTER CONDOMINIUMS) W 38TH ST; 3509, 3511, 3513 WEST AVE</td>
<td>LO, LR</td>
<td>LO-MU-NP</td>
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<td>245</td>
<td>700, 702, 704, 706, 710, 712, 714, 720 W 34TH ST; 3409 WEST AVE</td>
<td>SF-3, LO</td>
<td>LO-NP</td>
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<td>245A</td>
<td>717 W 35TH ST</td>
<td>LO-CO</td>
<td>LO-CO-NP</td>
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<td>246</td>
<td>631 W 38TH ST</td>
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<td>GR-CO-NP</td>
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<td>247</td>
<td>624 W 37TH ST</td>
<td>MF-4</td>
<td>LR-MU-CO-NP</td>
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<td>623 W 38TH ST</td>
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<td>GR-CO-NP</td>
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<td>601 W 38TH ST; 3702 (LOT 1 BLK 7 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST</td>
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<td>3702 (LOT 2 BLK 6 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST</td>
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<td>251</td>
<td>304 W 37TH ST; 3700 GUADALUPE ST</td>
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<td>252</td>
<td>605 W 37TH ST; 3510 (N 72.5 FT OF LOTS 1 &amp; 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST</td>
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<td>3510 (S 72.5 FT OF LOTS 1 &amp; 2 BLK 1 OLT 78 DIV D BUDDINGTON SUBD) GUADALUPE ST</td>
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<td>606 MAIDEN LN</td>
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<td>255</td>
<td>3500 GUADALUPE (E 100 FT LOTS 1-3 BLK 4 OLT 76-76 DIV D GYPSY GROVE SAVE AND EXCEPT A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)</td>
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<td>256</td>
<td>3500 GUADALUPE (A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)</td>
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<td>CS-1-CO-NP</td>
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<tr>
<td>257</td>
<td>607 W 37TH ST</td>
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<td>CS-CO-NP</td>
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<td>259</td>
<td>604 W 35TH ST</td>
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<td>CS-CO-NP</td>
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<td>260</td>
<td>3402, 3404, 3406 GUADALUPE ST</td>
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<td>CS-CO-NP</td>
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<td>612, 616, 620, 624, 630 W 34TH ST</td>
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<td>CS-CO-NP</td>
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<td>262</td>
<td>3880 WEST AVE</td>
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<td>GR-MU-CO-NP</td>
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<td>263</td>
<td>3515 N LAMAR BLVD</td>
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<td>CS-CO-NP</td>
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<td>264</td>
<td>801, 911 W 38TH ST</td>
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<td>CS-CO-NP</td>
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<td>265</td>
<td>3701 N LAMAR BLVD</td>
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<td>CS-CO-NP</td>
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<td>266</td>
<td>806 W 37TH ST; 801 W 38TH ST</td>
<td>GR</td>
<td>GR-NP</td>
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<td>1000</td>
<td>1107 W 22ND ST; 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917 DAVID ST</td>
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<td>SF-3-CO-NP</td>
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<td>1001</td>
<td>1113 W 22ND ST; 1900, 1902, 1904, 1906, 1910, 1912, 1914, 1916 DAVID ST</td>
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<td>1207 W 22ND ST; 1909 (S 25 FT LOT 15 BLK 3 OLT 28-28 DIV D CARRINGTON SUBD), 1913 CLIFF ST</td>
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<td>1901, 1907 CLIFF ST</td>
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<td>1005</td>
<td>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</td>
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<td>SF-3-CO-NP</td>
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<td>1006</td>
<td>1201, 1203, 1205, 1207, 1209, 1211, 1215 W 22ND 1/2 ST</td>
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<td>1114 W 22ND ST</td>
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<td>1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115 W 22ND 1/2 ST</td>
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<td>SF-3-CO-NP</td>
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<td>1114 W 22ND 1/2 ST</td>
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<td>1100, 1102, 1104, 1106 W 22ND 1/2 ST; 2218 LEON ST</td>
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<td>1011</td>
<td>2309, 2311 LONGVIEW ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1013</td>
<td>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</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1014</td>
<td>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 182 BLK 3 OLT 70 DIV D BYRNE'S JAMES SUBD) PEARL ST</td>
<td>SF-3</td>
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<td>1015</td>
<td>2818, 2820, 2822, 2826 SALADO ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1016</td>
<td>2817, 2819, 2821 SALADO ST</td>
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<td>SF-3-CO-NP</td>
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<td>1017</td>
<td>804, 806 W 28TH 1/2 ST; 2831, 2831, 2835, 2837 PEARL ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1018</td>
<td>2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840 PEARL ST</td>
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<td>SF-3-CO-NP</td>
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<td>1019</td>
<td>2827, 2829, 2831, 2835, 2837, 2839, 2845 SAN GABRIEL ST</td>
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<td>1020</td>
<td>2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846 SAN GABRIEL ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1021</td>
<td>2825, 2827, 2828, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847 SHOAL CREST AVE</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1022</td>
<td>2830, 2832, 2834, 2838, 2840, 2842, 2844, 2848 SHOAL CREST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1023</td>
<td>801, 803, 805, 807 W 30TH ST; 2810, 2812, 2814, 2824 PEARL ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1024</td>
<td>907 W 30TH ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>TRACT</td>
<td>ADDRESSES</td>
<td>FROM.</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>-----------------------------------------------</td>
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</tr>
<tr>
<td>1025</td>
<td>2910 PEARL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1026</td>
<td>2902, 2904 WEST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1028</td>
<td>710 W 29TH ST (LOT 4 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)</td>
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<tr>
<td>1030</td>
<td>615 W 30TH ST; 2911, 2913, 2915, 2917 RIO GRANDE ST</td>
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<td>SF-3-CO-NP</td>
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<tr>
<td>1034</td>
<td>804, 808, 810, 900, 902, 904 W 30TH 1/2 ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1035</td>
<td>807 W 31ST ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1036</td>
<td>3012, 3018 WEST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1040</td>
<td>3008, 3010, 3014 WASHINGTON SQ</td>
<td>SF-3</td>
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<td>1041</td>
<td>3001, 3005, 3007 WASHINGTON SQ</td>
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<td>SF-3-CO-NP</td>
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<td>1044</td>
<td>607 W 32ND ST</td>
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<tr>
<td>1046</td>
<td>615 W 32ND ST; 3106 KING ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1048</td>
<td>3101, 3103 WEST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<td>1049</td>
<td>3112 WEST AVE</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
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<td>1049A</td>
<td>607, 609 W 32ND ST; 3114 WEST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<td>1049B</td>
<td>808, 810 W 31ST ST; 0 E 40FT OF S10FT LOT 65 &amp; E40FT OF W39FT LOT 66 OLT 72-75 DIV D OAKWOOD, 3107, 3109 GRANDVIEW ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<td>1049C</td>
<td>804 W 31ST ST; 3102, 3104, 3108, 3110 WEST AVE</td>
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<td>SF-3-CO-NP</td>
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<td>1050</td>
<td>900, 902 W 31ST ST; 3104, 3108, 3110, 3112 GRANDVIEW ST, 3113 OWEN AVE</td>
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<td>SF-3-CO-NP</td>
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<td>1057</td>
<td>606, 608 W 32ND ST</td>
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<td>SF-3-CO-NP</td>
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<td>1060</td>
<td>3410, 3504 WEST AVE</td>
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<td>1061</td>
<td>3508 WEST AVE</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
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<td>1062</td>
<td>3506, 3510 WEST AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1063</td>
<td>3413, 3415 WEST AVE</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
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<tr>
<td>1064</td>
<td>703, 705, 707, 709, 711, 713, 715 W 35TH ST; 3404 KING ST</td>
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<tr>
<td>1065</td>
<td>700, 702, 704, 706, 708, 710, 712, 714, 716 W 35TH ST; 3504 KING ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
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<tr>
<td>1066</td>
<td>607, 609, 611, 615, 617, 619, 621 W 35TH ST; 3403 KING ST</td>
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<td>1067</td>
<td>606, 610, 614, 616, 618, 620 W 35TH ST</td>
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<td>1068</td>
<td>611 W 35TH ST</td>
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<td>1069</td>
<td>609 W 37TH ST</td>
<td>SF-4A</td>
<td>SF-4A-CO-NP</td>
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</table>

**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:


2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 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 Sections 25-2-1502 through 25-2-1504 of the Code:


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:

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.


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.)


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

Agricultural 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. 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  
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
Mayor

APPROVED

David Allan Smith  
City Attorney

ATTEST:

Shirley A. Brown  
City Clerk
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;

City of Austin Neighborhood Planning and Zoning Department
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 2381 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 0.980 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 08° 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 08° 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. SPEARM 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;
THENENCE, with the east line of Lamar Boulevard, N 72° 06' E 13.2 feet to a point;

THENENCE, 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;

THENENCE, 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;

THENENCE 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;

THENENCE 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;

THENENCE S 28° 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;

THENENCE 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;

THENENCE with the east wall line of the said existing building, S 28° 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;

THENENCE 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, 801-807 Maiden Lane, in the City of Austin, Travis County, Texas.
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:

<table>
<thead>
<tr>
<th>District</th>
<th>Code</th>
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<tbody>
<tr>
<td>historic landmark</td>
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<tr>
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<td>NC</td>
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<tr>
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<td>mixed use</td>
<td>MU</td>
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<td>Capitol view corridor</td>
<td>CVC</td>
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<td>Capitol dominance</td>
<td>CD</td>
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<td>Congress Avenue</td>
<td>CA</td>
</tr>
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<td>PS</td>
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<td>DP</td>
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<td>convention center</td>
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<td>NP</td>
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<tr>
<td>university neighborhood overlay</td>
<td>UNO</td>
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</table>
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:


§ 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 to 100 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:

§ 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 alley 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 alley 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.
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
January 28, 2008

Greg Guernsey
Director of Planning
City of Austin

Subject Property to be re-zoned
Iota Chapter of Chi Omega
2711 Rio Grande 78705

Current Zoning
The property is currently zoned as MF-4 and is in the University Neighborhood Overlay which allows height of 75 feet among other development rights.

This letter is to modify our previous letter that was sent on October 16, 2007. It is our understanding at this point that we do not need a conditional overlay but instead to request a change in site development restrictions of no more than 60 feet in height and by doing so we will be in compliance with MF4 site development regulations.

Conditional Overlay restrictions
MF-4 Multi-Family Residence:
Height of no more than 60 feet
No other change to Site Development standards

Uses Permitted:
Unless restricted by the Conditional Overlay permitted uses are those allowed by MF-4 zoning and as private Group residential, private Club, private Lodge, Fraternity or Sorority House including any ancillary functions such as sleeping quarters, food service, common areas, recreational area, meeting areas, and parking.

The current use of this property provides affordable housing and meal plans, a green space that is landscaped with big trees that enriches not only the value of the property but the neighborhood as well, pedestrian sidewalk, safety patrol for all young ladies that reside and for guests that come and go, desirable drive up appeal, a parking space for every boarder and employee, and the property respects the imperious cover regulations designed by the City of Austin—which is a huge consideration due to run off in that section of town. Part of the appeal to Austin is its unique neighborhoods and we are in hopes that the City of Austin will take all these considerations into regard when evaluating our property and its contribution to the University of Texas neighborhood and the importance for affordable and safe housing for its students.

Respectfully submitted,

[Signature]

Marjorie Burciaga
Agent for Chi Omega Fraternity
3900 Myrick Drive 78731 512-345-3058