

### **THIRD READING SUMMARY SHEET**

**ZONING CASE NUMBER:** C14-04-0021, C14-04-0022, and C14-04-0023

**REQUEST:**

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as The Central Austin Combined Neighborhood Plan which is bounded by Lamar Blvd. and Duval St. to the West, 38<sup>th</sup> St. and 45<sup>th</sup> St. to the north, IH-35 to the east and MLK Jr. Blvd. to the south, excluding the University of Texas at Austin campus.

**DEPARTMENT COMMENTS:**

The neighborhoods want to preserve the historic residential character of the single-family neighborhoods.

The Heritage Neighborhood Association wants to create a hard edge of commercial, office and multi-family uses along the perimeter of the neighborhood. The association expressed concern about the large number of multi-family properties with single-family uses in the neighborhood and has expressed a desire to make the land use and the zoning on these sites consistent.

The West University Neighborhood Association and the Shoal Crest Neighborhood Association want to limit the incursion of multi-family zoning into their single-family neighborhoods and have expressed that any new multi-family transition form greater to less density as it approaches the neighborhoods.

The University Area Partners along with the other neighborhood groups inside the CACNPA have identified an area generally known as West Campus as one where significantly increased density would be appropriate and desired as long as safe guards are put in place to protect the adjacent single-family neighborhoods (Shoal Crest and West University). This is to be accomplished by the University Neighborhood Overlay (UNO) code amendment that has emerged as a recommendation from this planning process.

The participants in the North University Planning Area in choosing to incorporate the Neighborhood Conservation Combining District (NCCD) into the Planning process to identify and create areas where bulk and scale are compatible with older established single-family areas. The NCCD allows for the flexibility to make site development regulations more permissive or restrictive. In a few cases specific negotiations with property owners has resulted in zoning site development regulations specially tailored for individual tracts of land. The Mixed Use Building option allowed with the adoption of a Neighborhood Plan was not selected in this area due to some development parameters though to be too restrictive. The NCCD allows for the same types of mixed use within buildings, allows for a reduced building setback and includes parking provisions for restaurant uses located within a structure designed for both commercial and residential use.

**APPLICANT:** City of Austin

**AGENT:** Neighborhood Planning and Zoning Department

**CITY COUNCIL DATE AND ACTION:**

June 10, 2004 – Approved on 1<sup>st</sup> Reading the Planning Commission Recommendation for each of the three neighborhood plan rezoning areas with condition to continue to find resolution to contested rezoning. (VOTE 7-0).

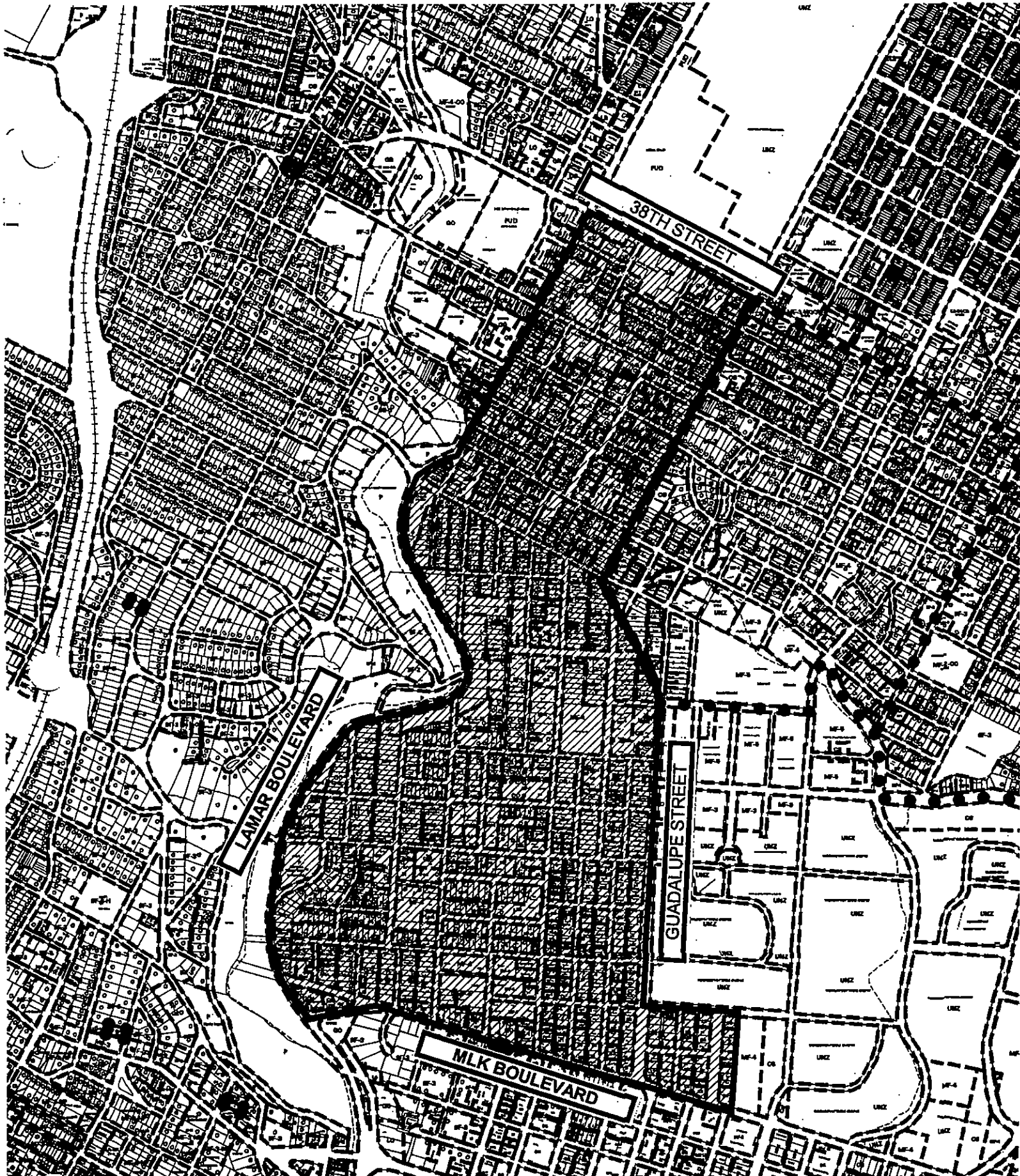
July 29, 2004 – Postponed to 8-12-04.



August 5, 2004 – Approved on 2nd Reading for each of the three neighborhood plan rezoning areas with conditions. (VOTE 7-0). *Schedule 3<sup>rd</sup> reading for 8-12-04.*

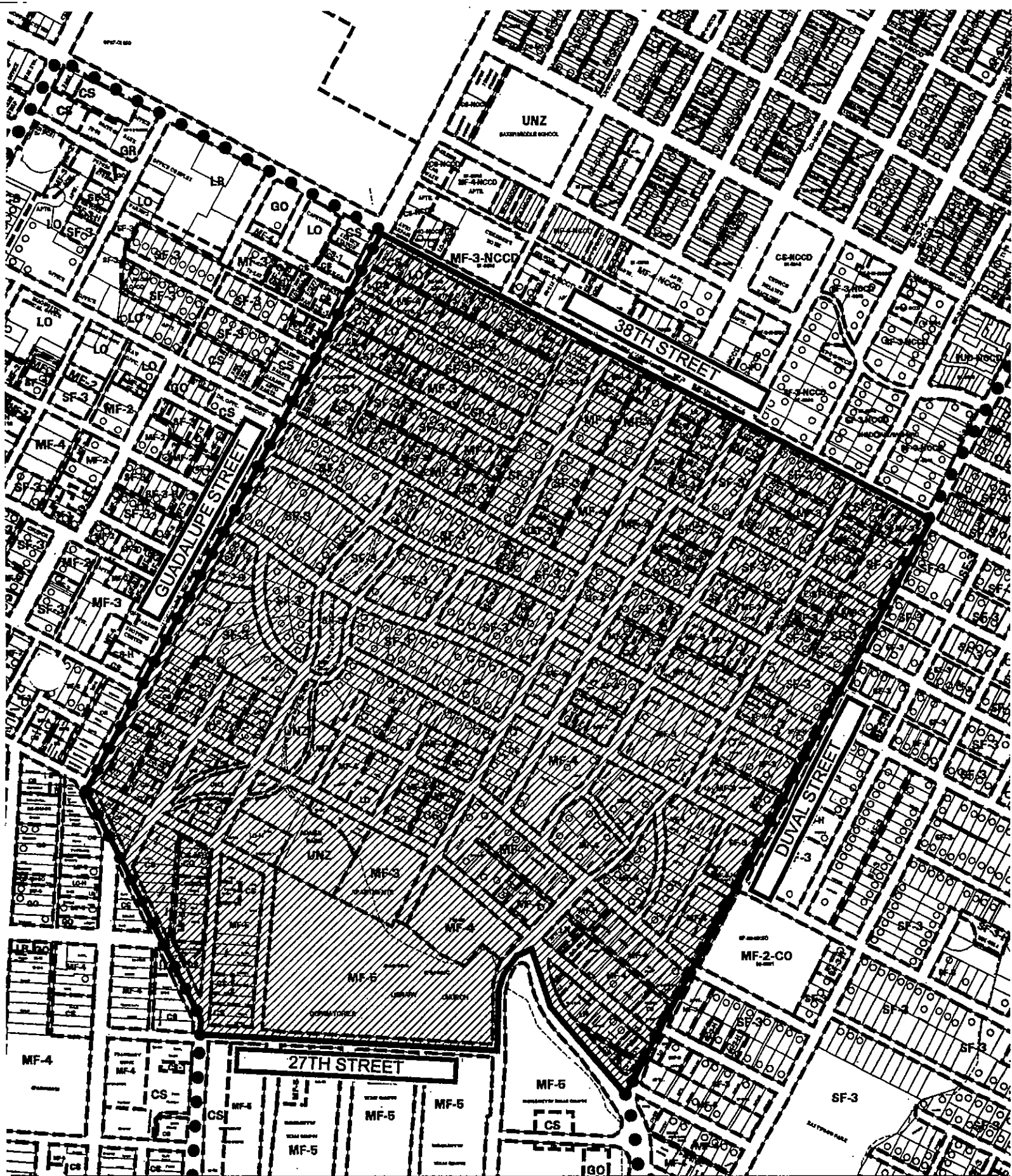
August 12, 2004 -- Postponed at the request of Council to August 26 (VOTE 6-0, J. Goodman – off dais).





**ASSIGNED STAFF:** Glenn Rhoades

**PHONE:** 974-2775  
glenn.rhoades@ci.austin.tx.us

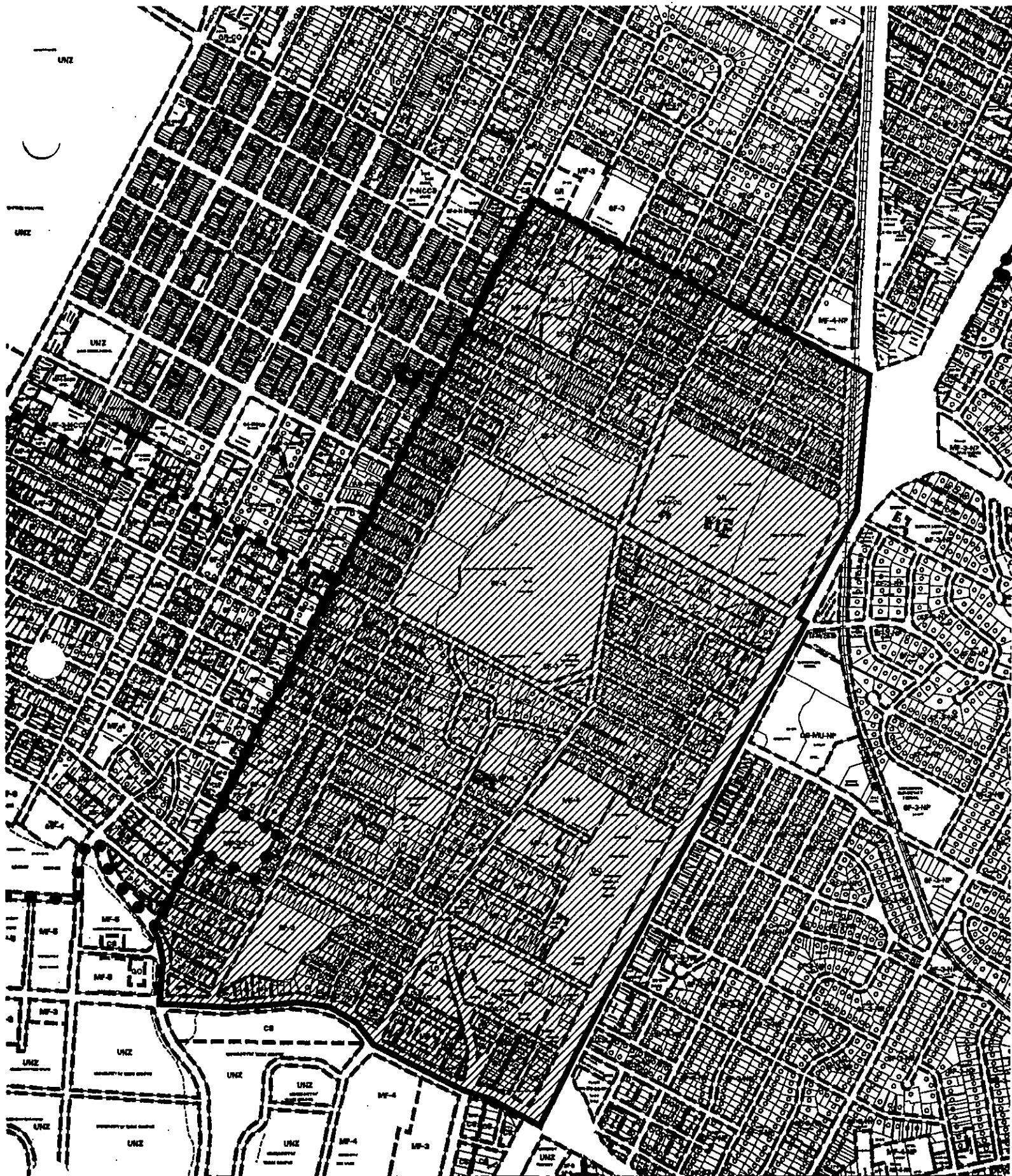





 1" = 1200'	SUBJECT TRACT		<b>ZONING</b>	<b>CITY GRID REFERENCE NUMBER</b> J23-25 H23-2 4
	PENDING CASE	• • • • •		
	ZONING BOUNDARY	-----		
	CASE MGR: G. RHOADES			
	<b>CASE #:</b> C14-04-0021			
<b>ADDRESS:</b> WEST UNIVERSITY			<b>DATE:</b> 04-03	
<b>NEIGHBORHOOD PLANNING AREA</b>			<b>INTLS:</b> SN	
<b>SUBJECT AREA (acres):</b> 464.740				



 <p>1" = 600'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: G. RHOADES</p>	<p style="text-align: center;"><b>ZONING</b></p> <p><b>CASE #: C14-04-0022</b></p> <p><b>ADDRESS: NORTH UNIVERSITY</b></p> <p><b>PLANNED NEIGHBORHOOD PLAN</b></p> <p><b>SUBJECT AREA (acres): 234.870</b></p> <p><b>DATE: 04-03</b></p> <p><b>INTLS: SM</b></p>	<p><b>CITY GRID</b></p> <p><b>REFERENCE</b></p> <p><b>NUMBER</b></p> <p><b>J24-25</b></p>
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SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: G. RHOADES

CASE #: C14-04-0023  
ADDRESS: HANCOCK NEIGHBORHOOD  
PLANNING AREA  
SUBJECT AREA (acres): 541.380

ZONING

DATE: 04-08  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
J24-25 K24-2  
5

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-04-0021 - West University NPCD  
C14-04-0022 - North University NCCD-NPCD  
C14-04-0023 - Hancock NPCD

**P.C. DATE:** April 13, 2004  
April 27, 2004  
May 25, 2004

**C.C. DATE:** May 6, 2004  
June 10, 2004  
July 29, 2004  
August 5, 2004  
August 12, 2004  
August 26, 2004

**AREA:** Total of 1231 acres;  
West University NPCD, approximately 454.74 acres  
North University NCCD-NPCD, approximately 234.87 acres  
Hancock NPCD, approximately 541.38 acres

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Mark Walters, Thomas Bolt, Jackie Chuter, Laura Patlove

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Glenn Rhoades

### **NEIGHBORHOOD ORGANIZATIONS:**

#25 Eastwoods Association  
#31 Hancock Neighborhood Association  
#33 Heritage Neighborhood Association  
#34 Hyde Park Neighborhood Association  
#47 Beau Site Neighborhood  
#48 North University Neighborhood Association  
#58 Judges' Hill Neighborhood Association  
#66 Rosedale Neighborhood Association  
#69 University Area Partners  
#88 West Austin Neighborhood Group  
#113 Wilshire Wood – Dellwood I Neighborhood Association  
#141 Cherrywood Neighborhood Association  
#142 Five Rivers Neighborhood Association  
#156 Brykerwoods Neighborhood Association  
#159 North Capitol Area Neighborhood Association  
#173 Old Enfield Homeowners Association  
#259 Shoal Crest Neighborhood Association  
#283 North Austin Neighborhood Alliance  
#294 West University Neighborhood  
#344 M.K. Hage  
#402 Downtown Austin Neighborhood Association  
#438 Downtown Austin Alliance  
#493 Dellwood Neighborhood Association  
#511 Austin Neighborhoods Council  
#603 Mueller Neighborhoods Coalition  
#609 EYE-H35/Airport Blvd. Neighborhood Association

#623 City of Austin Downtown Commission  
#631 Alliance to Save Hyde Park  
#644 Pemberton Heights Neighborhood Association  
#682 Caswell Pease Neighborhood Association  
#687 North Loop Neighborhood Association  
#689 Upper Boggy Creek Neighborhood Planning Team  
#698 West Campus Neighborhood Association  
#700 Keep the Land  
#937 Taking Action Inc.  
#972 Poder people Organized in Defense of Earth and Her Resources  
#981 Anberly Airport Association

**AREA OF PROPOSED ZONING CHANGES:** The Central Austin Combined Neighborhood Plan encompasses the Hancock, North University and West University planning areas. The Central Austin Combined Planning Area is bounded by Lamar Blvd. and Duval St. to the west, 38<sup>th</sup> St and 45<sup>th</sup> St. to the north, IH 35 to the east and MLK Jr. Blvd to the south, excluding the University of Texas at Austin campus.

**AREA STUDY:** Central Austin Combined Neighborhood Planning Area

**TIA:** Is not required

**WATERSHEDS:** Shoal Creek; Waller Creek;  
Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**SCHOOLS:**

Lee Elementary School

**SUMMARY STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area. In addition to the NPCD, properties within the North University Planning area will also have a Neighborhood Conservation Combining District (NCCD)

**LIST OF ATTACHMENTS:**

**Attachment 1:** Description of proposed Base Districts, and Special Uses and Design Tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback

**Attachment 2:** Central Austin Combined Planning Area Future Land Use Map

**Attachment 3:** West University Tract Map

**Attachment 4:** North University Tract Map

**Attachment 5:** Hancock Tract Map

**PLANNING COMMISSION RECOMMENDATION:****April 27, 2004**

*MOTION: APPROVE STAFF RECOMMENDATION FOR THE NEIGHBORHOOD PLAN AND ZONING WITH ADDENDA PROVIDED TO THE PLANNING COMMISSION. FOR UNRESOLVED ZONING CASES ASK THAT STAFF CONTINUE TO INITIATE DISCUSSION BETWEEN THE VARIOUS PARTIES AND FIND APPROPRIATE COMPROMISES BEFORE COUNCIL. IF ZONING CASES ARE NOT RESOLVED CLEARLY INDICATE STAFF RECOMMENDATIONS OF THE OWNER OR NEIGHBORHOOD ASSOCIATIONS.*

*VOTE: 8-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>, NS recused)*

**May 25, 2004**

*MOTION: STAFF RECOMMENDATION FOR WEST UNIVERSITY, EXCEPT RECOMMEND SF-4A for TRACT 133 AND 133A, AND INCLUDE 100 FEET OF NORTH PORTION OF TRACT 1013 (BEND AROUND SHOAL CREEK) WITH RECOMMENDATION OF LO-MU-CO-NP ON TRACT 44.*

*VOTE: 8-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>; CG-ABSTAIN)*

*MOTION: APPROVE STAFF RECOMMENDATIONS FOR NORTH UNIVERSITY NEIGHBORHOOD PLAN, WITH RECOMMENDATION THAT FOR PROPERTIES THAT ARE STILL UNDER NEGOTIATION, EXISTING LEGAL USES SHOULD BE ALLOWED TO CONTINUE UNDER THE PROPOSED ZONING.*

*VOTE: 7-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>; NS- RECUSE; CG-ABSTAIN)*

**ISSUES:**

The neighborhoods want to preserve the historic residential character of the single-family neighborhoods.

The Heritage Neighborhood Association wants to create a hard edge of commercial, office and multi-family uses along the perimeter of the neighborhood. The association expressed concern about the large number of multi-family properties with single-family uses in the neighborhood and has expressed a desire to make the land use and the zoning on these sites consistent.

The West University Neighborhood Association and the Shoal Crest Neighborhood Association want to limit the incursion of multi-family zoning into their single-family neighborhoods and have expressed that any new multi-family transition from greater to less density as it approaches the neighborhoods.

The University Area Partners along with the other neighborhood groups inside the CACNPA have identified an area generally known as West Campus as one where significantly increased density would be appropriate and desired as long as safe guards are put in place to protect the adjacent single-family neighborhoods (Shoal Crest and West University). This is to be accomplished by the University Neighborhood Overlay (UNO) code amendment that has emerged as a recommendation from this planning process.

The participants in the North University Planning Area in choosing to incorporate the Neighborhood Conservation Combining District (NCCD) into the Planning process to identify and create areas where bulk and scale are compatible with older established single-family areas. The NCCD allows

for the flexibility to make site development regulations more permissive or restrictive. In a few cases specific negotiations with property owners has resulted in zoning site development regulations specially tailored for individual tracts of land. The Mixed Use Building option allowed with the adoption of a Neighborhood Plan was not selected in this area due to some development parameters though to be too restrictive. The NCCD allows for the same types of mixed use within buildings, allows for a reduced building setback and includes parking provisions for restaurant uses located within a structure designed for both commercial and residential use.

**CITY COUNCIL DATE:** May 6, 2004, June 10, 2004, July 29, 2004

**ACTION:** May 6, 2004 - Postponed by staff, re-notified for June 10, 2004 hearing.

June 10, 2004 – C14-04-0021 - West University NPCD  
C14-04-0022 - North University NCCD-NPCD  
C14-04-0023 - Hancock NPCD

The public hearing was closed on Council Member McCracken's motion, Council Member Slusher's second on a 7-0 vote. The first reading of the ordinance approving Planning Commission's recommendation on all uncontested zoning tracts was approved on Mayor Pro Tem Goodman's motion, Mayor Wynn's second on a 7-0 vote. The first reading of the ordinance approving Planning Commission's recommendation on all contested zoning tracts was approved on Mayor Pro Tem Goodman's motion, Council Member Thomas' second on a 7-0 vote.

July 29, 2004 - C14-04-0021 - West University NPCD  
C14-04-0022 - North University NCCD-NPCD  
C14-04-0023 - Hancock NPCD

Second Reading on the North University NCCD was postponed to August 5, 2004 at staff's request on Council Member McCracken's motion, Mayor Pro Tem Goodman's second on a 7-0 vote.

Second Reading on the Hancock & West University NPCDs was postponed to August 5, 2004 on Mayor Pro Tem Goodman's motion, Council Member Dunkerley's second, on a 7-0 vote.

Approved 2<sup>nd</sup> reading of the Central Austin Combined Neighborhood Plan on Mayor Pro Tem Goodman's motion, Council Member Dunkerley's second, on a 7-0 vote.

August 5, 2004 C14-04-0021 - West University NPCD  
C14-04-0022 - North University NCCD-NPCD  
C14-04-0023 - Hancock NPCD

Approved 2<sup>nd</sup> Reading of the zoning cases with changes. [Numerous motions.]

August 12, 2004 C14-04-0021 - West University NPCD

C14-04-0022 - North University NCCD-NPCD  
C14-04-0023 - Hancock NPCD

Postponed to August 26, 2004 the third reading of the ordinance for the Central Austin Combined Planning Area and associated zonings in the West University, North University and Hancock Neighborhood Planning Areas on Council Member Dunkerly's motion, Mayor Wynn's second, on a vote of 6-0, with Mayor Pro Tem Goodman off the dais.

**ORDINANCE READINGS:** 1<sup>st</sup> June 10, 2004 2<sup>nd</sup> July 29, 2004, August 5, 2004 3<sup>rd</sup>

**ORDINANCE NUMBER:**

Central Austin Combined Neighborhood Plan  
West University Neighborhood Planning Area  
North University Planning Area  
Hancock Planning Area

**CASE MANAGER:** Glenn Rhoades

**PHONE:** 974-2775



## **STAFF RECOMMENDATION**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area. Approximately 580 tracts are proposed for a base district rezoning, change in conditional overlay, or the addition of infill options. In addition to the NPCD, properties within the North University Planning area will also have a Neighborhood Conservation Combining District (NCCD). The NCCD contains approximately 250 tracts.

## **BACKGROUND**

At the direction of the Austin City Council, Neighborhood Planning staff began working to develop a combined neighborhood plan for Central Austin in April 2002. The First Workshop was held on December 7<sup>th</sup>, 2002. Staff, residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for 18 months.

The plan's goals, objectives, and action items were developed at numerous Central Austin Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning case.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP may modify the base district of an individual parcel within the neighborhood to allow for the following special uses and design tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback. The North University Planning area has proposed a Neighborhood Conservation Combining District to address the goals and objectives of the plan pertaining to the North University Planning Area. The ability to have mixed use within the planning area has been accommodated in the permitted land use charts contained in the proposed NCCD.

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

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Crestview / Wooten Combined Neighborhood Plan:

### **Goals – Land Use**

- Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
- Preserve and enhance existing neighborhood-friendly businesses and encourage new neighborhood-friendly ones in appropriate locations.
- Enhance the safety and attractiveness of the neighborhoods.
- Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
- Promote enhancement of major corridors by encouraging better quality development and redevelopment and discouraging strip development.

- Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment.
- Target and encourage redevelopment of dilapidated or vacant multifamily structures into quality multifamily.

### **Objectives – Land Use**

- Rezone property as needed to ensure that new development is compatible with the desired residential character of the neighborhood.
- New single-family construction in residential areas should complement, reflect, and respect the vernacular building traditions of single-family houses in the area.
- Promote quality multi-family redevelopment that is compatible with single-family neighborhoods and preserves neighborhood ambiance
- Limit new commercial and multi-family spread into the single-family core of the neighborhoods by establishing a perimeter of apartments, offices and commercial uses.

## **EXISTING CONDITIONS**

### **Zoning and Land Use**

<u>Existing Land Use:</u>		<u>Existing Zoning:</u>	
Single Family	39.6 %	Single Family	43 %
Multi Family	24.5%	Multi-Family	28 %
Commercial	10.8%	Commercial	17.5%
Office	5 %	Office	8.8 %
Industrial	9 %	Industrial	0%
Civic	9.8 %	Public	1.6 %
Open Space	9.2 %	Mixed Use	.6%
Utilities	.1 %		
Undeveloped	1.1 %		

### **Impervious Cover**

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-3, Multi-family Residence (Medium Density)	65 %

MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence	45 %
P, Public	varies (refer to Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

The Neighborhood Conservation Combining District (NCCD) has established varying impervious cover percentages based on the district in which the property is located. The proposed limits are established in the base zoning district site development regulations for each district contained in the attached NCCD.

### **Environmental**

The neighborhood is not located over the Edwards Aquifer Recharge Zone. The neighborhood is located in the Shoal Creek and Waller 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 Drinking Water Protection Zone/ Desired Development Zone.

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

The sites are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is flood plain within the neighborhood area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

### **Transportation**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO ROUTE	BICYCLE PLAN ROUTE
Guadalupe	90'	Varies	Arterial	Varies	N/A	N/A
MLK	80'	Varies	Arterial	Varies	N/A	N/A
Lamar Blvd.	80'	Varies	Arterial	Yes	N/A	N/A
24 <sup>th</sup> Street	60'	Varies	Arterial	Varies	#19	N/A
29 <sup>th</sup> Street	60'	Varies	Collector	No	N/A	#40
38 <sup>th</sup> Street	60'	Varies	Arterial	Varies	N/A	#36
Dean Keaton	Varies	60'	Arterial	Yes	#21, #22	#42
Duval	70'	44'	Collector	Varies	#7, #60	#49
IH-35	Varies	Varies	Arterial	No	#26, #38, #60	N/A
Red River	100'	60'	Arterial	Yes	#7	#51
41 <sup>st</sup> Street	Varies	Varies	Collector	Yes	N/A	#34
45 <sup>th</sup> Street	80'	50'	Arterial	Yes	#60	#32

#### **TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Water and Wastewater**

The area is served with City water and wastewater utilities. If lot, or tract, or site require water or wastewater utility improvements, offsite main extension, or system upgrades, or utility relocation, or adjustment, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria. The construction must be inspected by the City.

**Compatibility Standards**

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

## DESCRIPTION OF ZONING DISTRICTS

**SF-2 – Single Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

**SF-3 – Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

**SF-6 – Townhouse and Condominium Residence district** is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

**MF-2 -- Multifamily Residence Low Density district** is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

**MF-3 – Multifamily Residence Medium Density district** is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

**MF-4 -- Multifamily residence moderate - high density district** is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

**NO – Neighborhood Office district** is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

**LO – Limited Office district** is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

**GO – General Office district** is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

**LR – Neighborhood Commercial district** is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

**GR – Community Commercial district** is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.



**CS -- General Commercial Services district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

**CS-1 -- Commercial Liquor Sales district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

**LI -- Limited Industrial Services district** is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

**P -- Public district** is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

### **Overlay Districts**

An overlay or combining district is a type of zoning district that is used in combination with a standard, base zoning district. Any of the above zoning districts could include any one or more of the following zoning districts.

**CO -- Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

**MU -- Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**PDA -- Planned development area (PDA) combining district** is intended to: (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

**Special Uses --** Uses allowed in an approved neighborhood plan (NPCD) for a specific location or neighborhood wide. These uses are not normally permitted without the NPCD. The special uses are described on the following page.

**NPCD or (NP) -- Neighborhood Plan combining district** is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special uses. These special uses are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide.

## **Neighborhood Special Uses**

The following special uses are being recommended as part of the Central Austin Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base zoning district.

### **Small Lot Amnesty**

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

### **Mixed Use Building**

A Mixed Use Building is a structure located in a commercial zoning district that has commercial or retail uses on the ground floor and residential units on one or more upper floors. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

### **Neighborhood Urban Center**

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

## **Neighborhood Design Tools**

The following design tools are being recommended as part of the Central Austin Combined Neighborhood Plan. Once adopted, the "Parking Placement and Impervious Cover Restrictions" and Garage Placement" design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The "Front Porch Setback" design tool is optional.

### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

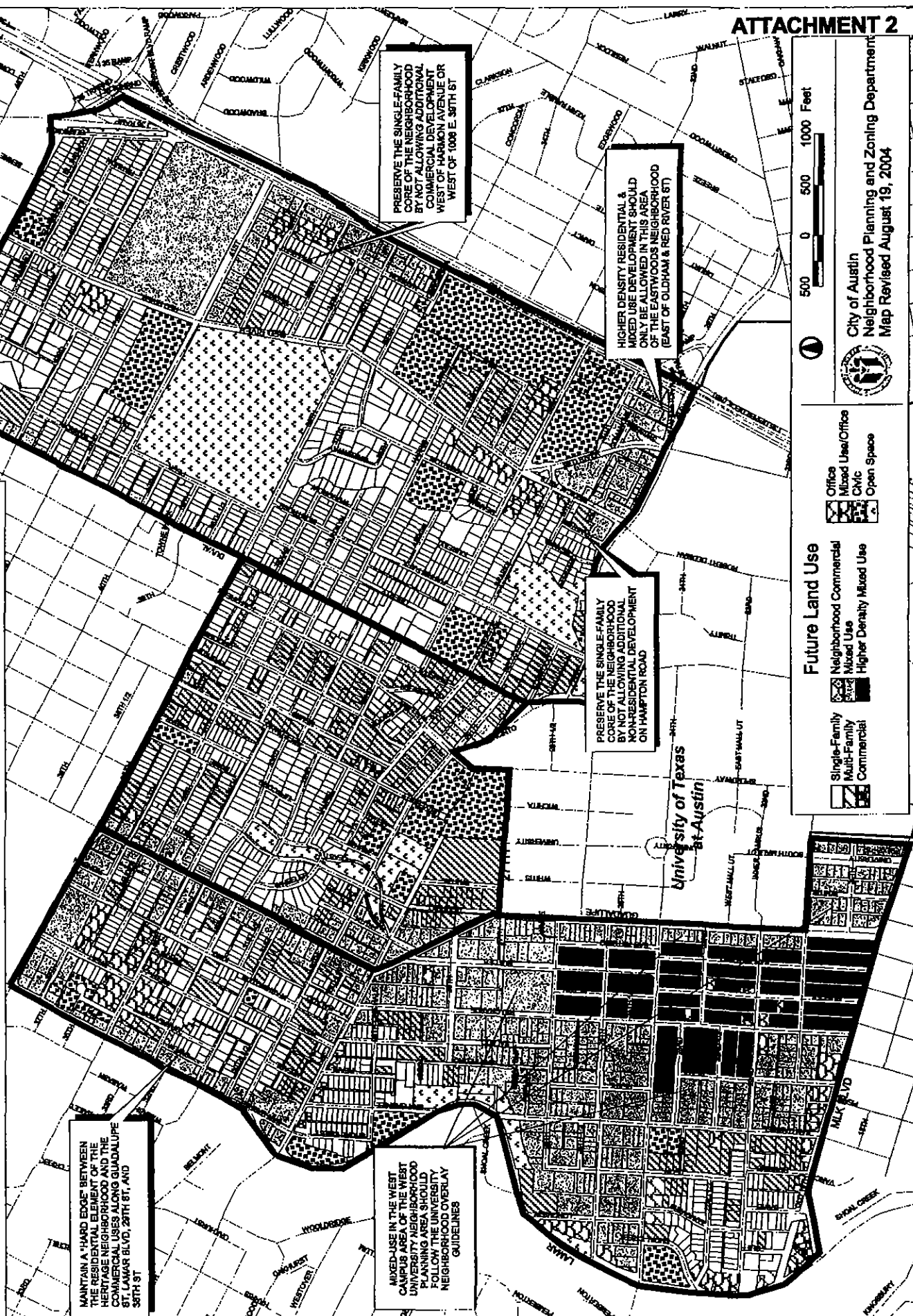
No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

### **Front Porch Setback**

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence, and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

# Central Austin Combined Neighborhood Planning Area: Future Land Use Map Approved on 2nd Reading, 7/29/04

ATTACHMENT 2



500 0 500 1000 Feet

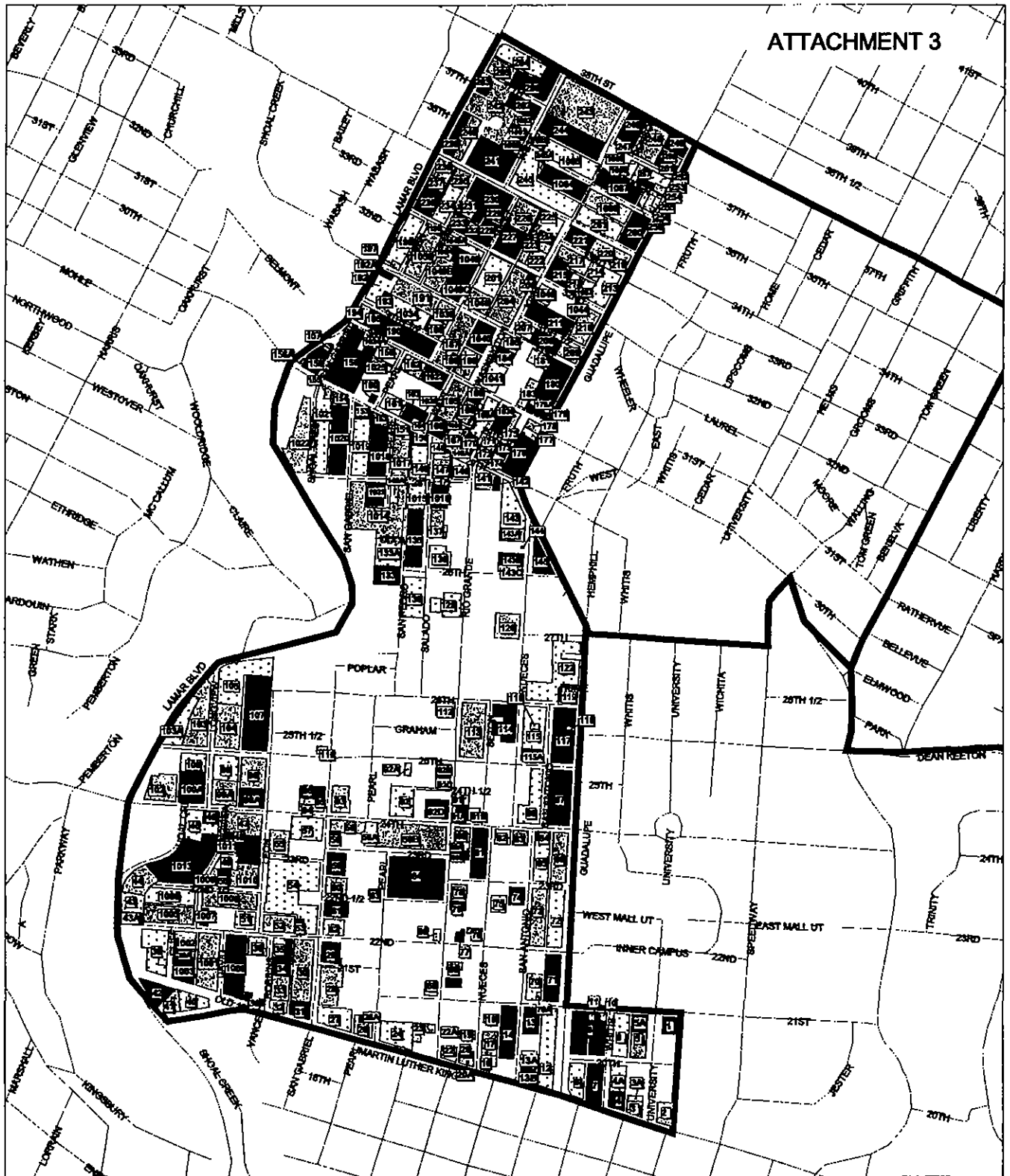


City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised August 19, 2004

## Future Land Use

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

# ATTACHMENT 3



## West University Neighborhood Planning Area: Rezonings Approved on 2nd Reading

Case #C14-04-0021



City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised August 19, 2004



500 0 500 1000 1500 Feet

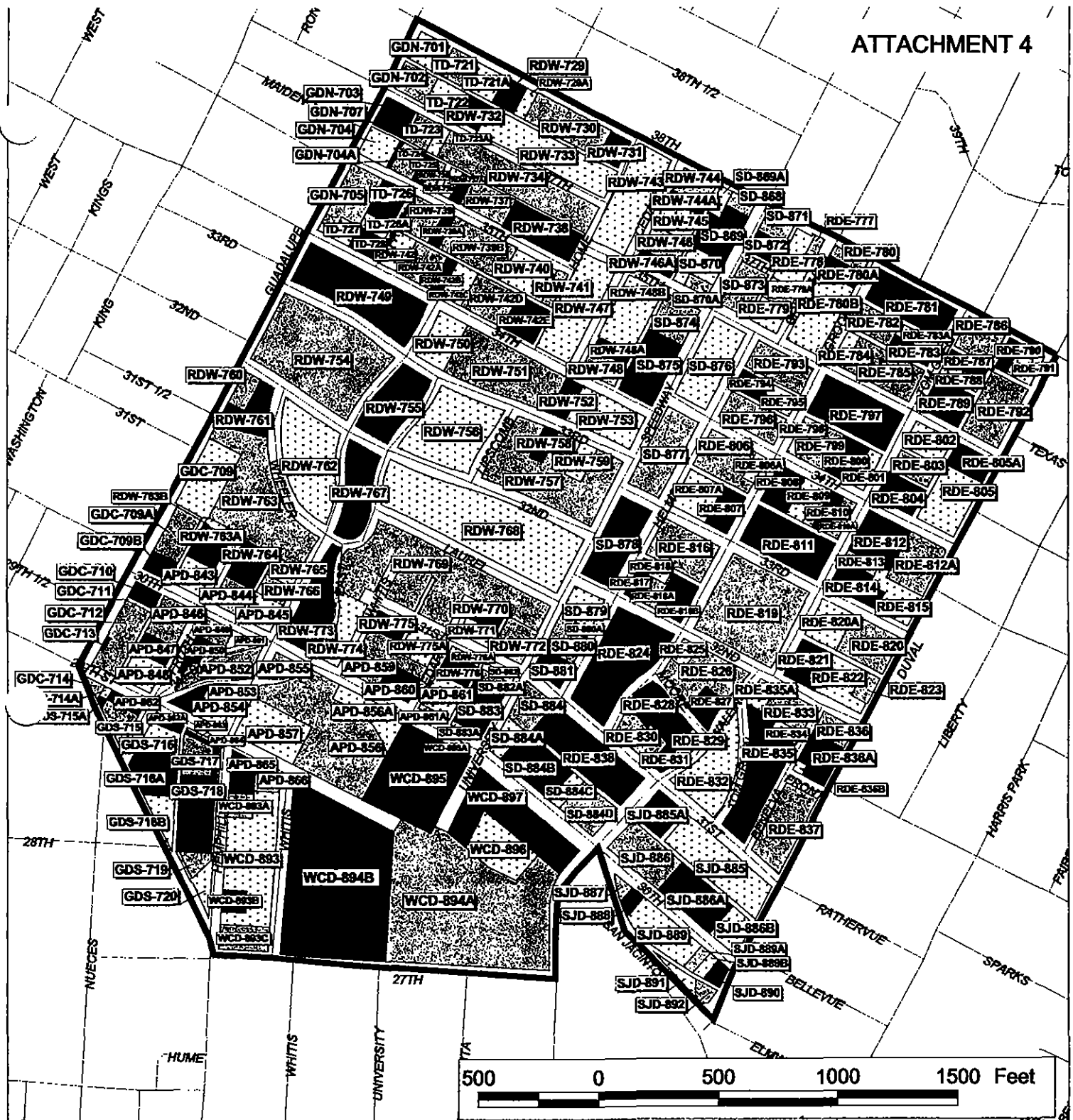
Legend



Properties with  
proposed  
zoning changes

999

Tract Number



# **North University Neighborhood Conservation Combining District: Rezonings Approved on 2nd Reading**





Case #C14-04-0022



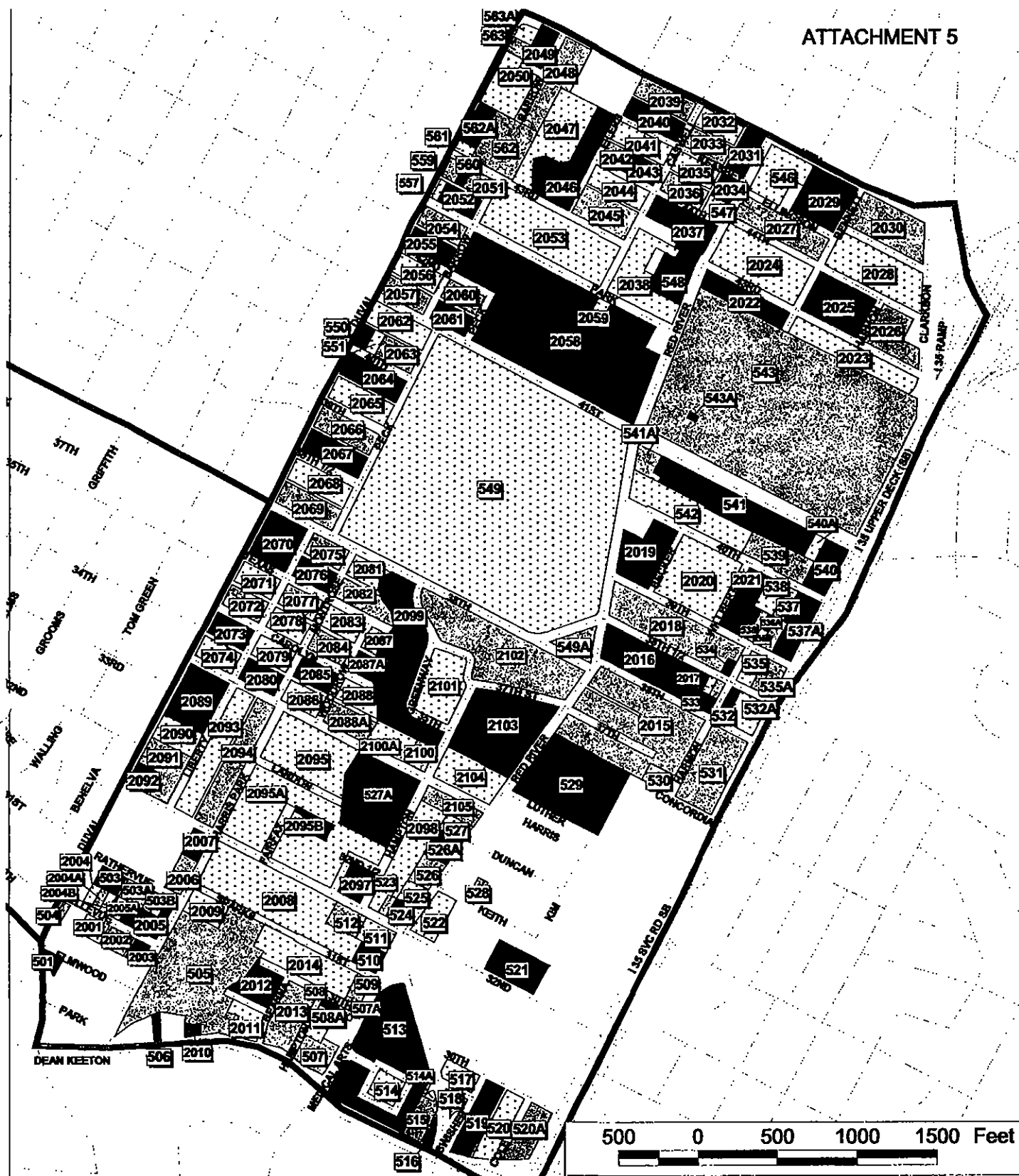
City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised August 19, 2004



## **Legend**

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number





# Hancock Neighborhood Plan Combining District: Rezonings Approved on 2nd Reading Case C14-04-0023



City of Austin  
Neighborhood Planning and Zoning Department  
Map revised August 6, 2004



## Legend

- Properties with proposed zoning changes
- 999 Tract Number

**MEETING SUMMARY****MOTION:**

*Recommend approval with the following amendments:*

- 1) Allow Professional Office as a pedestrian-oriented use only if direct access is provided from the street and where the principal use is not office;*
- 2) Allow an interested party to appeal to Council a determination made by the Land Use Commission regarding the requirement in section 25-6-591(a)(5) for pedestrian-oriented uses on the ground floor of a parking garage;*
- 3) When the Land Use Commission waives the requirement of 25-6-591 (a)(5) require a minimum 5' wide landscape buffer to screen the ground floor of the parking garage.*

**VOTE: 9-0 (CR-1<sup>st</sup>, CG-2<sup>nd</sup>)**

**4. Neighborhood Plan:****Central Austin Combined Neighborhood Plan**

Location:

The Central Austin Combined Neighborhood Planning Area is bounded by 38th Street and 45th Street to the north, Dean Keeton Street, 27th Street and Martin Luther King Jr. Blvd. to the south, Lamar Blvd. To the west and IH-35 to the east.

Owner/Applicant:

City of Austin-NPZD

Agent:

City of Austin-NPZD

Request:

Conduct a public hearing to consider adopting the Central Austin Combined Neighborhood Plan, encompassing West University, North University and the Hancock Neighborhoods

Staff Rec.:

**Recommended**

Staff:

Tom Bolt and Glenn Rhoades, 974-2755 974-2775,  
thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Mark Walters, Neighborhood Planning and Zoning (NPZ), presented the Central Austin Combined Neighborhood Plan (CACNP).

*See Item 8 for meeting summary.*

**MEETING SUMMARY****5. Zoning: C14-04-0023 - Central Austin Combined Neighborhood Plan (Hancock Neighborhood)**

**Location:** 45th Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east.

**Owner/Applicant:** City of Austin-NPZD

**Agent:** City of Austin-NPZD

**Request:** The proposed zoning change will create three Neighborhood Plan Combining Districts (NPCD) and one Neighborhood Conservation Combining District (NCCD). Under the proposed Hancock NPCD, "Small Lot Amnesty," "Garage Placement," and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Neighborhood Mixed Use Building special use is proposed for Tracts 501, 504, 507, 507A, 509, 510, 512, 513, 514, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536A, 541, 541A, 543, and 543A. The Neighborhood Urban Center special use is proposed for Tracts 543 and 543A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts

**Staff Rec.:** **Recommended**

**Staff:** Tom Bolt and Glenn Rhoades, 974-2755; 974-2775,  
thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Tom Bolt, NPZ, presented the zoning recommendations for the Hancock planning area.

*See Item 8 for meeting summary.*

**MEETING SUMMARY****6. Zoning: C14-04-0022 - Central Austin Combined Neighborhood Plan (North University)**

Location: 45<sup>th</sup> Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: : Under the proposed North University NPCD, "Small Lot Amnesty" is proposed for the entire area. Mixed Use is proposed for Tracts APD-843-849, APD-862-865, GDC-709-714A, GDN 701-705, GDN-707, GDS-715-717, GDS-719-720, SD-881, SD-883-883A, SJD-886-892, TD-721-723A, TD-726.

The North University NCCD proposes modified site design and development standards including but not limited to the following: Land Use, Floor Area Ratios (FAR), Building Heights, Mixed Use Developments, Garages, Parking, Outdoor Café seating, Impervious and Building Coverage allowances, Setbacks, and Driveway and Parking Access. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning;; Historic (II) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

Staff: Tom Bolt and Glenn Rhoades, 974-2755 974-2775,  
thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Tom Bolt, NPZ, presented the zoning recommendations for the North University planning area.

*See Item 8 for meeting summary.*

**MEETING SUMMARY****7. Zoning: C14-04-0021 - Central Austin Combined Neighborhood Plan (West University)**

**Location:** 45<sup>th</sup> Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east

**Owner/Applicant:** City of Austin-NPZD

**Agent:** City of Austin-NPZD

**Request:** Under the proposed West University NPCD, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," and "Impervious Cover and Parking Placement Restrictions" are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. to the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 15-16, 20, 20A, 22-27, 31-32, 40-42, 46-48, 58, 64-74, 77-97, 111-113, 115-125, 127-129, 138-143, 143C, 145-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 183, 192-196, 209-210, 213-214, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/O) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

**Staff:** Tom Bolt and Glenn Rhoades, 974-2755 974-2775,  
thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Mark Walters, NPZ, presented the zoning recommendations for the North University planning area.

*See Item 8 for meeting summary.*

**MEETING SUMMARY****8. Code C20-04-004 - University Neighborhood Overlay (UNO)****Amendment:**

Shoal Creek Watershed, West University NPA

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: Conduct a public hearing to consider amendments to Austin's Land Development Code, Title 25, to create a new zoning overlay district, referred to as the University Neighborhood Overlay (UNO), to implement a number of recommendations from the Central Austin Combined Neighborhood Plan. The proposed code amendment would allow increased residential density and promote mixed-use development in the area west of the University of Texas commonly known as West Campus. The proposed code amendment would be an incentive-based zoning overlay that would provide for development bonuses if the developer of a project chooses to follow the provisions of the overlay. A project would receive approval if it meets all of the provisions of the proposed University Neighborhood Overlay code amendment as well as all other applicable land development regulations.

Staff Rec.: **Recommended**

Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us  
Ricardo Soliz, 974-3524, ricardo.soliz@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

***Discussion of postponement request.******Lead speaker in favor of postponement:***

**David Kline** requested an indefinite postponement of UNO on behalf of the West Campus Neighborhood Association (WCNA).

Commissioner Spelman asked what the WCNA boundaries are.

Mr. Kline replied he did not know.

**Rani Ilai**, WCNA, stated the boundaries are Lamar Blvd. on the west, Guadalupe on the east, 17<sup>th</sup> Street on the south and 29<sup>th</sup> Street on the north.

Commissioner Spelman stated that the CACNP process began in late 2002 and whether Mr. Kline had attended many of the meetings.

Mr. Kline stated that the WCNA wasn't formed until November 2003.

Commissioner Spelman inquired whether members of the neighborhood association participated prior to formation of the WCNA.



## MEETING SUMMARY

Mr. Kline replied that the members were not aware of the process and did not receive notifications until the final workshop in December 2003.

**Graham Keever**, with the Office of Senator Gonzalo Barrientos, stated that Senator Barrientos and Representative Naishtat had requested postponement of UNO but have since received additional information and no longer feel a postponement is required. However, they are still concerned about the height issue and request that the Planning Commission consider measures to mitigate potential impacts on views of the UT Tower. Mr. Keever suggested permitting a reduced height, for example 90 feet, with taller structures requiring additional review similar to a Conditional Use Permit.

Commissioner Riley asked whether Senator Barrientos or Representative Naishtat had heard any concerns from citizens after the newspaper ran an article about the proposals under consideration. Mr. Keever said they had not.

### *Lead speaker against postponement:*

**Mike McGinnis**, area property owner, stated the CACNP participants welcome the opportunity to work with the representatives on the height issue and are open to the idea of a CUP with perhaps the exception of the already planned project on the Wukasch property on 24<sup>th</sup> Street. Mr. McGinnis described the CACNP process that lasted two years and had the best attended meetings in the history of the Neighborhood Planning program. Mr. McGinnis stated that over 45,000 notices were sent out during this process and University Area Partners (UAP) held over 20 meetings on the neighborhood plan.

**Al Godfrey**, local architect, stated that the process was broad-based and inclusive with a high level of collaboration of formerly disparate interests.

### *No motion was made regarding the postponement request.*

Mark Walters, NPZ, presented an overview of the University Neighborhood Overlay. The purpose of the UNO District is to:

- Promote high-quality redevelopment in the area generally west of the UT campus;
- Provide a mechanism for the creation of a dense but livable and pedestrian friendly environment;
- Protect the character of the predominantly single-family residential neighborhoods adjacent to the district.

Mr. Walters stated that UNO is proposed as an incentive zoning overlay and is optional. The base district development standards apply if the project does not take advantage of UNO.

The major elements of the UNO District include:

- Street trees and wider sidewalks;
- Mixed-use development;

## MEETING SUMMARY

- Building setbacks to allow light to reach the street, preserve views and provide architectural interest;
- Pedestrian-scaled lighting;
- Encourage plazas and café seating;
- Standards for parking garage design;
- Requirements for affordable units;
- Design guidelines.

In exchange for these standards UNO provides the following code incentives:

- No Compatibility Standards within UNO;
- Eliminate minimum site area requirements for multi-family projects;
- Allow ground floor retail on multi-family parcels;
- Additional height;
- Eliminate FAR restrictions;
- Impervious cover increases;
- Reduced front setbacks;

Mr. Walters also highlighted the following issues for the area:

- UNO could increase review time for projects;
- Possible increased demand on nearby parks due to increased population in West Campus;
- May limit some views of UT Tower from neighborhoods west of West Campus;
- New development may alter character of area;
- Increased supply of new units may affect existing West Campus and student housing rental markets;
- Long-term maintenance of street trees;
- Improvements to water supply may be needed to ensure adequate fire flow;
- An area-wide study should be conducted to establish a master plan for coordinated streetscape improvements throughout UNO;
- An area-wide traffic study is required to assess the effects of increased density on the transportation infrastructure;
- Taller buildings adjacent to historic and single-family properties would affect:
  - 32 properties in Outer West Campus District
  - 14 in Inner West Campus District

This represents approximately 9 acres out of 291 acres or approximately 3% of the area.

### *Questions from the Commission*

Commissioner Riley asked how the 80% of median family income standard was applied to students.

Mark Walters stated that the standard was based on income and student loans.

Commissioner Galindo requested information on the required parking within UNO.

## MEETING SUMMARY

Mark Walters stated that no parking is required under the following conditions:

- In the Dobie subdistrict new commercial development with less than 6,000 square feet of area;
- In the Guadalupe subdistrict existing or new commercial development with less than 6,000 square feet of area;
- In the Inner West Campus subdistrict new commercial development with less than 6,000 square feet of area;
- In the Outer West Campus subdistrict new commercial development with less than 3,500 square feet of area.

Also the recently approved 20% parking reduction for the urban core would apply in this area. Beyond that parking requirements are the same as the rest of the city.

Commissioner Galindo asked whether there was any consideration of reduced parking for projects that provide alternatives to car ownership such as carsharing?

Mark Walters stated that there wasn't however, UNO requires parking garages to be designed so that the structure can be converted to active use in the future if no longer needed for parking.

Commissioner Galindo asked how a developer who wanted to provide alternatives could reduce the required parking.

Mr. Walters replied the Board of Adjustment would be the alternative.

Commissioner Armstrong stated that at one time reduced parking was under consideration.

Mr. Walters replied that it was the consensus of staff that parking requirements should not be reduced beyond those currently proposed.

Commissioner Sullivan ask what the final vote was for the plan.

Mr. Walters stated that it was in excess of 80% in favor of the plan.

### ***Public Hearing***

#### ***Speaking In Favor:***

**Lin Team**, Eastwoods resident, stated that this discussion began after the fight over the Villas on Guadalupe and has come to an amazing conclusion. She stated the planning process has worked as proposed and has demonstrated that planning can minimize conflict over zoning and development issues. She requested that the commission support the plan.

Commissioner Moore asked Ms. Team to define the vision of the plan.

## MEETING SUMMARY

Ms. Team stated all participants were committed to limiting urban sprawl and wanted to increase density while preserving the character of single-family neighborhoods.

Commissioner Moore asked if that meant putting all of the density in West Campus.

Ms. Team stated that this was not the vision and that density is accepted throughout the area.

### *The following speakers represented neighborhood associations within CACNP*

**Barbara Bridges**, West University Neighborhood Association.

**John Foxworth**, President, Shoal Crest Neighborhood Association.

**Mikal Grimes**, President, Heritage Neighborhood Association.

**Rick Iverson**, President North University Neighborhood Association.

**Mike McHone**, UAP.

**Dohn Larson**, President Hancock Neighborhood Association.

**Dana Twombly**, President Eastwoods Neighborhood Association.

**Cathy Norman**, President UAP.

**Howard Lenett**, General Administrator, student cooperative council.

Commissioner Riley asked Mr. Lenett if he knew of students who want to live in the area without cars.

Mr. Lennett replied that in a recently opened ICC residential project approximately half of the students do not have cars and that the ICC pursued a variance to reduce required parking as part of the project.

Commissioner Riley asked how the process worked.

Mr. Lennett stated that he would prefer if it took less time but the process ultimately worked.

### *Other speakers in favor:*

**Juan Cotera**, Cotera + Reed Architects.

**Lawrence Foster**, President, Episcopal Theological Seminary, stated that the Seminary is still working with surrounding neighbors regarding future growth of the Seminary and that he is hopeful that all agreement will be reached.

**Al Godfrey**, Heritage Neighborhood Association.

**Laurie Limbacher**, Heritage Neighborhood Association.

**Karen McGraw**

**John Nyfeler**, member Hancock Neighborhood Association and local architect.

**Mike McGinnis**

**Jerry Harris**, representing Wukasch family

**Don Wukasch**, Officer UAP

**Rick Hardin**

**John McKinnerney**, Simmons-Vedder

**MEETING SUMMARY**

**Larry Deucer**, University Baptist Church

**Mary Sanchez**, West University Neighborhood Association.

**Raymond Tucker**, Eastwoods Neighborhood Association.

**Jim Damron**, West University Neighborhood Association, discussed on-going negotiations on Tracts 43 and 44.

**Kent Collins**

**Nikelle Mead**, representing Oliver family on Tracts 236 and 563. stated that a compromise has been reached with the Heritage NA on tract 236 and that all parties are working to resolve issues on tract 563.

**Cindy Powell and Kathleen Fish**, want to rezone 2802 and 2804 San Pedro to MF from current SF.

***In favor, not speaking:***

<b>Lyman Labry</b>	<b>Nancy Webber</b>	<b>Darrell Williams</b>	<b>Tish Williams</b>
<b>Mary Gay Maxwell</b>	<b>Colleen Daly</b>	<b>Larry Foster</b>	<b>Jason Andrus</b>
<b>Brent Chaney</b>	<b>Kevin Hunter</b>	<b>Mark Burda</b>	<b>Leon Barish</b>
<b>Terry McGinty</b>	<b>Ed Lindloff</b>	<b>Doris Woodruff</b>	<b>Lillian Beckwith</b>
<b>Linda Guerrero</b>	<b>Susan Van Haitmsma</b>	<b>Michael Wilson</b>	<b>Linda Roark</b>
<b>Barb DiDonato</b>	<b>Ford Turner</b>	<b>John Bartlett</b>	<b>Jan Moyle</b>
<b>Joe Powers</b>	<b>Jennifer Evans</b>	<b>Alan Robinson</b>	<b>Susan Pryor</b>
<b>T. Reese</b>	<b>Paul Mitchell</b>	<b>Alison Macor</b>	<b>Kevin Burns</b>
<b>Michelle Carlson</b>	<b>Bob Swaffer</b>	<b>Stephen McNally</b>	<b>Walter Wukasch</b>
<b>Nancy Iverson</b>	<b>Mary Ingle</b>	<b>Philip Schade</b>	<b>Matilda Schade</b>
<b>Matt Mowat</b>	<b>Ann Mowat</b>	<b>Thomas Gunther</b>	<b>Ann Heinen</b>
<b>Kathleen Lawrence</b>	<b>Carol Butler</b>	<b>William Halliday</b>	<b>Jeff Webster</b>
<b>Linda Halliday</b>	<b>Rob Cogswell</b>	<b>Betty Cogswell</b>	

***Neutral***

**Bill Monroe**, Judges Hill Neighborhood Association.

***Speaking Against:***

**Jeff Heckler**, representing the West Campus Neighborhood Association (WCNA). Mr. Heckler stated that WCNA supports the CACNP but has a number of concerns regarding UNO:

- Building height and its impact of the view of the UT Tower
- Traffic from higher density without adequate transit to support the density
- Affordability
- Lack of compatibility within the overlay district

Mr. Heckler also emphasized that WCNA has filed two open records requests and has not received information from either of these yet and stated that the WCNA is very concerned about the unintended consequences of UNO.

## MEETING SUMMARY

**Noah Kennedy**, resident of Pemberton Heights Neighborhood Association, stated that he was not necessarily against CACNP but was concerned about traffic impacts on the neighborhoods between MoPac and the West Campus area.

**Michel Issa**, West Campus Neighborhood Association and area property owner, stated that he supports the plan but has concerns over UNO. He stated that WCNA still has not seen a final ordinance for UNO and that traffic and environmental studies have not been finalized.

**Larry Paul Manley**, resident of NUNA and property owner in Heritage, stated that he is in support of the planning process and UNO. Mr. Manley stated he was against the height, impervious cover and setback limits of the NUNA NCCD as well as restrictions such as garage placement and impervious cover limitations in other single-family neighborhoods. Mr. Manley stated that the purpose of the NCCD is to preserve the character of single-family areas but in fact these areas are very diverse with single-family, duplex and multi-family development throughout. He questioned whether the NCCD standards that are basically SF-3 standards should be applied to these areas.

**Ron Thrower**, representing several clients:

- Tract SJD 885A in NUNA is currently zoned MF-4 with 60' height, the plan proposes 30' height limit. Client offered 45' height limit based on compatibility standards as a compromise. NUNA has not responded to this compromise offer.
- Tract 44 in WUNA, owner requests GO-MU-CO-NP.
- Tracts 34 and 35 client objects to any downzoning on these tracts.

Mr. Thrower requested that the Planning Commission consider these cases.

**Rani Ilai**, member WCNA, stated that additional density can be accommodated in West Campus without the heights permitted by UNO. Mr. Ilai also stated that WCNA has not seen a final ordinance for UNO and emphasized that the last major project built in the area, the Villas on Guadalupe, was required to have 30% more parking than required by code while UNO permits less parking.

**Jim Mathews**, owns property at 310 W. 35<sup>th</sup> Street, Tract RDW 738. Mr. Mathews stated that he would like to construct two garage apartments on this property and add onto the existing house.

**Eugenia Schoch**, homeowner and resident of 2212 Nueces, stated that she lives in a house that was built in 1885 and is concerned about height and lack of compatibility in the UNO area.

**Karen Orsak**, business owner in West Campus and member WCNA, UNO is still being drafted and many aspects of the proposal are still unresolved. Ms. Orsak is especially concerned about the lack of a traffic study and blanket 175-foot height limit. Ms. Orsak requested that the UNO process be slowed down to allow these issues to be resolved.

**MEETING SUMMARY**

**Mike Murphy**, representing condominium project at 106 East 30<sup>th</sup> Street, Tract RDE 839, is concerned about the NUNA NCCD and its limitations on the condominiums. Current MF-4 zoning would be reduced while similar condos one block away does not have the same limitations. He stated they are working with NUNA and are hopeful that a compromise can be reached.

**Clifford May**, representing Guadalupe Square condominium project at 3316 Guadalupe in Heritage, Tract 220. The condominiums owners object to the proposed reduction in height from 60' to 40'.

**Malcolm J. Fox**, owns property in NUNA at 3003 Fruth, Tract APD 843. Property is currently zoned CS and is proposed to be rezoned to GR. GR would not permit the current use on the property. Requested CS zoning be maintained.

**Suran Wije**, stated that there has not been enough time to reach consensus on UNO and that the plan should consider long-term sustainability.

**Royce Gorley**, stated that the UNO plan needs to provide affordable housing for those earning less than 80% of the area median family income.

*Against, not speaking:*

**Melodee Merola**  
**John Dial**  
**Walter Talley**  
**Kristen Macaluso**  
**John Joseph, Jr.**  
**Carina Von Koskull**  
**Rob Kohler**  
**Rebecca Domingo**  
**Marsha Reichel**  
**Stephen Sanderson**  
**Albert Meisenbach**  
**Paul McDonald**  
**Mori Ilai**  
**Cipi Ilai**

*Rebuttal*

**Mike McGinnis**, stated that UAP and others are open to working on affordability issues and that UNO includes many requirements such as design guidelines and improved streetscapes and finally stated that the NCCD does permit change but also stabilizes the neighborhood which will improve, not reduce property values in the area.

***MOTION: CLOSE THE PUBLIC HEARING***

***VOTE: 8-0 (DS-1<sup>st</sup>, MA-2<sup>nd</sup>, NS recused)***

## MEETING SUMMARY

### ***Discussion:***

Commissioner Armstrong described the process used on some earlier neighborhood plans where the Commission described general goals and recommended these for all zoning cases. She suggested this approach for the CACNP and UNO.

Mr. Bolt mentioned that two properties have come to resolution that are not reflected in the latest back-up material provided to the Commission.

Commissioner Riley asked how many unresolved cases remain.

Tom Bolt replied that there are 15 cases in Hancock and Heritage.

Commissioner Armstrong stated that she has noticed two main themes in the contested zoning cases, first that a current use would not be permitted under the proposed zoning and second, that proposed height restrictions were inconsistent with surrounding properties. She asked whether staff is initiating discussions between neighborhoods and property owners to resolve the contested zoning cases.

Tom Bolt stated that generally the party that is contesting the zoning is initiating the discussion.

Commissioner Riley asked whether Commissioner Armstrong was recommending that the Commission act on all of the zoning cases with general instructions as to contested cases.

Commissioner Armstrong made the following motion.

### ***MOTION:***

#### ***ITEMS 4-7:***

***Approve Staff recommendation for the neighborhood plan and zoning with addenda provided to the Planning Commission. For unresolved zoning cases ask that staff continue to initiate discussion between the various parties and find appropriate compromises before Council. If zoning cases are not resolved clearly indicate staff recommendations and alternative recommendations of the owner or neighborhood associations.***

Commissioner Sullivan seconded the motion.

Commissioner Sullivan pointed out that valid petition rights place the onus on staff to resolve contested zoning cases and should provide incentives to staff and neighborhoods to compromise on some issues. Commissioner Sullivan also stated that he had a number of issues on UNO. He mentioned unresolved issues such as storm water and traffic concerns.

Commissioner Moore questioned the height limitations of the NCCD along Speedway where there are numerous multi-family buildings.



## MEETING SUMMARY

Karen McGraw stated that the height limits along Speedway are 35 feet.

Commissioner Moore asked whether population growth goals should be set for this area based on population growth for the city as a whole.

Ms. McGraw stated that you have to ask what type of neighborhood you want this to be in 10 years and that predictability is very important to maintaining property values, however, this would be worth studying.

Commissioner Armstrong stated that she felt like putting these conditions on the plan at this point was not fair. These should have been established at the beginning of the process.

Commissioner Sullivan stated that the density issue is of great concern especially in light of the preferred scenario for Envision Central Texas.

Commissioner Moore suggested a friendly amendment requesting staff to look at including density goals in the plan.

Commissioner Sullivan suggested that this issue be discussed at the Comprehensive Plan Subcommittee.

Commissioner Galindo offered amendment #1 below.

Commissioner Cortez asked whether this should apply to all projects.

Commissioner Galindo stated that it should be limited to projects that offer an alternative to car ownership.

Commissioners Sullivan, Armstrong and Riley discussed various options for increasing the number and level of affordable units provided in the area.

Commissioner Cortez suggested that although he supports UNO he felt it should be treated separately due to remaining issues and unclear recommendations.

Commissioner Sullivan and Armstrong stated that they are comfortable with the concept of UNO and that it should move forward.

Commissioner Cortez stated that for example, although he supports more affordability in the area he has no idea what the appropriate amount is.

Commissioner Medlin raised the issue of compatibility and historic structures within the UNO area and said these issues have not been adequately addressed.

Commissioner Riley inquired as to the status of Compatibility Standards within UNO.

## MEETING SUMMARY


Mark Walters stated that they are removed within UNO however he pointed out that there is no single-family zoning within UNO, there is some single-family use constituting approximately 3% of the area within the overlay.

Commissioner Armstrong offered amendment #2 below regarding affordability.

Commissioner Riley offered amendments # 3 and 4 below regarding parking requirements.

### **ITEM 8:**

***Approve Staff recommendation for the University Neighborhood Overlay with the following amendments:***


- 
- 1) ***Permit parking requirements to be reduced to 40% of the citywide requirement for projects that implement a car sharing program;***
  - 2) ***Request that the Community Development Officer recommend additional measures in the Affordability Impact Statement for CACNP and UNO with the goal of increasing the amount of affordable housing to 10% of units at 60% of Austin median family income in addition to the currently proposed 10% of units at 80% of Austin median family income;***
  - 3) ***Reduce parking requirements to 60% of the citywide requirements;***
  - 4) ***Within UNO insure that residential units and parking spaces are leased separately.***

***VOTE: 8-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>, NS recused)***

<b>9. Subdivision:</b>	<b>C8-03-0222.0A - Chen Subdivision</b>
Location:	S. Congress Avenue at St. Elmo Road, Williamson Creek Watershed, Proposed East Congress Neighborhood Plan NPA
Agent:	John Chen
Request:	Application for Subdivision and Variance from LDC 25-6-381(A)--to allow access onto a major roadway from a lot with less than 200 feet of frontage
Staff Rec.:	<b>Recommended</b>
Staff:	Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us Watershed Protection and Development Review

***MOTION: APPROVE BY CONSENT***

***VOTE: 9-0 (DS-1<sup>st</sup>, MA-2<sup>nd</sup>)***

**3. Zoning:****C14-04-0022 - Central Austin Combined Neighborhood Plan (North University)**


Location: 38th Street to the north, 27th Street to the south, Guadalupe Street to the west and Duval Street to the east, Central Austin Combined NPA

Owner/Applicant: City Of Austin-Neighborhood Planning and Zoning Department

Agent: City of Austin-Neighborhood Planning and Zoning Department

Request: Under the proposed North University NPCD, "Small Lot Amnesty" is proposed for the entire area. Mixed Use is proposed for Tracts APD-843-849, APD-862-865, GDC-709-714A, GDN 701-705, GDN-707, GDS-715-717, GDS-719-720, SD-881, SD-883-883A, SJD-886-892, TD-721-723A, TD-726.

The North University NCCD proposes modified site design and development standards including but not limited to the following: Land Use, Floor Area Ratios (FAR), Building Heights, Mixed Use Developments, Garages, Parking, Outdoor Café seating, Impervious and Building Coverage allowances, Setbacks, and Driveway and Parking Access. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

Staff Rec.:

**RECOMMENDED**

Staff:

Tom Bolt and Glenn Rhoades, 974-2755 and 974-2775,  
thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

**SEE ITEM 4 FOR DISCUSSION AND MOTION**

- 4. Zoning:** **C14-04-0021 - Central Austin Combined Neighborhood Plan (West University)**
- Location:** 38th Street to the north, Martin Luther King Jr. Blvd. To the south, Lamar Blvd. To the west and Guadalupe Street to the east, Central Austin Combined NPA
- Owner/Applicant:** City Of Austin-Neighborhood Planning and Zoning Department
- Agent:** City of Austin-Neighborhood Planning and Zoning Department
- Request:** Under the proposed West University NPCD, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," and "Impervious Cover and Parking Placement Restrictions" are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 15-16, 20, 20A, 22-27, 31-32, 40-42, 46-48, 58, 64-74, 77-97, 111-113, 115-125, 127-129, 138-143, 143C, 145-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 183, 192-196, 209-210, 213-214, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266.
- Staff Rec.:** **RECOMMENDED**
- Staff:** Tom Bolt and Glenn Rhoades, 974-2755 and 974-2775, thomas.bolt@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Tom Bolt presented the North University NPCD unresolved issues.

Commissioner Riley asked about the emails he received from people stating that the maps presented this evening are different from previous maps. Mr. Bolt stated that the maps change as issues are resolved. Mr. Bolt said there is a change that resulted in a change along 34<sup>th</sup> Street, but not aware of any other changes like that.

Mark Walters, NPZ staff, presented the West University NPCD. Commissioner Riley asked Mr. Walters to explain changes in the map. Mr. Walters said there was a change that the owner requested, but Mr. Walters is not aware of a change that the owner was not aware of.

## PUBLIC HEARING

## FOR

**Jerry Roemisch**, said that a group of 7 neighborhoods ironed out the differences among the neighborhoods, and created a unified planning effort and processes to help staff. The North

University NCCD provides flexibility to tighten and relax regulations. The result is that they were able to get agreement to preserve some areas, but also allowing new development.

**Mark Burch**, on behalf of Hancock Neighborhood Association, reiterated their strong support for the proposed neighborhood plans. He stated his appreciation for the staff's work. The complaints he has heard has been about the idea of planning.

**Laurie Limbacher**, with the Heritage Neighborhood Association, explained the extent of the participation and meetings held both before and during the neighborhood planning process. She explained that the neighborhood worked to understand the compatibility standards and have been working with affected property owners to resolve issues, and stand ready to continue to work with other property owners concerned about the rezonings.

**Barbara Bridges** said that she hopes the heights do not destroy the neighborhood. They do not want the density to scare away single-family owners. After a condominium project was built, several single-family owners left due to the noise and traffic. The problem with density squeezing out single-family historic properties.

**Jim Damron** said they he would like to see some changes that appear to be ironed out. He asked that the special mixed-use district on West 24<sup>th</sup> Street on Lamar Blvd. be deleted. They prefer to be surrounded by office instead of heavy duty dense multi-family. It is important that multi-family is not overlooking their homes. Secondly, they asked that the heights be reduced from 35 feet to 30 feet, which is what the existing properties are in height. For tract 44, the rear of the property has been SF-3. It is naturally suitable for something other than SF-3, but have encouraged light office with some minor mixed-use. They have reached an agreement with the adjacent property for higher density residential uses. For that tract, they would like to have LO-MU-CO. They also ask that one additional be use prohibited in their area from all commercial districts- private community recreational use, which would allow for a party barn, or club, which would be incompatible with the single-family residences.

He clarified for Commissioner Sullivan that the conditions imposed on tract 43, the tract next to tract 44, were to keep the buildings below the height of the cliff to keep the views of the single-family neighborhood.

**George Adams**, originally going to speak just about tract 133a, is now also speaking on behalf of Shoal Crest Neighborhood Association. In general, Shoal Crest is supportive of the neighborhood plan. On Tract 133a, the staff recommendation for tract 133a was to maintain the SF-3 zoning and to add the CO and the NP consistent with the rest of the neighborhood. Two property owners requested multi-family zoning on the two properties. The staff recommendation then had changed from SF-3 to MF-2. There had been no discussion about the change. Staff does not disagree with maintaining the SF-3. The single-family zoning supports the goals of the plan. Each single-family house that is lost in the area has a disproportionate impact on the area. The neighborhood is vulnerable. Another one of the neighborhood plan goals is to allow mixed-use development. They have allowed that along 29<sup>th</sup> street. In addition, the neighborhood is accepting secondary apartment as long as they are limited to 650sf. In summation, he asked the Commission to honor the process, principles of the plan and the original staff recommendation for tract 133A.

Mark Walters explained that the property owners of tract 133A approached the staff late in the process, and due to a previous notification error, decided to discuss the possibility with the owners. If an agreement cannot be made, then the original staff recommendation to maintain SF-3 and add the CO-NP will be preserved.

Commissioner Medlin asked if the other property owners of tract 133a requested the change to multi-family. Mr. Walters said they did not request a change, but there is public ROW that separates the tract so that is why there is a break between the single-family and the multi-family.

Commissioner Armstrong asked if there had been discussion of SF-5. Mr. Adams said that it was discussed, but the owner did not attend the meeting, so the neighborhood decided to vote to maintain the SF-3.

**Cyndy Powell** owns property at 2802 and 2804 San Pedro. The best use of their property is multi-family. The neighborhood is requesting SF-6 instead of MF-2. It is a 3 block street, there are three condominium projects and two fraternity houses, and there are seven apartment complexes. So, it does not have the feel of a neighborhood, and so they request that the zoning remain MF-2.

Commissioner Medlin asked about the size of the lots. Ms. Powell said that the properties are duplexes, with a rental unit in the back, in addition to a single-family house. The lots currently have SF-3 zoning and are approximately 100 feet wide total.

**Steve Maida**, owner of 3007-3011 Speedway (tract RDE 842, SJD 842), is contracting to develop that property and agrees with the proposed rezoning. The issues are now resolved.

**Liana Tomchesson**, vice president of Shoal Crest Neighborhood Association, said that for tract 133A, the neighborhood association met and decided to preserve the single-family neighborhood. San Pedro is no longer a street. There are three houses and the street is now a driveway. Shoal Crest is a very small neighborhood and they would like to maintain the single-family zoning. They changed a lot of zoning on West 29<sup>th</sup> Street to accommodate residential uses. The neighborhood was in consensus that they wanted to maintain single-family zoning.

Commissioner Sullivan asked Mr. Walters about the garage apartment. Mr. Walters said that the neighborhood has a problem with the 650sf, would be a sub-district. There is plenty of buildable area currently for constructing secondary apartments.

Commissioner Armstrong asked about higher density single-family residential. Ms. Tomchesson said that she would like to say they'd support it if the project was nice, but that does not necessarily happen, so they'd like to keep the SF-3. San Pedro is a very narrow street.

**John Foxworth** said that he would like SF-3 to remain on the properties 2800-2808 San Pedro and 2708, 2710-2712 San Pedro. He distributed plats of the lots on San Pedro Avenue. The one way street channels into an alley, which was illegally paved, and is now a little highway. The neighborhood is not opposed to secondary units, but they do recognize that there are slopes that will make it difficult to add a secondary unit.

**Matildi Schade**, has owned his property for about 10 years, and has been used as rooming house, as MF-3 and is surrounded by multi-family on all sides. He would like to see the MF-3 remain on 2800 San Pedro (tract 133).

Mark Walters explained that the neighborhood is opposed to MF zoning on tract 133, which includes 2710, 2712 and 2800 San Pedro.

**Jon Atkins**, owns a condo at 808 West 29<sup>th</sup> Street, and is against the proposal to allow more multi-family being built. He lives in Dallas, but he feels like that the more apartments are built, the rent will decrease for his condo. His property is on the corner of 29<sup>th</sup> and Pearl.

**Mike Alexander** would like to see the single-family maintained in the Shoal Crest neighborhood. The concern is that people will have a large apartment complex like existing ones. In the long term it is better to keep the properties at SF-3 and allow compatibility standards to kick in as sites with existing apartments are redeveloped.

**FOR, DID NOT SPEAK**

Alison Macor  
Nikelle Meade  
Wilson Nolle  
Dudley Simmons  
Karen McGraw  
Nancy Iverson  
Rick Iverson  
Colleen Daly (donated time to Jerry Roemisch)  
Matt Rowe  
Jerry Buttrey  
Stephen White  
Mary Ingle  
Barbara Buttrey  
Muriel Wright  
Pam Morris  
Mary Gay Maxwell  
Scott Morris  
Jeff Webster  
Mike McHone  
Dana Twombly  
Matildi Schade  
Alfred Godfrey  
Mikal Grimes  
Jan Moyle  
Mary Sanches  
Kathleen Fish  
Richard Hardin (donated time to Jerry Roemisch)

**AGAINST**

**Clifford May**, 3316 Guadalupe, member of Heritage Association, Tract 220 of the West University NPA. The various site development regulations and water quality requirements will severely limit redevelopment of the Guadalupe corridor, especially for Neighborhood Mixed-Use Buildings. The rezoning for tract 220 seems unlikely to ever be utilized. If you want to see mixed-use redevelopment, the plan must be re-worked with economic analysis. The Guadalupe Square Neighborhood Association does not support the plan because of the height limits from compatibility standards. The height should remain at 60 feet. The existing buildings would have to be re-developed on tract 220 because of the height limit. He explained that the CO would restrict the height to 40 feet. He said that he wanted to be put on record that the limitations imposed would not allow neighborhood mixed-use building. He requests that the 60 foot height limit be allowed.

Laurie Limbacher, with the Heritage Neighborhood Association, said that the neighborhood did meet with Mr. May and was surprised that he is here speaking because she was of the understanding that they had addressed his concerns. She explained that the parking requirements would make it difficult to reach the maximum permitted with the site development regulations. She said that the 40 feet height limit is a restriction already in place due to compatibility standards. She admits that the "devil" is not the plan, but the existing compatibility standards.

Commissioner Riley asked what would be the neighborhood's opinion of removing the conditional overlay for the property. Ms. Limbacher said that they want the zoning to reflect the reality of what can be built on the site. She explained that Mr. May is expressing a broader concern about being able to develop the Neighborhood Mixed-use building, not really opposed to the proposed rezoning (he will not file a petition against the zoning). She thinks the size of the lots limits what can be built.

At the request of Commissioner Moore, Ms. Limbacher explained that her vision of Guadalupe is to have three story buildings up close to the street with pedestrian-oriented uses along the street.

Mr. May added that for economic feasibility purposes, the change would be helpful (to remove the compatibility height limit by a waiver).

**Jim Bennett**, representing Gary Beal's properties at 3410-3412 Speedway (tract SD874), 1903, 1905, 1909 Robins Place (tract 33), tract 52 and tract 1019. His client is opposed to the rezonings and has signed a petition.

Karen McGraw, said that they did not hear from Mr. Beal. She said that 3410-3412 Speedway are the poster child of super-duplexes. Technically the duplexes are single-family uses, so the neighborhood was interested in rezoning the property to MF-1. Across the street, there is the Fruth House, which has several cottages located on the site. She said that the neighborhood wanted MF-1 on that site as well. For both properties the MF-1 will allow the current use.

**Mary Sanches**, lives on Cliff Street in the West University neighborhood for 30 years. Mr. Beal has built 12 bedroom duplexes and has destroyed. If he gets one more lot with the MF zoning, he will get the



**Martha Morgan**, has lived in the Heritage Neighborhood Association for 38 years. She is retired and relies on the rental income for her income. She is opposed to the conditional use for a blood plasma center behind her multi-family properties. Her tract, 234, is locked into a residential use, and it would be good for the neighborhood to keep the site residential, however it has to be a viable residential site. Allowing the commercial blood plasma center would not make the site a viable residential site. She has been in limbo about whether to sale or to put money into the property.

Ms. Limbacher said that they will work on that issue before Council.

Rick Iverson, with NUNA, said that currently commercial blood plasma centers are not allowed within 1 mile of another plasma center.

Ms. Morgan said that she does not know the distance between the existing blood plasma centers and the site she is concerned about.

**Ron Thrower**, representing Dr. Joe Neal, and tract 44. The neighborhood is looking for limited multi-family development on the site. Tract 1013 does afford the property safer access to tract 44. There are still continuing negotiations with the neighborhood, and if needed, the neighborhood has said that they will continue to negotiate up to third reading of Council if needed.

Commissioner Sullivan explained that the table of comments about unresolved issues does not include the issues that Ron Thrower brought up. Mr. Thrower and Mr. Walters explained that the discussions are on-going.

The neighborhood's concern is about the encroachment of commercial and multi-family onto Shoal Creek.

Barbara Bridges, said that the neighborhood does not want to give up the SF-3 zoning on the Isley School because they are single-family dwellings and back up to single-family dwellings.

Mike McHone, with University Arca Partners, said that the Shoal Creek/Lamar intersection is very dangerous. With the traffic study, it suggested to make Shoal Creek a cul-de-sac, and not have it connect to Lamar Blvd. That would definitely demarcate the SF area and properties on Lamar Blvd. Commissioner Riley said that he heard that the Parks Board was opposed to the widening of the Lamar intersection.

Ron Thrower said that tract 35 Robins Place properties have had MF zoning since 1931, however the proposed conditional overlay would restrict the development more than the existing zoning. Currently the compatibility standards do allow for a public hearing process to gain additional height. There is no need to "double-up" on the regulations (having the compatibility standard restrictions incorporated into a conditional overlay).

Mary Sanches said that allowing the building to be built to 60 feet would be out of character for neighborhood.

Mike McHone, with University Area Partners, said that the area proposed an overlay to allow a variety of housing. They want to incorporate compatibility requirements into the zoning overlay so that the market is aware of the actual limitations on the site.

Commissioner Galindo asked if there are other properties that have had a 60 feet height limit and. Mr. Walters said the area between San and Robins Place are limited in height to 40 feet, so it is a strategy used throughout the neighborhood. Mr. Bennett's client also opposed to the strategy.

**Royce Gouzly** said he is opposed to the height limit of 40 feet too. He understands why they are proposing that, but thinks it could affect his property in 10-15 years.

**Malcolm J. Fox**, owner of property in tract APD 843, West 30<sup>th</sup> Street/Fruth Street, is not opposed to the plan in general. He does object to the down-zoning of his property which would make his existing uses non-complying. He does not understand why the other properties on Fruth are allowed to continue with the CS zoning, but his does not for tract APD 846. At the last meeting there was a motion to ask staff to initiate contact with owners to discuss issues before Council. He has had the CS zoning since 1969. He sees the CS-NCCD-NP as a compromise to keep the CS zoning.

Commissioner Sullivan asked what use would be illegal if down-zoned. Mr. Fox said that two-thirds of the site is used for storage.

Commissioner Armstrong asked about staff's comments about new uses being permitted in the CS zoning district. Mr. Bolt added that there are no Certificate of Occupancies for the existing uses.

Karen McGraw said that when the neighborhood surveyed the property, they saw a residential use. If it is a residential use, that is not permitted in CS zoning. She said that despite the zoning, all the properties would have the same land uses.

Mary Gay Maxwell said that the neighborhood is willing to meet with Mr. Fox.

**Royce Gouzly** said he owns the property at 3408 Speedway, next to the super duplexes. He rents his property to comply with federal affordable housing requirements. If his property is burned down, he could not rebuild his structure because of the compatibility standards that would kick in because of the duplex considered as a residential use. Mr. Tom Bolt said that as part of the NCCD, the compatibility requirements are proposed to be waived by staff to allow him to rebuild the structure.

AGAINST, DID NOT SPEAK  
Edgar Morgan

REBUTTAL

None.

**MOTION: CLOSE PUBLIC HEARING**

**VOTE: 9-0 (8-0 for North University) (DS-1<sup>st</sup>, MA-2<sup>nd</sup>; NS- recused herself for item 3 North University public hearing)**

***MOTION: STAFF RECOMMENDATION FOR WEST UNIVERSITY, EXCEPT RECOMMEND SF-4A for TRACT 133 AND 133A, AND INCLUDE 100 FEET OF NORTH PORTION OF TRACT 1013 (BEND AROUND SHOAL CREEK) WITH RECOMMENDATION OF LO-MU-CO-NP ON TRACT 44.***

***VOTE: 8-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>; CG- ABSTAIN)***

Commissioner Galindo said he is uncomfortable with the process. His objection is that each tract should be voted on independently, because he can't support all of them, but he can support some of them. So he cannot support nor vote against the motion, so he'll have to abstain. His concern is about the process that has occurred in the last 2-3 hours.

Commissioner Riley commented that on the issue raised for tract 220 and tract 35, where the compatibility standard height limits are incorporated into the zoning. He will side on the neighborhood, however he wants the neighborhood will be willing to evolve and consider the height issue on a case-by-case.

***MOTION: APPROVE STAFF RECOMMENDATIONS FOR NORTH UNIVERSITY NEIGHBORHOOD PLAN, WITH RECOMMENDATION THAT FOR PROPERTIES THAT ARE STILL UNDER NEGOTIATION, EXISTING LEGAL USES SHOULD BE ALLOWED TO CONTINUE UNDER THE PROPOSED ZONING.***

***VOTE: 7-0 (MA-1<sup>st</sup>, DS-2<sup>nd</sup>; NS- RECUSE; CG-ABSTAIN)***

Commissioner Armstrong said that she encourages the negotiations, but in general the staff recommendation is a good mid-point.

Commissioner Sullivan said that something that should be tacked on to each motion is the statement that existing legal uses be allowed to continue. Commissioner Armstrong accepted that amendment. Marty Terry sought clarification. Commissioner Armstrong said that the intention is to allow what was properly permitted. Marty Terry clarified that the motion covers 100% of all properties within the NPCD.

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 454.74 ACRES OF LAND GENERALLY  
4 KNOWN AS THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 323 TRACTS OF LAND.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 add a neighborhood plan (NP) combining district to each base zoning district within the  
11 property and to change the base zoning districts on 323 tracts of land within the property  
12 described in Zoning Case No. C14-04-0021, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:  
14

15 Approximately 454.74 acres of land in the City of Austin, Travis County, Texas,  
16 more particularly described and identified in the attached Exhibit "A" incorporated  
17 into this ordinance, (the "Property"), and as follows:

20 Heritage Subdistrict area bounded by Lamar Boulevard on the west, West  
21 38<sup>th</sup> Street on the north, Guadalupe Street on the east and West 29<sup>th</sup>  
22 Street on the south;

23 Shoal Crest Subdistrict area bounded by Lamar Boulevard on the west,  
24 West 29<sup>th</sup> Street on the north, Rio Grande Street to San Pedro Street on  
25 the east, and 28<sup>th</sup> Street to Poplar Street on the south; and  
26

27 West University Neighborhood Subdistrict area bounded by Lamar  
28 Boulevard on the west, West 24<sup>th</sup> Street on the north, Leon Street and  
29 Robbins Place on the east, and Martin Luther King, Jr. Boulevard on the  
30 south as shown on Exhibit "B",  
31

32 generally known as the West University neighborhood plan combining district, locally  
33 known as the area bounded by Lamar Boulevard on the west, 38<sup>th</sup> Street on the north,  
34 Guadalupe Street on the east, and Martin Luther King, Jr. Boulevard on the south, in the  
35 City of Austin, Travis County, Texas, and generally identified in the map attached as  
36 Exhibit "C".  
37

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

3  
4 **PART 2.** The base zoning districts for the 323 tracts of land are changed from family  
5 residence (SF-3) district, family residence-historic (SF-3-H) combining district, single  
6 family residence small lot (SF-4A) district, multifamily residence low density (MF-2)  
7 district, multifamily residence medium density (MF-3) district, multifamily residence  
8 moderate high density (MF-4) district, multifamily residence high density (MF-5) district,  
9 neighborhood office (NO) district, limited office (LO) district, general office (GO) district,  
10 general office-conditional overlay (GO-CO) combining district, general office-mixed use  
11 (GO-MU) combining district, general office-mixed use-conditional overlay (GO-MU-CO)  
12 combining district, neighborhood commercial (LR) district, neighborhood commercial-  
13 conditional overlay (LR-CO) combining district, community commercial (GR) district,  
14 community commercial-conditional overlay (GR-CO) combining district, general  
15 commercial services (CS) district, general commercial services-conditional overlay (CS-  
16 CO) combining district, general commercial services-historic (CS-H) combining district,  
17 general commercial services mixed use-conditional overlay (CS-MU-CO) combining  
18 district, and commercial-liquor sales (CS-1) district, to family residence-conditional  
19 overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-  
20 conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family  
21 residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining  
22 district, multifamily residence low density-neighborhood plan (MF-1-NP) combining  
23 district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-  
24 1-CO-NP), multifamily residence low density-neighborhood plan (MF-2-NP) combining  
25 district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-  
26 CO-NP) combining district, multifamily residence medium density-neighborhood plan  
27 (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-  
28 neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate  
29 high density-neighborhood plan (MF-4-NP) combining district, multifamily residence  
30 moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining  
31 district, multifamily residence high density-conditional overlay-neighborhood plan (MF-5-  
32 CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-  
33 NP) combining district, limited office-neighborhood plan (LO-NP) combining district,  
34 limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district,  
35 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited  
36 office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining  
37 district, general office-neighborhood plan (GO-NP) combining district, general office  
38 conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-  
39 mixed use-neighborhood plan (GO-MU-NP) combining district, neighborhood  
40 commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-

conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-conditional overlay-neighborhood plan (CS-H-CO-NP) combining district, general commercial services-mixed use-historic-neighborhood plan (CS-MU-H-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESSES	FROM	TO
1	2007 UNIVERSITY AVE	CS	CS-NP
2	1909 UNIVERSITY AVE	CS	CS-NP
3	200, 208 MARTIN LUTHER KING JR BLVD	CS	CS-NP
3A	1902 UNIVERSITY AVE	GR	GR-NP
4	216, 222 W MARTIN LUTHER KING JR BLVD	GR, CS	CS-MU-CO-NP
4A	205 W 20TH ST; 1907, 1909, 1911 WHITIS AVE		
5	2000, 2002, 2004 UNIVERSITY AVE	GR	GR-NP
5A	2010 UNIVERSITY AVE	CS	CS-NP
6	2009, 2015 UNIVERSITY AVE	CS	CS-NP
7	301 W 20TH ST; 303 W MARTIN LUTHER KING JR BLVD; 1902, 1904 UNIVERSITY AVE	CS	CS-NP
8	1901, 1903 GUADALUPE ST	CS	CS-NP
9	2001, 2003, 2021 (LOT 3) 28-20 OLT 21 DIV D LOUIS HORST SUBD PLUS ADJ VAC ALLEY SAVE AND EXCEPT THOSE TRACTS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBITS D (3,965 SQ FT) AND E (2,898 SQ FT) GUADALUPE ST; 2000, 2002 WHITIS AVE	CS	CS-NP
10	2021 (A 3,965 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D) GUADALUPE ST	CS-1	CS-1-NP
11	2002 GUADALUPE ST (A 2,898 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT E)	CS-1	CS-1-NP
12	1904, 1906, 1914, 2000, 2002, 2004, 2010, 2024 GUADALUPE ST; 400 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
13	2011 SAN ANTONIO ST	CS	CS-NP

TRACT	ADDRESSES	FEES	CO
13A	414 W MARTIN LUTHER KING JR BLVD; 1907 SAN ANTONIO ST	GR-CO	GR-CO
13B	414 W MARTIN LUTHER KING JR BLVD	GR	GR
14	1908, 1930, 2020 SAN ANTONIO ST	CS	CS
16	506, 510 W MARTIN LUTHER KING JR BLVD	CS	CS
17	1903, 1905, 1907 NUECES ST	CS	MF-4
18	1911, 1915 NUECES ST	MF-4, MF	MF-4
19	1908 NUECES ST	GO	MF-4-NP
20	1902 NUECES ST	GO	CS-NP
20A	600 W MARTIN LUTHER KING JR BLVD	CS	CS-1-NP
22	610 W MARTIN LUTHER KING JR BLVD; 1901 RIO GRANDE ST	GO	CS-NP
22A	1907 (S 35 FT LOT 3 & N 20 FT LOT 4 OLT 23 DIV D HORST SUBD) RIO GRANDE ST	LO	LO-NP
23	1900 (A 0.960 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT G SAVE AND EXCEPT THE TRACT DESCRIBED BY METES AND BOUNDS IN EXHIBIT F), 1904 RIO GRANDE ST	GR-CO	GR-CO-NP
24	706 W MARTIN LUTHER KING JR BLVD	GO	GO-NP
26	1900 PEARL ST	GO	GO-NP
26A	1904 PEARL ST	GO	LO-NP
27	906, 908, 910, 912 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
28	911, 915 W 21ST ST; 1905, 1907, 1909, 1911 SAN GABRIEL ST	MF-4	MF-4-CO-NP
29	910 W 21ST ST; 911, 915 W 21ST ST; 2101 SAN GABRIEL ST	MF-4	MF-4-CO-NP
30	1005 W 2ND ST; 1904, 1906, 1908, 2100, 2102, 2108, 2110 SAN GABRIEL ST	MF-4	MF-4-CO-NP
31	1902 SAN GABRIEL ST	GO	GO-CO-NP
32	1010, 1012 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
33	1903, 1905, 1907, 1909 ROBBINS PL	MF-4	MF-3-NP
34	1007 W 22ND ST; 1911, 1913, 1915 ROBBINS PL	MF-4	SF-3-CO-NP
35	1919 ROBBINS PL	MF-4	MF-4-CO-NP
36	1103 W 22ND ST; 1918 ROBBINS PL	MF-3	SF-3-CO-NP
38	1104 W MARTIN LUTHER KING JR BLVD; 1900 ROBBINS PL	MF-3	SF-3-CO-NP
39	1300 OLD 19TH ST; 1905, 1907 W 22ND ST; 1908 CLIFF ST	SF-3, MF-3	SF-3-CO-NP
39A	1209 (LOT 14 BLK 3 OLT 14-28 DIV D CARRINGTON SUBD) CLIFF ST	MF-2	MF-2-CO-NP
40	LOT 5 OLT 13 DIV D LAMAR AT 19TH), 1230-1232 MARTIN LUTHER KING JR BLVD	GO	LO-NP
41	1201 N LAMAR BLVD	LR-CO	LR-CO-NP
42	1905, 1907 N LAMAR BLVD	GO	GO-NP
43	1201 N LAMAR BLVD	SF-3, LO	GO-MU-CO-NP
43A	1201 N LAMAR BLVD	LO	LO-MU-CO-NP
44	1201 SHOAL CREEK BLVD	SF-3	LO-MU-CO-NP
45	2317 SHOAL CREEK BLVD; 1201 (LOT 2 & N 20 FT OF LOT 3 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	MF-4	MF-4-CO-NP

TRACT	ADDRESS	FROM	TO
46	1201 (LOT 1 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	GO	GO-CO-NP
47	1111 W 24TH ST; 2306 LEON ST	GO	GO-NP
48	2220, 2300, 2302, 2304 LEON ST; 2313 LONGVIEW ST	MF-3, MF-3	MF-3-CO-NP
49	2305, 2307 LONGVIEW ST	MF-3	SF-3-CO-NP
50	1110 W 22ND 1/2 ST	MF-3	MF-3-CO-NP
51	1102, 1104 W 22ND ST; 2200 LEON ST	MF-3	SF-3-CO-NP
52	1006, 1008, 1010, 1012 W 22ND ST; 2201 LEON ST	MF-3	SF-3-CO-NP
53	1004 W 22ND ST	MF-3	SF-3-CO-NP
54	1011, 1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
54	1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
55	1010 W 23RD ST; 2305, 2307 LEON ST	MF-4	MF-4-CO-NP
56	915 W 24TH ST (S 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	MF-4	MF-4-CO-NP
57	2312 SAN GABRIEL ST	CS-H	CS-H-CO-NP
58	901, 907, 915 W 24TH ST (N 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	CS-MU-CO-CS	CS-MU-CO-NP
58A	904 W 23RD ST	CS-MU-CO	CS-MU-CO-NP
58B	0 (S 1/2 OF LOT 8 LESS W14.35 FT OLT 38-39 DIVISION D), 708 W 23RD ST; 704 (LOT 9-10 OLT 38-39 DIV D), 705, 801 W 24TH ST	CS	CS-NP
59	915 W 23RD ST	MF-4	MF-4-CO-NP
60	910, 912, 914 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
61	909, 915 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
62	912 W 22ND ST	MF-4	MF-4-CO-NP
63	2210 RIO GRANDE ST	MF-2	MF-4-NP
64	715 W 23RD ST; 2216 RIO GRANDE ST	CS, CS-1	CS-NP
66	700 W 22ND ST	LO	LO-NP
68	2100 RIO GRANDE ST	GO	GO-NP
69	2109 RIO GRANDE ST	LO	LO-NP
69A	2103, 2105 RIO GRANDE ST	LO	LO-NP
70	2105 SAN ANTONIO ST	CS-CO	CS-NP
70A	408 W 23RD ST	GR-MU-CO	GR-MU-NP
71	2100, 2106, 2120, 2126 GUADALUPE ST	CS	CS-CO-NP
72	2205, 2220, 2232, 2250 GUADALUPE ST	CS	CS-CO-NP
73	411 W 23RD ST; 2203, 2207 SAN ANTONIO ST	CS	CS-NP
74	2212, 2214 SAN ANTONIO ST	CS	CS-NP
74A	2100 SAN ANTONIO ST	GO	GO-NP
75	2109, 2211 NUECES ST	GO-CO	GO-NP
76	2202 NUECES ST	NO	MF-4-NP
77	2210 W 22ND ST	LO	LO-NP
78	2100 RIO GRANDE ST	GO	GO-NP
79	2109 RIO GRANDE ST	GO-MU	GO-MU-NP
80	2307 W 24TH ST; 2313 RIO GRANDE ST	CS	CS-NP
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 ST	GO	GO-NP



TO	FROM	TO
80B	2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4)	GO-MU-CO
81	2300 & 2306 NUECES ST	CS
82	2315 NUECES ST	CS
83	501 W 24TH ST	CS
84	411 W 24TH ST	CS-1
85	408 W 23RD ST; 2303, 2323 SAN ANTONIO ST	CS
86	2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST	CS
87	2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST	CS
88	504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST; 2406, 2410, 2418, 2422, 2426 SAN ANTONIO ST	CS
91	2405 RIO GRANDE ST	CS
91A	2401 RIO GRANDE ST	CS-1
91B	2404 SETON AVE	CS
92	806 (CROIX CONDOMINIUMS AMENDED) W 24TH ST	CS
92A	801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)	CS
92B	806 W 24TH ST; 2410 RIO GRANDE ST	CS
92C	806 W 24TH ST	CS
92D	2400, 2402 RIO GRANDE ST; 704 W 24TH ST	CS
93	2401 SAN GABRIEL ST	MF-4, GR-MU-CO
94	1004 W 24TH ST	CS
95	2402 SAN GABRIEL ST	CS-H
96	2406 SAN GABRIEL ST	LR
98	1107 W 25TH ST; 2408 RIO GRANDE ST	MF-4
98A	2400 LONGVIEW ST	MF-4
99	2407, 2409 LONGVIEW ST	MF-4
99A	1112 W 25TH ST	MF-4
100	2410, 2414 LONGVIEW ST	MF-4
100A	2400, 2404, 2406 LONGVIEW ST	MF-4
102	1300, 1302 W 25TH ST; 2397 N LAMAR BLVD (87.46 FT AV BLK 3 DIVISION D [PT GREENBELT] LESS 23971 S INTO ROW)	MF-3, MF-4
103	1200 W 25TH ST; 2501 LONGVIEW ST	GO
104	2501 LONGVIEW ST	MF-4
105	2501 N LAMAR BLVD	GO
107	2508 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON	MF-4
108	2602, 1010 W 26TH ST; 2600 SAN GABRIEL ST	MF-4
110	2600 W 25TH ST	LR, MF-4
112	2508, 2510, 2512 (EFT OF LOT 2 OLT 52 DIV D SUBD), 2512 RIO GRANDE ST	CS
113	2508 RIO GRANDE ST	CS
114	2508 W 25TH ST; 2513 SETON AVE	CS

TRACT	ADDRESS	FRONT	CO
115	501 (CENTENNIAL CONDOMINIUMS REVISED 1997 SAVE AND EXCEPT A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST; 2503 (LOT 16 OLT 50 DIVISION D) NUECES ST	LR, CS	CS-MU-CO-NP
115A	2501 (LOTS 1-4 BLK A THE WHITESTONES AT 25TH SUBD) NUECES ST; 2500 (LOTS 5-8 BLK A THE WHITESTONES AT 25TH SUBD) SAN ANTONIO ST	CS-MU-CO	CS-MU-CO-NP
116	501 (A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST		CS-1-NP
117	2500, 2512, 2514, 2520, 2522, 2538, 2552 GUADALUPE ST; 2509 SAN ANTONIO ST		CS-CO-NP
118	2532 GUADALUPE ST	CS-1	CS-1-CO-NP
119	2600 GUADALUPE ST	CS	CS-NP
122	404, 510 W 26TH ST; 407 W 27TH ST; 2604 (70 X 51FT AV OLT 62 DIVISION D), 2604 (70 X 79FT OLT 62 DIVISION D), 2606, 2608, 2612 GUADALUPE ST; 2602 HUME PL	CS	CS-NP
126	2700, 2702 NUECES ST	CS	MF-4-NP
128	2704 RIO GRANDE ST	CS	GR-NP
130	803 W 28TH ST; 2704, 2706, 2708 SALADO ST	CS	MF-4-CO-NP
130	2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
131	901, 903 SHOAL CLIFF CT	MF-4	MF-4-CO-NP
132	0 (LOT 1 W 5FT OF & W5'OF N 15' LOT 2 E 75FT LOT 9 & E 75FT OF N 15FT LOT 16 OLT 65 DIVISION D GORTONS ADDN), 2612, 2704, 2706, 2708 SAN PEDRO ST	MF-4	MF-4-CO-NP
133	2710, 2712, 2800 SAN PEDRO ST	SF-3, MF-3, MF-4	MF-3-NP
133A	2802, 2804, 2806, 2808 SAN PEDRO ST	SF-3	MF-2-NP
135	2800, 2802, 2804 SALADO ST	SF-3, MF-4	MF-4-CO-NP
136	710 W 28TH ST	MF-3, GO	MF-4-CO-NP
137	2810 RIO GRANDE ST; SF-2811, 2813, 2815 SALADO ST	SF-3, MF-3	MF-4-CO-NP
141	603-605 W 29TH ST; LOT 14 LESS THE N 43 FT OF THE E 20 FT LOT 14 LESS N 25FT AV BLK 3 OLT 68 DIVISION D)	CS, CS-1	CS-CO-NP
142	603-605 W 29TH ST; LOT 14 LESS THE E 20 FT LOT 14 BLK 3 OLT 68 DIVISION D)	CS-1	CS-1-CO-NP
143	2804, 2818 NUECES ST; 2820, 2828 GUADALUPE ST	CS	CS-CO-NP
143A	2800, 2812 NUECES ST	MF-5	MF-5-CO-NP
143B	2802 NUECES ST	MF-5	MF-5-CO-NP
143C	2800 NUECES ST	GO	GO-NP
144	2806 NUECES ST; 10.0 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT I)	LR	LR-NP
145	2800 GUADALUPE ST	CS	CS-CO-NP
146	2804 RIO GRANDE ST	CS	CS-CO-NP
147	2804, 2825, 2827 SALADO ST	SF-3, CS	SF-3-CO-NP
148	710 (LOT 4 BLK 2 OLT 62 DIV D -6' BYRNES JAMES SUBD) W 29TH ST	CS	CS-CO-NP
148A	2829 SALADO ST	CS	LO-MU-CO-NP

TRACT	ADDRESS	FROM	TO
149	2828, 2830, 2832, 2834, 2836 SALADO ST	SF-3, MF-3	SF-3-CO-NP
149A	807 W 28TH 1/2 ST	SF-3	SF-3-CO-NP
150	801, 805 W 29TH ST	SF-3	SF-3-CO-NP
151	807, 809 W 29TH ST	SF-3	SF-3-CO-NP
152	905 W 29TH ST; 2842 PEARL ST	SF-3	LO-MU-CO-NP
153	909, 911 W 29TH ST	SF-3, LO	LO-MU-CO-NP
154	913, 915 W 29TH ST	SF-3	LO-MU-CO-NP
155	917 W 29TH ST	SF-3	LO-MU-CO-NP
156	2901 N LAMAR BLVD; 2904, 2906, 2908 (LOTS 1-6 BLK 1 THEODORE LOW SUBD SAVE AND EXCEPT A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J ) SAN GABRIEL ST		GR-CO-NP
156A	0 N LAMAR BLVD (TRI 15X60X62FT ABS 697 SUR 7 SPEAR G W)	GR	GR-NP
157	2908 (A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J ) SAN GABRIEL ST	CS-1	CS-1-CO-NP
158	2905, 2915 SAN GABRIEL ST		GR-CO-NP
159	901-905 W 30TH ST; 2912 PEARL ST	SF-3, MF-2	SF-3-CO-NP
160	900 W 29TH ST		LR-MU-CO-NP
161	808 W 29TH ST	MF-2, MF-4	MF-3-NP
162	809, 811, 813 W 30TH ST	MF-2	SF-3-CO-NP
163	804, 806 W 29TH ST	SF-3	LO-MU-CO-NP
164	2900 WEST AVE	SF-3	LR-MU-CO-NP
165	2915 WEST AVE	MF-4	MF-4-CO-NP
166	710 W 29TH ST (LOT 18-20 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	CS	CS-CO-NP
167	710 W 29TH ST (LOT 21-23 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	GR	CS-CO-NP
168	2914, 2916 W 29TH ST	SF-3, MF-2	SF-3-CO-NP
169	2920 SALADO ST	MF-2	MF-2-NP
169A	621 W 30TH ST; 2908, 2910, 2912, 2914 RIO GRANDE ST	SF-3, MF-2	SF-3-CO-NP
170	2900, 2902 W 30TH ST	SF-3, CS	CS-CO-NP
171	607 W 29TH 1/2 ST; 607 RIO GRANDE ST	MF-2	SF-3-CO-NP
172	620 W 29TH ST	CS	CS-CO-NP
173	603, 605 W 29TH 1/2 ST	SF-3	MF-2-NP
174	601 W 29TH ST	CS	CS-CO-NP
175	603, 606 W 29TH 1/2 ST; 603 W 30TH ST	SF-3	MF-2-NP
176	2900, 2904, 2928 (LOTS 4-7 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-CO-NP
177	2928 (LOT 8 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-1-CO-NP
178	2900 GUADALUPE ST	CS	CS-CO-NP
179	2904 GUADALUPE ST	CS	CS-MU-CO-NP
179A	2908 GUADALUPE ST	CS-H	CS-H-CO-NP
180	3000 W 30TH ST; 3004, 3006, 3010, 3016 GUADALUPE ST	GO, CS	CS-MU-CO-NP
181	611, 613, 615, 617 W 31ST ST	SF-3, MF-2	SF-3-CO-NP
183	3000 GUADALUPE ST	MF-4	MF-4-CO-NP

PARCEL	ADDRESS	PERMITS	STATUS
184	3009, 3011 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
185	3015 WASHINGTON SQ	MF-2	MF-2-CO-NP
186	3000, 3002, 3006 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
187	708, 710, W 30TH ST; 707, 709 W 31ST ST; 3007, 3009, 3011, 3013, 3015, 3019 WEST AVE	SF-3, MF-2	SF-3-CO-NP
188	706 W 30TH ST	MF-2	MF-2-CO-NP
189	3008 WEST AVE	MF-2	SF-3-CO-NP
190	800, 806, 808, 900, 902, 904, 906, 908 W 30TH ST	SF-3, MF-2	SF-3-CO-NP
191	811 W 31ST ST		SF-3-CO-NP
192	3007, 3009 (W 109.75 FT OF LOT 1-A OLT 72&75 DIV D WALTON ANNEX), 3011, 3027 N LAMAR BLVD	CS	LR-CO-NP
192A	3015 N LAMAR BLVD	CS	CS-CO-NP
193	3009 N LAMAR BLVD (E 50 FT OF LOT 1-A OLT 72&75 DIV D PLUS 1/2 ADJ VAC ALLEY WALTON ANNEX)	LO	NO-MU-NP
194	3001 N LAMAR BLVD (LOTS 20 & 21 OLT 72&75 DIV D OAKWOOD)	CS	CS-CO-NP
195	3001 N LAMAR BLVD (LOT 22 & W 15FT LOT 23 OLT 72&75 DIV D OAKWOOD)	GR	GR-CO-NP
196	3125 N LAMAR BLVD		CS-CO-NP
197	906 W 31ST ST	MF-2	NO-MU-NP
198	3116 GRANDVIEW ST	MF-2	MF-1-CO-NP
199	3111 GRANDVIEW ST	MF-2	MF-2-CO-NP
201	711 W 32ND ST	MF-4	MF-3-CO-NP
204	703, 705 W 32ND ST; 3100, 3102, 3104, 3106 KING ST; 3101, 3105 KINGS LN; 706, 702, 704, 708 W 31ST ST	SF-3, MF-2, MF-3	SF-3-CO-NP
206	701 W 32ND ST	MF-2	MF-1-CO-NP
207	635 W 32ND ST	MF-2	MF-2-CO-NP
208	609, 611, 613, 615, 631 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
209	3100 GUADALUPE ST	CS	CS-CO-NP
210	3110, 3116 GUADALUPE ST	CS	CS-CO-NP
211	606, 608, 610, 612, 614, 616, 618 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
213	3202, 3204, 3206 GUADALUPE ST	CS	CS-CO-NP
214	0 (E 18 FT OF LOT 2 OLT 72&75 DIV D GYPSY GROVE), 307 W 33RD ST	SF-3, CS	SF-3-CO-NP
215	612, 614, 616 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
216	610 W 32ND ST	MF-2	MF-1-CO-NP
217	609, 611, 613, 615 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
219	3100 GUADALUPE ST	CS	CS-CO-NP
220	3116 GUADALUPE ST	CS	CS-MU-CO-NP
221	612, 614, 616, 618 W 33RD ST; 627, 631 W 34TH ST; 3113 KING ST	GO, CS	SF-3-CO-NP
222	702 W 32ND ST	MF-2	SF-3-CO-NP
223	702 W 32ND ST; 3208 KING ST	MF-2	MF-2-CO-NP
224	702 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
225	702 W 32ND ST; 0 (W50FT OF LOT 4 BLK 2 OLT 75 DIV D MYTH ADDN), 3300 KING ST	LO	LO-NP
226	709, 715 W 34TH ST; 3211 WEST AVE	LO	LO-NP
227	708 W 32ND ST; 3201, 3205 WEST AVE	SF-3, MF-2	SF-3-CO-NP
228	901, 903 W 31ST ST; 3204 WEST AVE	SF-3, MF-2	SF-3-CO-NP

TRACT	ADDRESS	USE	REMARKS
229	3206 WEST AVE	LO	CO-NP
230	801 W 34TH ST	LO	NP
231	3205, 3207 GRANDVIEW AVE		NP
232	806 W 32ND ST	MF-2	NP
233	808, 810 W 32ND ST	MF-2	NP
234	3200, 3204, 3206, 3208 (LOT 5 & S10FT OF LOT 6 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) GRANDVIEW ST	MF-2, LO	MF-2
235	3316 (N40FT OF LOT 6-8 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB PLUS ADJ VAC ALLEY) GRANDVIEW ST		LO-NP
236	3201, 3303 (LOT 14-15 & S 15 FT OF LOT 13 & N 9 FT OF LOT 16 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD		CS-CO-NP
237	3311 (LOT 12 & N 34 FT OF LOT 13 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS-1	CS-1-CO-NP
238	905 W 34TH ST; 3317 N LAMAR BLVD		CS-CO-NP
239	3401, 3411, 3419, 3423 N LAMAR BLVD		CS-CO-NP
240	3501 N LAMAR BLVD; 3400, 3406, 3408, 3412 OWEN AVE		P-NP
241	800, 808 W 34TH ST; 3408 WEST AVE		LO-NP
242	905, 907 W 37TH ST; 3507 N LAMAR BLVD; 3500, 3501, 3502, 3503 OWEN CIR	MF-2, MF-3, LO, CS	P-NP
243	711 W 38TH ST (N 323.29 FT MEDICAL SCIENCE CENTER CONDOMINIUMS)	LR	GR-CO-NP
244	711 (S 154.55 FT MEDICAL SCIENCE CENTER CONDOMINIUMS) W 38TH ST; 3509, 3511, 3513 WEST ST	LO, LR	LO-MU-NP
245	700, 702, 706, 710, 714, 720 W 34TH ST; 3409 W 34TH ST	SF-3, LO	LO-NP
245A	717 W 34TH ST	LO-CO	LO-CO-NP
246	631 W 38TH ST	GO	GR-CO-NP
247	624 W 37TH ST	MF-4	LR-MU-CO-NP
248	623 W 38TH ST	LO	GR-CO-NP
249	601 W 38TH ST; 722 N 1 BLK 1 PLUS 1/2 VAC ALLEY (LOT 73 DIV D BUDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
250	3700 (LOT 2 BLK 6 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDINGTON SUBD) GUADALUPE ST	CS-1	CS-1-CO-NP
251	604 W 37TH ST; 3700 GUADALUPE ST	CS	CS-CO-NP
252	605 W 37TH ST; 3510 N 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
253	600 (S 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDINGTON SUBD) GUADALUPE ST	CS, CS-1	CS-1-CO-NP
254	600 W 37TH ST	CS	CS-1-CO-NP
255	3000 GUADALUPE (E 100 FT LOTS 1-3 BLK 4 OLT 75-76 DIV D GYPSY GROVE SAVE AND EXCEPT A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS	CS-CO-NP

TRACT	ADDRESS	MAP	TO
256	3500 GUADALUPE (A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS-1	CS-CO-NP
257	607 W 37TH ST	CS	CS-CO-NP
259	604 W 35TH ST	CS	CS-CO-NP
260	3402, 3404, 3406 GUADALUPE ST	CS	CS-CO-NP
261	612, 616, 620, 624, 630 W 34TH ST	CS	CS-CO-NP
262	3680 WEST AVE	CS, GR	GR-MU-CO-NP
263	3515 N LAMAR BLVD	CS	CS-CO-NP
264	901, 911 W 38TH ST	CS	CS-CO-NP
265	3701 N LAMAR BLVD	CS	CS-CO-NP
266	806 W 37TH ST; 801 W 38TH ST	GR	GR-NP
1000	1107 W 22ND ST; 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917 DAVID ST	SF-3	SF-3-CO-NP
1001	1113 W 22ND ST; 1900, 1902, 1904, 1906, 1910, 1912, 1914, 1916 DAVID ST	SF-3	SF-3-CO-NP
1002	1207 W 22ND ST; 1909 (S 25 FT LOT 15 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD), 1913 CLIFF ST	SF-3	SF-3-CO-NP
1003	1901, 1907 CLIFF ST	SF-3	SF-3-CO-NP
1005	0 (LOT 8 BLK B OLT 29 DIV D LAWLESS PLUS ADD 1/2 VAC STREET), 1202, 1204, 1208, 1210, 1212 W 22ND ST; 2200, 2202 LONGVIEW ST	SF-3	SF-3-CO-NP
1006	1201, 1203, 1205, 1207, 1209, 1211, 1215 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1007	1114 W 22ND ST	SF-3	SF-3-CO-NP
1008	1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1009	1114 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1010	1100, 1102, 1104, 1106 W 22ND 1/2 ST; 2213 LEON ST	SF-3	SF-3-CO-NP
1011	2309, 2311 LONGVIEW ST	SF-3	SF-3-CO-NP
1013	1200, 1202, 1204, 1206, 1208 W 22ND 1/2 ST; 2212, 2306, 2308, 2310 LONGVIEW ST; 2303, 2305, 2307, 2309, 2311, 2313 SHOAL CREST BLVD	SF-3	SF-3-CO-NP
1014	805, 905 W 28TH ST; 2810, 2812, 2816 SAN PEDRO ST; 2815, 2817, 2819, 2825 SAN GABRIEL ST; 0 (S 44.6 FT OF E 29 FT OF LOT 2 BLK 3 OLT 70 DIV D BYRONES JAMES SUBD) 2812 ST	SF-3	SF-3-CO-NP
1015	2813, 2820, 2822, 2826 SALADO ST	SF-3	SF-3-CO-NP
1016	2817, 2819, 2821 SALADO ST	SF-3	SF-3-CO-NP
1017	2814, 806 W 28TH 1/2 ST; 2831, 2833, 2835, 2837 PEARL ST	SF-3	SF-3-CO-NP
1018	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840 PEARL ST	SF-3	SF-3-CO-NP
1019	2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2845 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1020	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1021	2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1022	2830, 2832, 2834, 2838, 2840, 2842, 2844, 2848 SHOAL CREST AVE	SF-3	SF-3-CO-NP

TRACT	ADDRESS	CO	TO
1023	801, 803, 805, 807 W 30TH ST; 2810, 2812, 2814, 2824 PEARL ST	SF-3	SF-3-CO-NP
1024	907 W 30TH ST		SF-3-CO-NP
1025	2910 PEARL ST	SF-3	SF-3-CO-NP
1026	2902, 2904 WEST AVE	SF-3	SF-3-CO-NP
1028	710 W 29TH ST (LOT 4 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	SF-3	SF-3-CO-NP
1030	615 W 30TH ST; 2911, 2913, 2915, 2917 RIO GRANDE ST	SF-3	SF-3-CO-NP
1034	804, 808, 810, 900, 902, 904 W 30TH 1/2 ST		SF-3-CO-NP
1035	807 W 31ST ST		SF-3-CO-NP
1036	3012, 3018 WEST AVE		SF-3-CO-NP
1040	3008, 3010, 3014 WASHINGTON SQ	SF-3	SF-3-CO-NP
1041	3001, 3005, 3007 WASHINGTON SQ	SF-3	SF-3-CO-NP
1044	607 W 32ND ST	SF-3	SF-3-CO-NP
1046	615 W 32ND ST; 3109 KING ST	SF-3	SF-3-CO-NP
1048	3101, 3103 WEST AVE	SF-3	SF-3-CO-NP
1049	3112 WEST AVE	SF-3-H	SF-3-H-CO-NP
1049A	807, 809 W 32ND ST; 3114 WEST AVE		SF-3-CO-NP
1049B	806, 810 W 31ST ST; 0 (E 40FT OF S19FT LOT 65 & E40FT OF W39FT LOT 66 OLT 72-75 DIV D OAKWOOD), 3107, 3109 GRANDVIEW ST		SF-3-CO-NP
1049C	804 W 31ST ST; 3102, 3104, 3106, 3110 WEST AVE	SF-3	SF-3-CO-NP
1050	900, 902 W 31ST ST; 3104, 3106, 3110, 3112 GRANDVIEW ST; 3113 OWEN AVE	SF-3	SF-3-CO-NP
1057	606, 608 W 32ND ST	SF-3	SF-3-CO-NP
1060	3410, 3504 WEST AVE	SF-3	SF-3-CO-NP
1061	3506 WEST AVE	SF-3-H	SF-3-H-CO-NP
1062	3508, 3510 WEST AVE	SF-3	SF-3-CO-NP
1063	3413, 3415 WEST AVE	SF-3	SF-3-CO-NP
1064	703, 705, 707, 709, 711, 713, 715 W 35TH ST; 3404 KING ST	SF-3	SF-3-CO-NP
1065	700, 702, 704, 706, 708, 710, 712, 714, 716 W 35TH ST; 3504 KING ST	SF-3	SF-3-CO-NP
1066	607, 609, 611, 613, 615, 617, 619, 621 W 35TH ST; 3403 KING ST	SF-3	SF-3-CO-NP
1067	606, 608, 614, 616, 618, 620 W 35TH ST	SF-3	SF-3-CO-NP
1068	611 W 35TH ST	SF-3	SF-3-CO-NP
1069	606 W 37TH ST	SF-4A	SF-4A-CO-NP

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

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the West University, Shoal Crest and Heritage Subdistricts:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

**PART 5.** The following lots 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:

1, 2, 3, 3A, 4, 4A, 5, 5A, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 13B, 16, 20, 20A, 22, 22A, 23, 24, 26, 26A, 27, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 58A, 58B, 59, 60, 61, 62, 63, 64, 65, 66, 68, 69, 69A, 70, 70A, 71-74, 74A, 75, 77-80, 80A, 80B, 81-88, 91, 91A, 91B, 92B, 92C, 92D, 93, 94, 96, 112, 115, 115A, 116-119, 122, 128, 141-143, 143C, 144-146, 148, 156, 157, 158, 166, 167, 170, 172, 174, 176-179, 179A, 180, 183, 192, 192A, 193-197, 209, 210, 213, 219, 220, 225, 226, 228, 235-239, 240, 243-245, 245A, 246-256, 259, 260, 261, 262-266



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

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

34, 36, 38, 39, 39A, 49, 51, 52, 53, 147, 149A, 159, 162, 168, 169, 169A, 171, 181, 184, 185, 186, 187, 188, 189, 190, 191, 198, 199, 204, 206, 207, 208, 211, 214, 215, 216, 217, 221, 222, 223, 224, 227, 228, 231, 232, 233, 234, 1000-1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1028, 1030, 1034, 1036, 1040, 1041, 1044, 1046, 1048, 1049, 1049A, 1049B, 1049C, 1050, 1052, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069

2. The maximum height of a building or structure is 35 feet from ground level on Tracts 30, 33, 35, 39A, 45, 46, 47, 48, 50, 54, 55, 148, 149A, 151, 152, 153, 154, 155, 163, 164, 166, 201, 244, and 257.

3. The maximum height of a building or structure is 40 feet from ground level on Tracts 27, 28, 29, 31, 32, 34, 56, 57, 58, 61, 62, 68A, 99A, 100A, 102, 135, 137, 141, 142, 156, 157, 161, 167, 170, 178, 179, 179A, 180, 183, 192A, 194, 195, 209, 210, 213, 219, 252, 253, 254, 255, 256, 259, 260, 261, and 262.

4. The maximum height of a building or structure is 45 feet from ground level on Tract 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, 236, 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 10,000 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.

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

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

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

5  
6  
7 7. The following applies to Tract 43A.

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

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

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

14  
15 8. Vehicular access from Tracts 43 and 44 to West 22 1/2 Street is prohibited. All  
16 vehicular access to the tracts shall be from other adjacent public streets or through  
17 other adjacent property.

18  
19 9. Vehicular access from Tract 43A to West 22 Street is prohibited. All vehicular access  
20 to the tract shall be from other adjacent public streets or through other adjacent  
21 property.

22  
23 10. A site plan or building permit for Tract 70 may not be approved, released, or issued, if  
24 the completed development or uses of Tract 70, considered cumulatively with all  
25 existing or previously authorized development and uses, generate traffic that exceeds  
26 2,000 trips per day.

27  
28 11. The following uses are prohibited uses of Tracts 148A, 150, 151, 152, 153, 154, and  
29 155:

30 Medical offices (less than 5000 sq. ft.) . Medical offices (exceeds 5000 sq. ft.)  
31  
32  
33  
34  
35  
36  
37  
38  
39

12. Group residential use is a prohibited use of Tracts 30, 31, 32, 33, 36, 39A, 43, 44, 46, 47, 48, 54, 55, 133, 135, 137, 185, 188, 198, 201, 206, 207, 216, 223, and 232.

13. Club or lodge use and community recreation (private) use are prohibited uses of Tracts 30-39, 39A, 40-44, 46-55, 1000-1003, 1005-1011, and 1015.

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

Automotive rentals  
Automotive repair services  
Business support services  
General retail sales (general)  
Indoor entertainment  
Community recreation (public)  
Outdoor sports and recreation  
Pawn shop services  
Personal improvement services  
Pet services  
Food sales  
Restaurant (general)  
Restaurant (limited)  
General retail sales (convenience)

Automotive washing (of any type)  
Automotive sales  
Business or trade school  
Commercial off-street parking  
Indoor sports and entertainment  
Community recreation (private)  
Consumer convenience services  
Consumer repair services  
Drop-off recycling collection facility  
Exterminating services  
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, 236, 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

Kennels  
Limited warehousing and distribution  
Commercial off-street parking  
Construction sales and services  
Monument retail sales  
Outdoor entertainment  
Electronic prototype assemble

Pawn shop services  
Transportation terminal  
Indoor sports and recreation

Equipment repair services  
Equipment sales  
Vehicle storage

17. The following uses are conditional uses of Tracts 196, 236, 237, 238, 249, and 263:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Hospital services (general)  
Hotel-motel  
Laundry services  
Research services

Automotive repair services  
Club buildings  
Building maintenance services  
Residential treatment  
Service stations  
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  
Indoor sports and recreation  
Kennels  
Outdoor entertainment

Outdoor sports and recreation  
Pawn shop services  
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 stations

Automotive repair services  
Hospital services (general)  
Residential treatment

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

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

Agricultural sales and services  
Automotive repair services  
Automotive washing (of any type)  
Campgrounds  
Limited warehousing and distribution  
Maintenance and service facilities  
Convenience storage

Automotive rentals  
Automotive sales  
Building maintenance services  
Kennels  
Indoor sports and recreation  
Construction sales and services  
Monument retail sales

Drop-off recycling collection facilities  
Outdoor sports and recreation  
Pawn shop services  
Transportation terminal  
Service station

Outdoor entertainment  
Electronic prototyping 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, 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, 252, 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

Automotive rentals  
Automotive sales  
Building maintenance services  
Campground  
Commercial blood plasma center  
Construction sales and services  
Custom manufacturing

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

Electronic prototype assembly  
Equipment sales  
Hospital services (general)  
Indoor entertainment  
Kennel  
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 141:

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 uses and services  
Automotive repair services  
Automotive washing for 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  
Kennel  
Maintenance and service facilities  
Medical offices (exceeds 5000 sq. ft.)  
Outdoor entertainment  
Outdoor sports and recreation

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 primary educational facilities  
Public primary educational facilities  
Research services  
Transportation terminal

Private secondary educational facilities  
Public secondary educational facilities  
Residential treatment  
Vehicle storage

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

Club or lodge  
Exterminating services  
Group home, Class II  
Laundry services

Off-site temporary parking  
Plant nursery  
Service station  
Transitional housing

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

Financial services

Service station

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

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 \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2004

Will Wynn  
Mayor

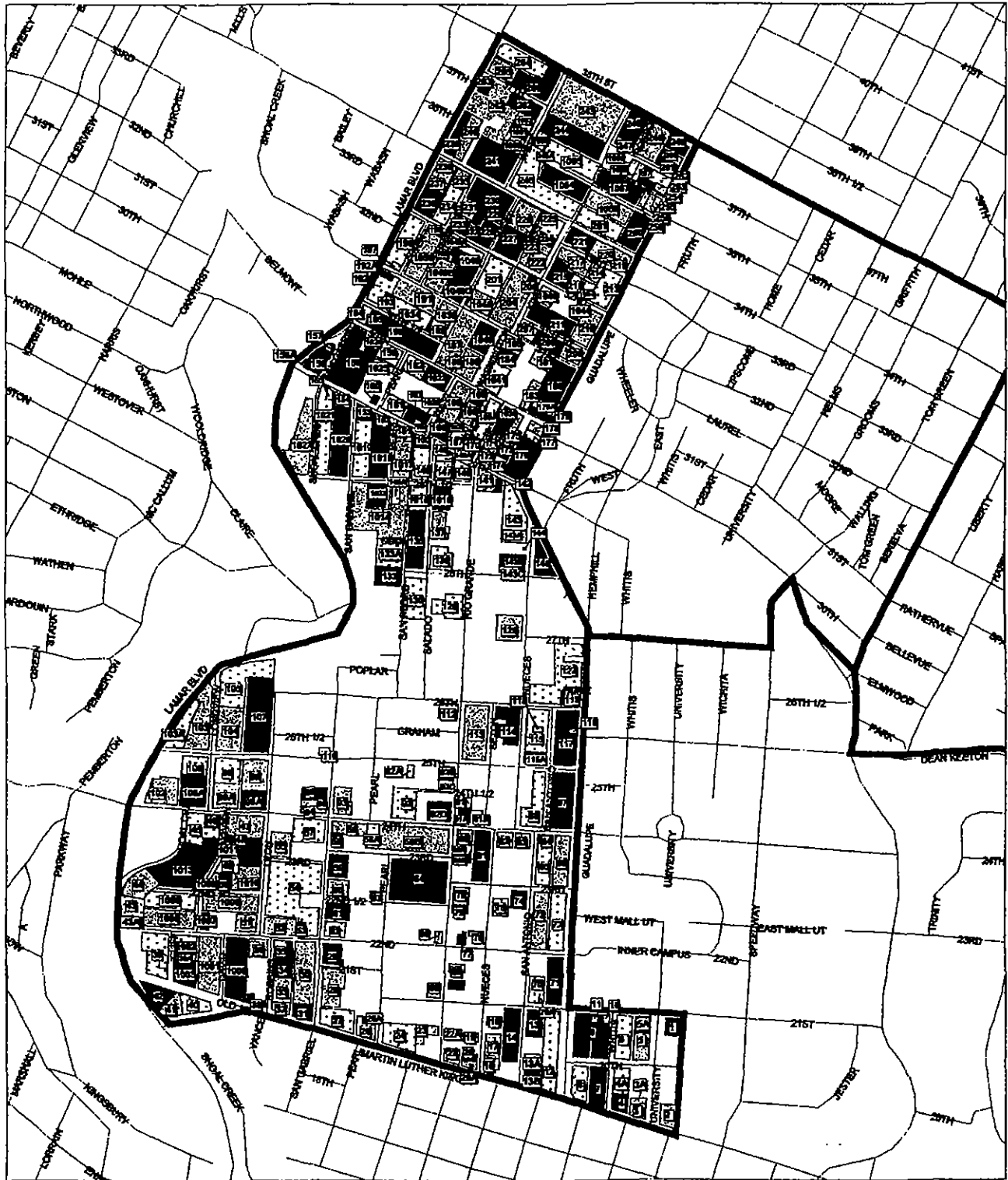
**APPROVED**

**ATTEST:**

David Allan Smith  
City Attorney

Shirley A. Brown  
City Clerk





# **West University Neighborhood Planning Area: Rezonings Approved on 1st Reading**

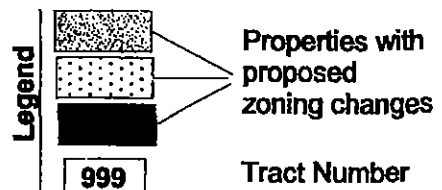
Case #C14-04-0021



City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised August 11, 2004



500 0 600 1000 1500 Feet



Tract 33

West University  
NPA

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**1903 & 1905 ROBBINS PLACE**

Total Area within 200' of subject tract: (sq. ft.)

14,657.41

		BOARDWALK ON ROBBINS LTD		
1	<u>01-1300-1318 &amp; 1319</u>		<u>14,657.41</u>	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
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27				0.00%
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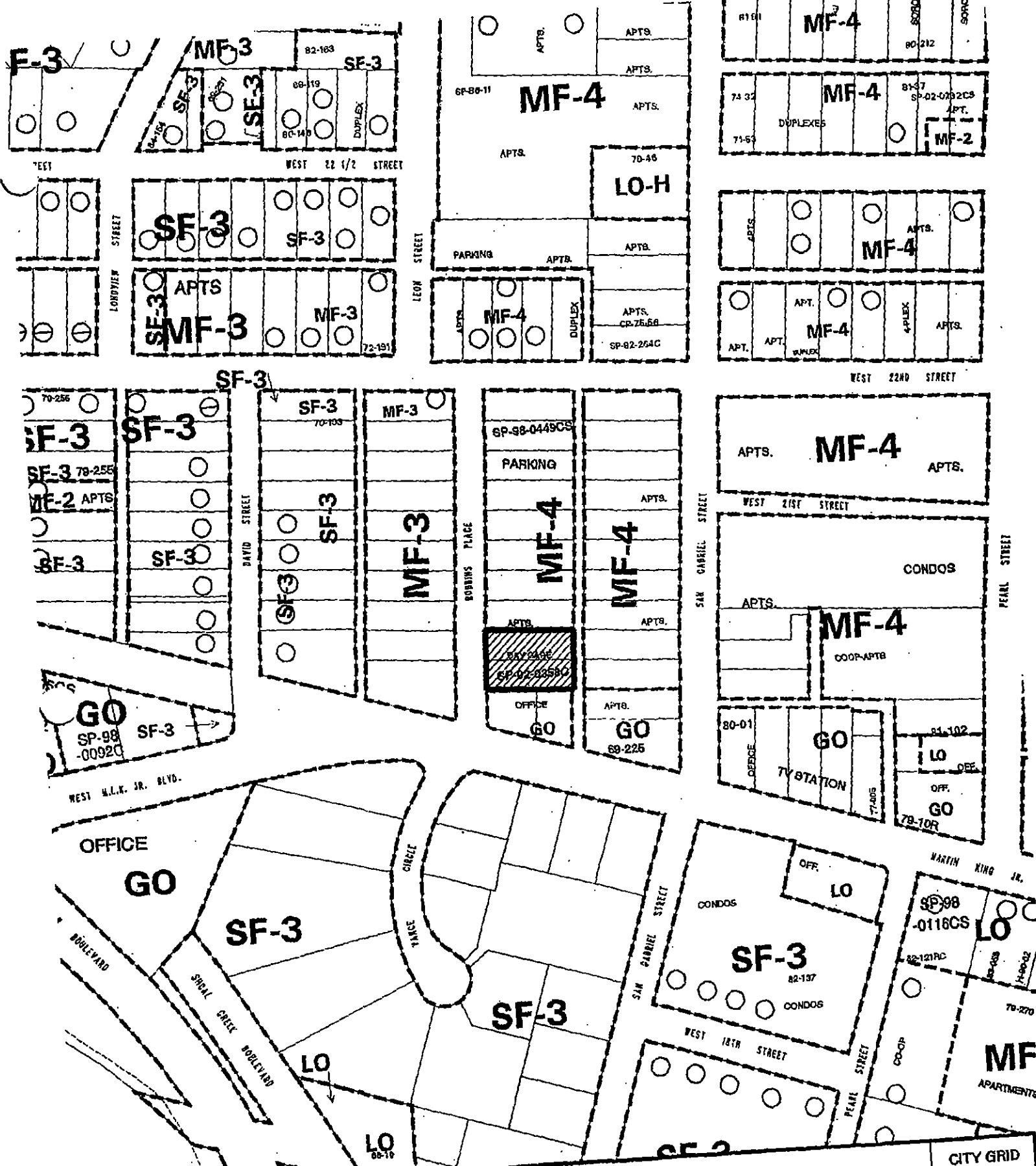
Stacy Meeks

Total Area of Petitioner:

14,657.41

Total %

100.00%



**LEGEND**

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CASE MGR: G. RHOADES

**SCALE**

1" = 200'

**PETITIONS**

CASE #: C14-04-0021

ADDRESS: 1903 & 1905 ROBBINS PLACE

SUBJECT AREA (acres): N/A

DATE: 04-07

INTLS: SM

**CITY GRID REFERENCE NUMBER**

J25

Tract 33

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**1909 ROBBINS PLACE**

Total Area within 200' of subject tract: (sq. ft.)

7,353.95

		GILL ANDREW JAMES		
		JR TRUSTEE		
1	01-1300-1321		<u>7,353.95</u>	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
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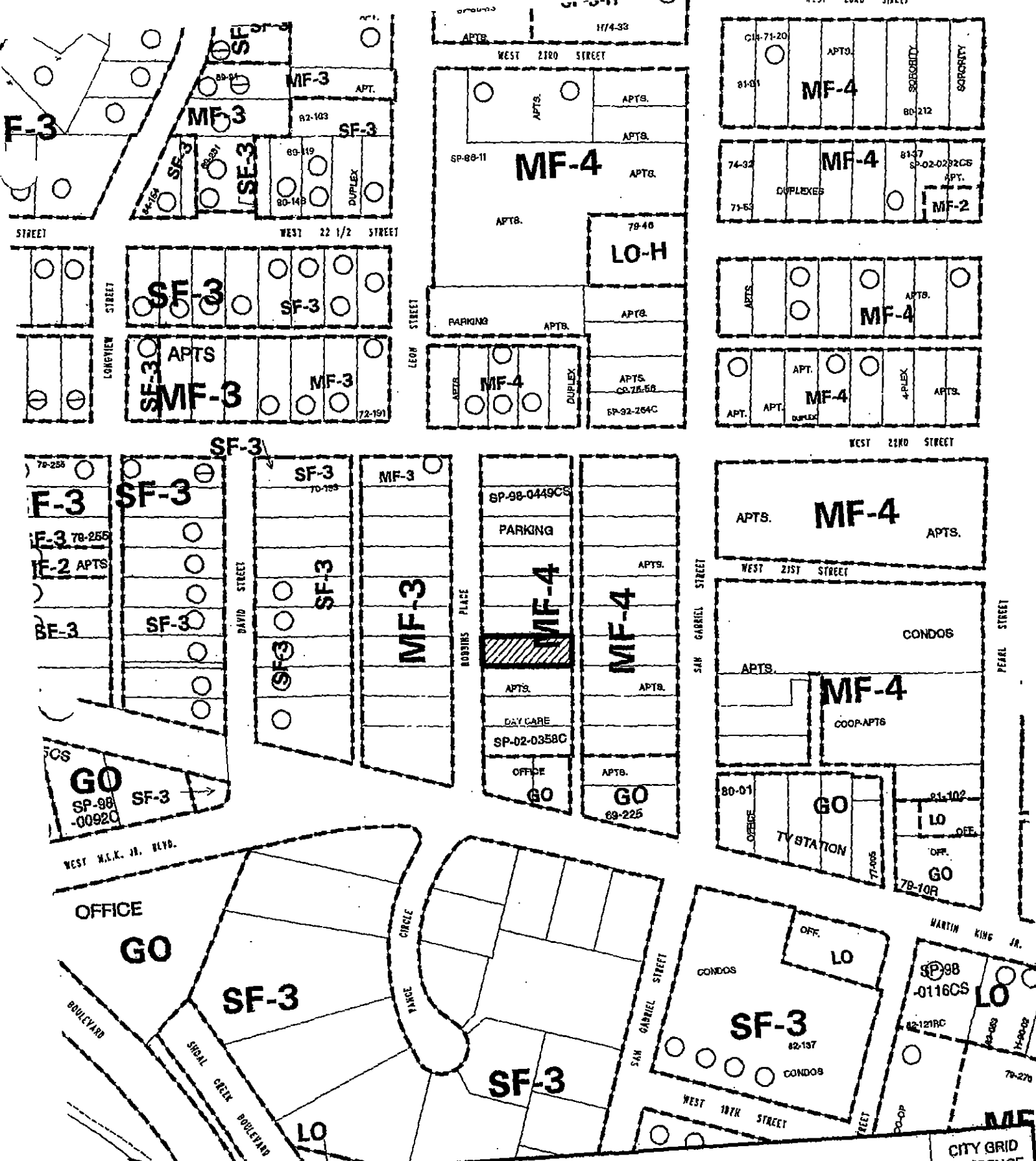
Stacy Meeks

Total Area of Petitioner:

7,353.95

Total %

100.00%



**PETITIONS**

**SUBJECT TRACT**  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: G. RHOADES

**CASE #:** C14-04-0021  
**ADDRESS:** 1909 ROBBINS PLACE  
**SUBJECT AREA (acres):** N/A

**DATE:** 04-07  
**INTLS:** SM

**CITY GRID REFERENCE NUMBER**  
J25

Tract 35 +  
portion of Tract 34

## PETITION

Case Number:

**C14-04-0021**

Date:

Aug. 11, 2004

**1919 ROBBINS PL & 1007 W 22ND ST**

Total Area within 200' of subject tract: (sq. ft.)

22,481.75

		ROBBINS PLACE PROPERTIES L L C		
1	<u>02-1300-1330 &amp; 1327</u>		<u>22,481.75</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
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5				<u>0.00%</u>
6				<u>0.00%</u>
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24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

22,481.75

Total %

100.00%



Tract 44

# PETITION

Case Number:

**C14-04-0021**

Date:

Aug. 3, 2004

**2209 SHOAL CREEK**

Total Area within 200' of subject tract: (sq. ft.)

277,955.88

1	01-1300-0309	MOWAT MATTHEW J & ANN M	5,684.58	2.05%
2	01-1300-0310	SANCHES MARY MURRAY CLAIRE	10,331.17	3.72%
3	01-1300-0311	SCOTT	9,345.29	3.36%
4	01-1300-0313	HASTINGS WILLIAM D	9,289.30	3.34%
5	01-1300-0323	GRAVES ANN RABORN	14,674.81	5.28%
6	01-1300-0324	WRIGHT MURIEL L	6,801.19	2.45%
7	01-1300-0325	COVERT DUKE M	8,008.55	2.88%
8	01-1300-0326	COVERT DUKE M	6,590.26	2.37%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
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20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
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27				0.00%
28				0.00%

Validated By:

Stacy Meeks

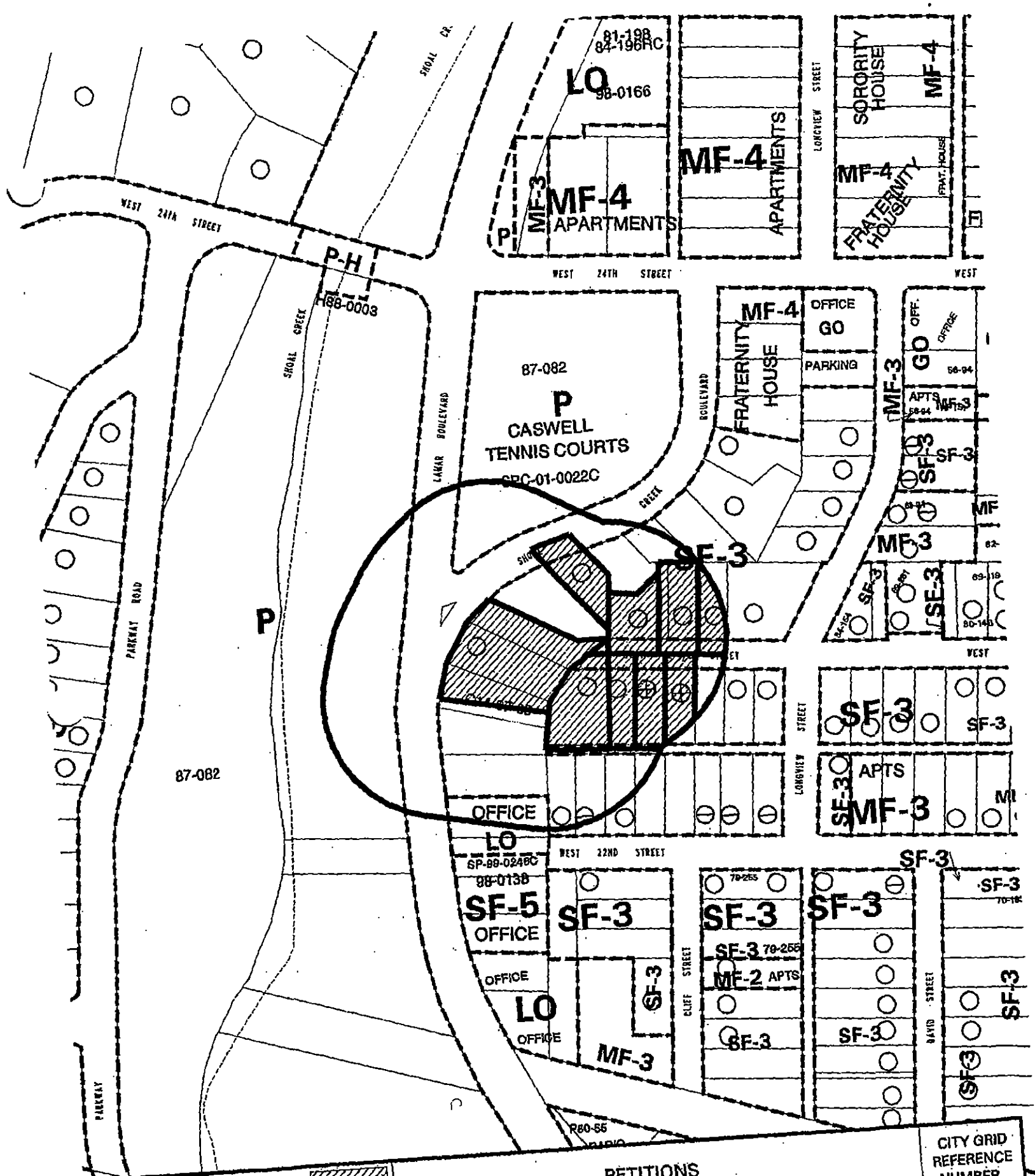
Total Area of Petitioner:

70,725.15

Total %

25.44%





 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: G. RHOADES	PETITIONS CASE #: C14-04-0021 ADDRESS: 2209 SHOAL CREEK SUBJECT AREA (acres): 454.740	DATE: 04-08 INTLS: SM	CITY GRID REFERENCE NUMBER J23-25 H23-2 4

Tract 44

## PETITION

Case Number:

**C14-04-0021**

Date:

Aug. 3, 2004

**2301 SHOAL CREEK**

Total Area within 200' of subject tract: (sq. ft.)

226,063.19

1	01-1300-0309	MOWAT MATTHEW J & ANN M	6,399.36	2.83%
2	01-1300-0310	SANCHES MARY MURRAY CLAIRE	10,351.61	4.58%
3	01-1300-0311	SCOTT	9,345.29	4.13%
4	01-1300-0323	GRAVES ANN RABORN	14,674.81	6.49%
5	01-1300-0324	WRIGHT MURIEL L	6,801.19	3.01%
6	01-1300-0316	ROBINSON HAROLD R	1,860.61	0.82%
7	01-1300-0313	HASTINGS WILLIAM D	9,289.30	4.11%
8	01-1300-0325	COVERT DUKE M	7,880.72	3.49%
9	01-1300-0326	COVERT DUKE M	6,547.25	2.90%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
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17				0.00%
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27				0.00%
28				0.00%

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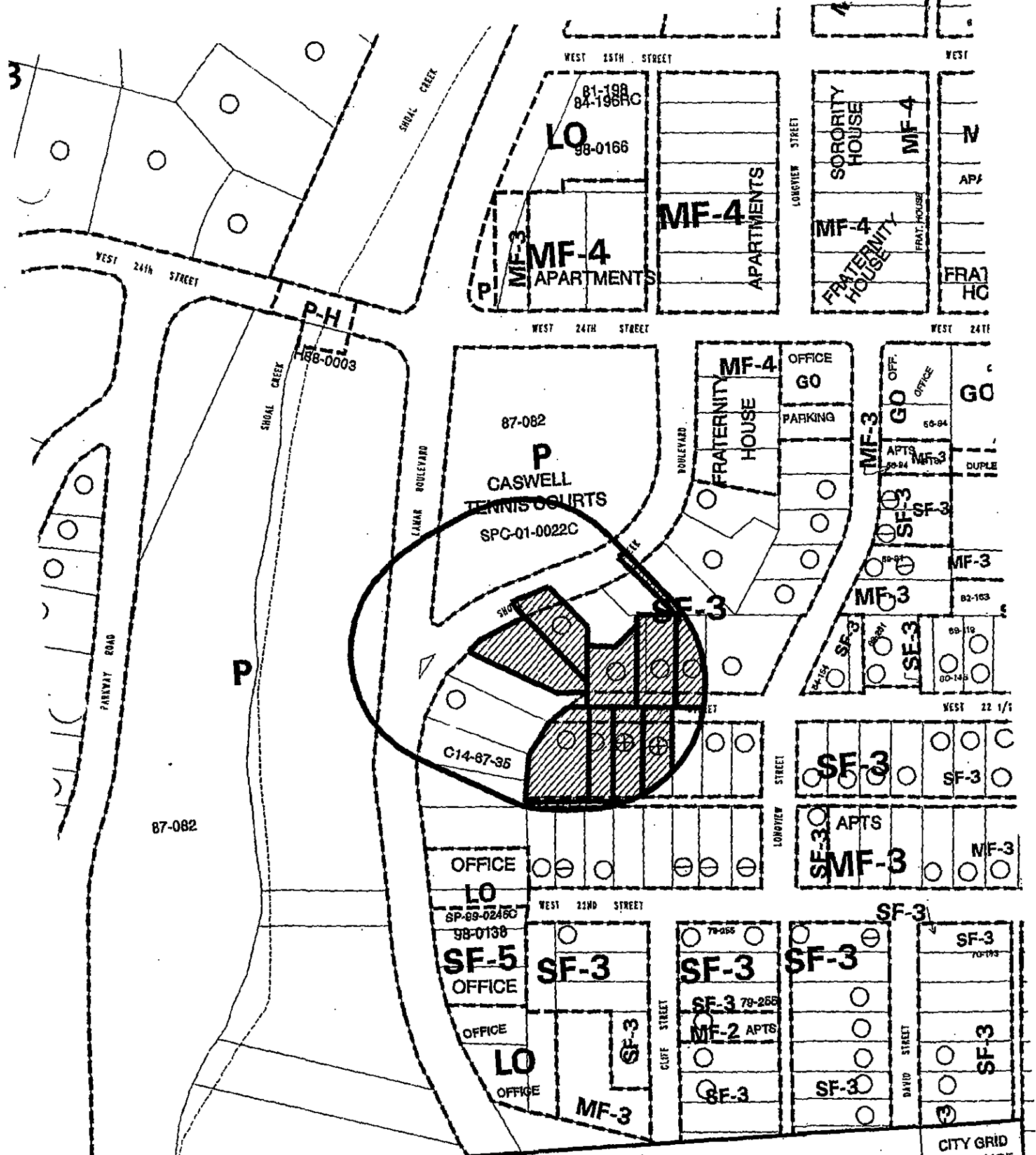
Stacy Meeks

Total Area of Petitioner:

73,150.14

Total %

32.36%



 1" = 200"	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: G. RHOADES	PETITIONS CASE #: C14-04-0021 ADDRESS: 2301 SHOAL CREEK SUBJECT AREA (acres): 454.740	DATE: 04-08 INTLS: SM SP-98	CITY GRID REFERENCE NUMBER J23-25 H23-2 4

Tract 49

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**2307 LONGVIEW STREET**

Total Area within 200' of subject tract: (sq. ft.)

8,980.71

1	<u>01-1300-0416</u>	<u>CONLEY CHARLES C &amp;</u>	<u>8,980.71</u>	<u>100.00%</u>
2		<u>VIRGINIA Y</u>		<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
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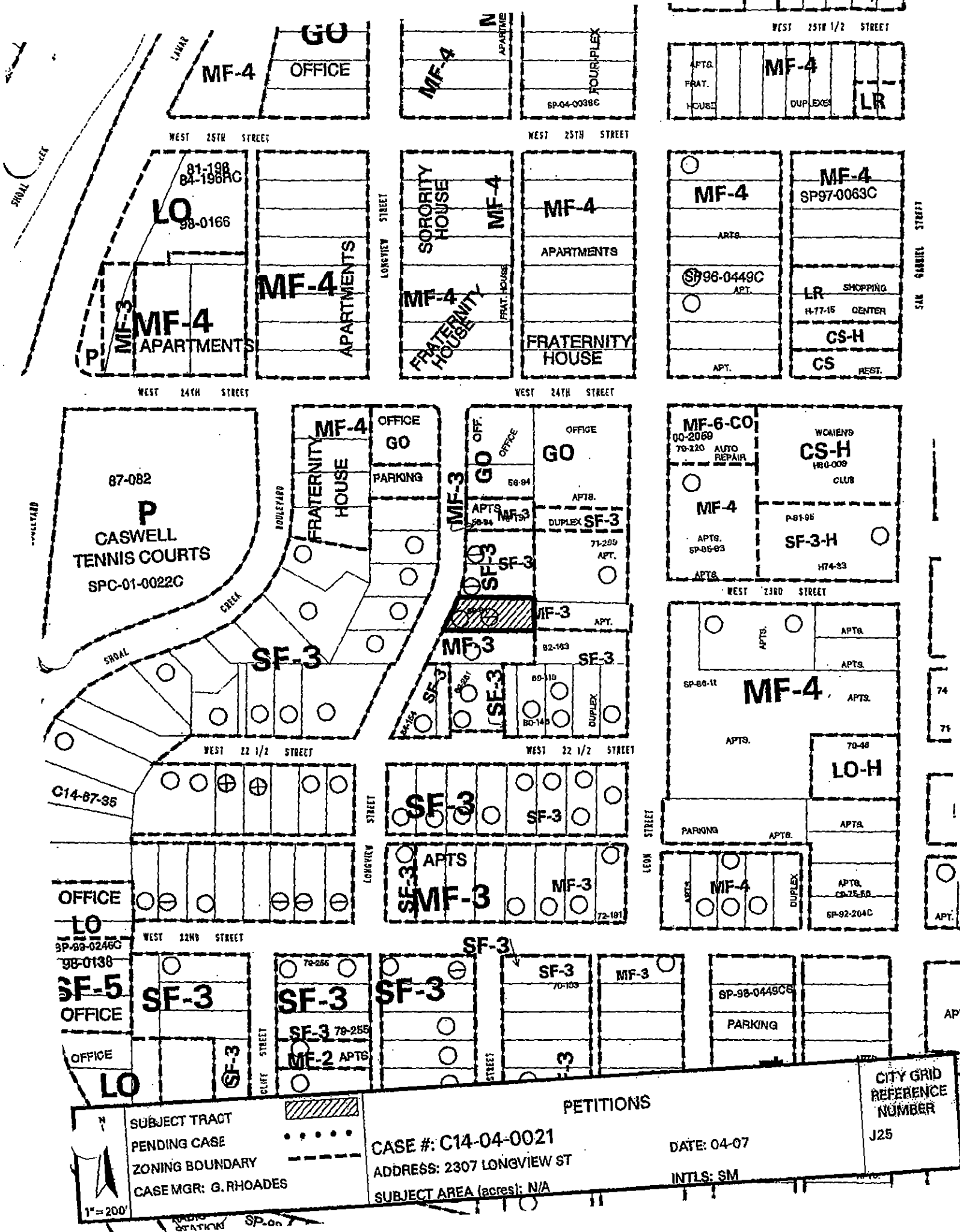
Stacy Meeks

Total Area of Petitioner:

8,980.71

Total %

100.00%



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: G. RHOADES

PETITIONS  
CASE #: C14-04-0021  
ADDRESS: 2307 LONGVIEW ST  
SUBJECT AREA (acres): N/A

DATE: 04-07  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
J25

Tract 52

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**1006 W 22ND STREET**

Total Area within 200' of subject tract: (sq. ft.)

6,718.61

1	<u>01-1300-0815</u>	<u>GILL GARY G</u>	<u>6,718.61</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
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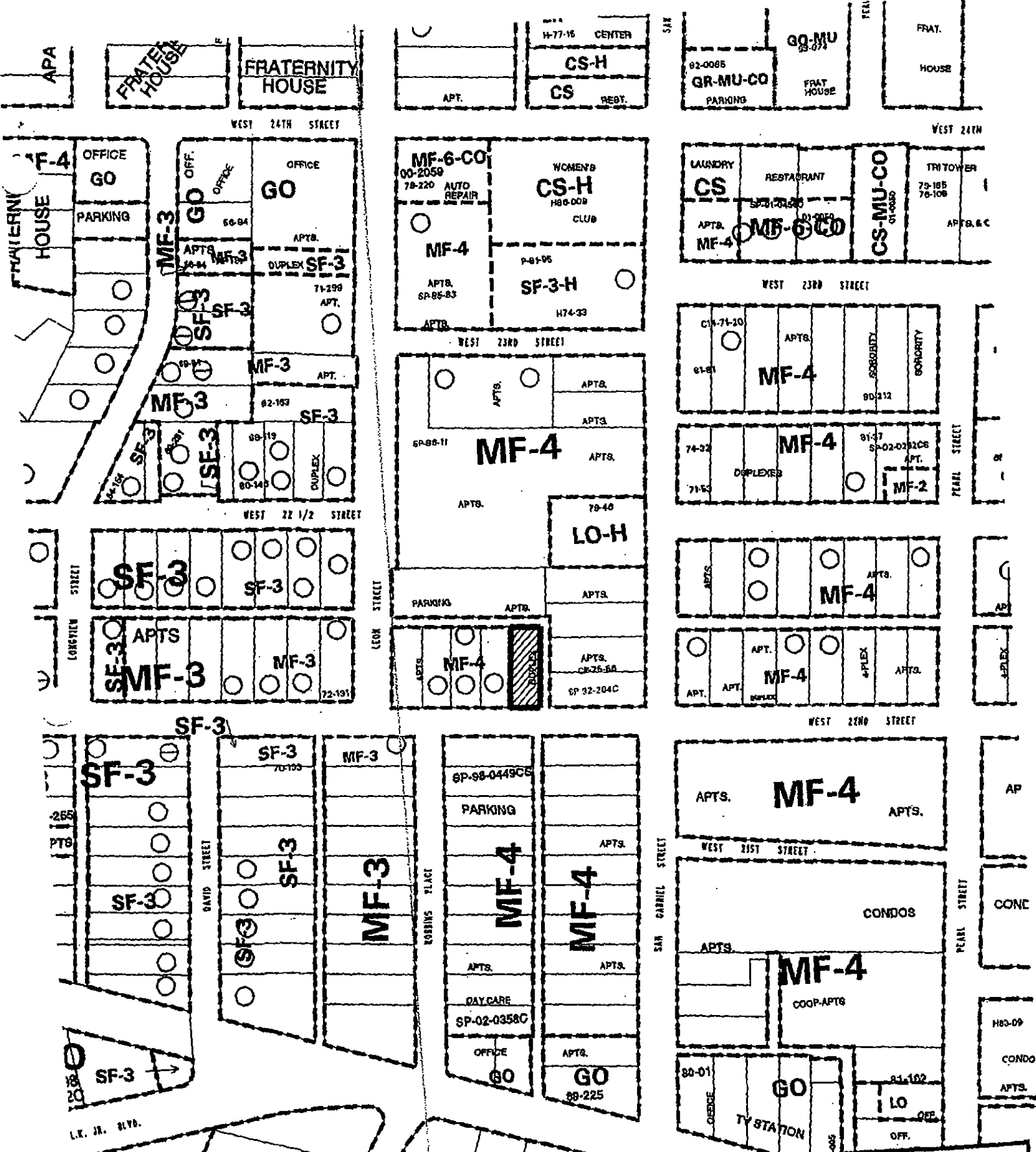
Stacy Meeks

Total Area of Petitioner:

6,718.61

Total %

100.00%



 1" = 200'	SUBJECT TRACT	CASE #: C14-04-0021 ADDRESS: 1008 W 22ND ST SUBJECT AREA (acres): N/A	PETITIONS  DATE: 04-07 INTLS: SM	CITY GRID REFERENCE NUMBER J25
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: G. RHOADES			

Tract 99A

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**1112 24TH STREET W**

Total Area within 200' of subject tract: (sq. ft.)

40,022.00

		TEXAS ALPHA EDUCATION FOUNDATION		
1	02-1400-1206		<u>40,022.00</u>	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
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Validated By:

Stacy Meeks

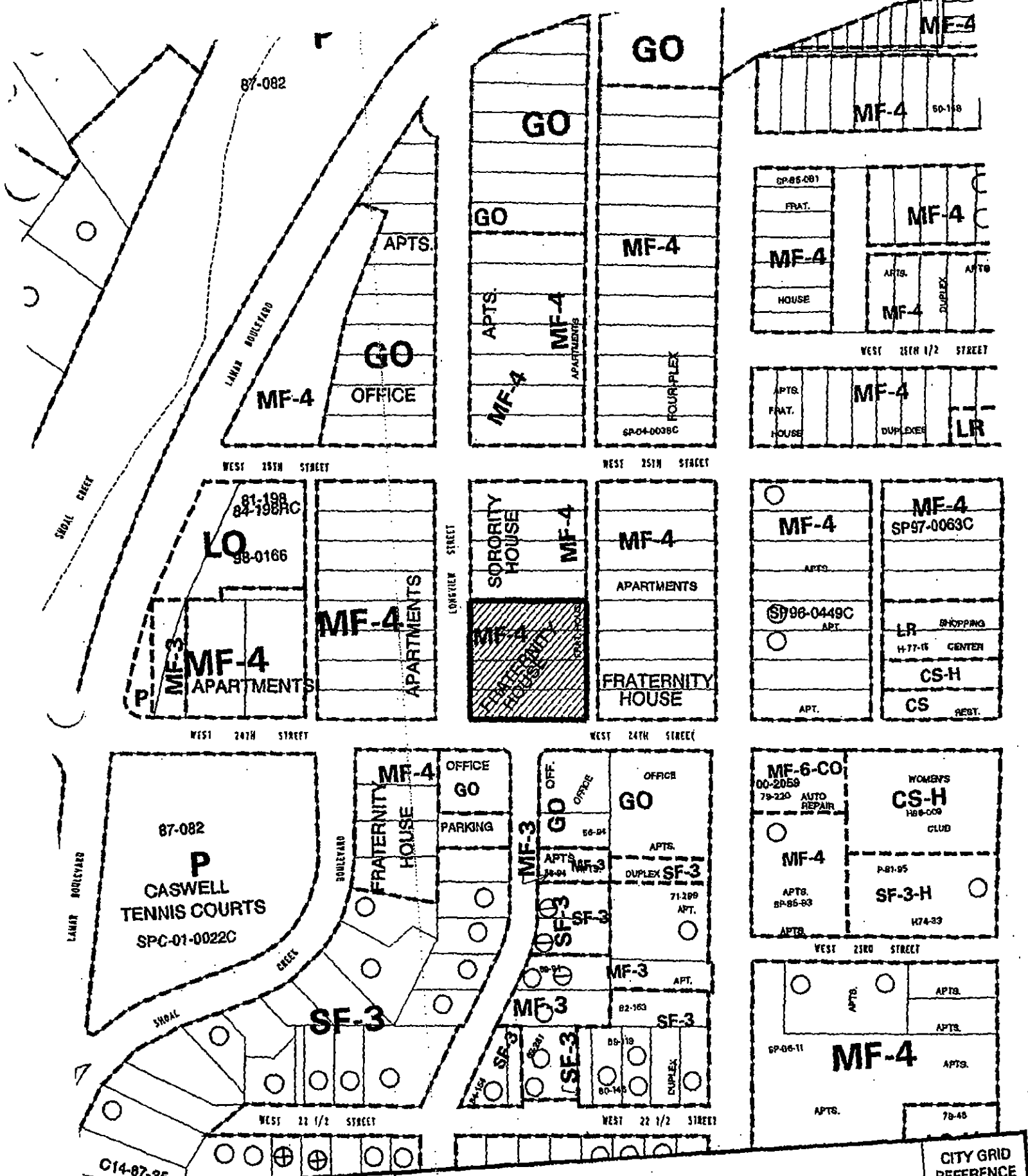
Total Area of Petitioner:

40,022.00

Total %

100.00%





	SUBJECT TRACT		<b>PETITIONS</b> CASE #: C14-04-0021 ADDRESS: 1112 24TH ST W SUBJECT AREA (acres): N/A	DATE: 04-07	CITY GRID REFERENCE NUMBER J25
	PENDING CASE			INTLS: SM	
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				

Tract 148

## PETITION

Case Number:

**C14-04-0021**

Date:

July 7, 2004

Total Area within 200' of subject tract: (sq. ft.)

6,787.03

1	<u>02-1601-0904</u>	<u>ZAMORA JOHN</u>	<u>6,787.03</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
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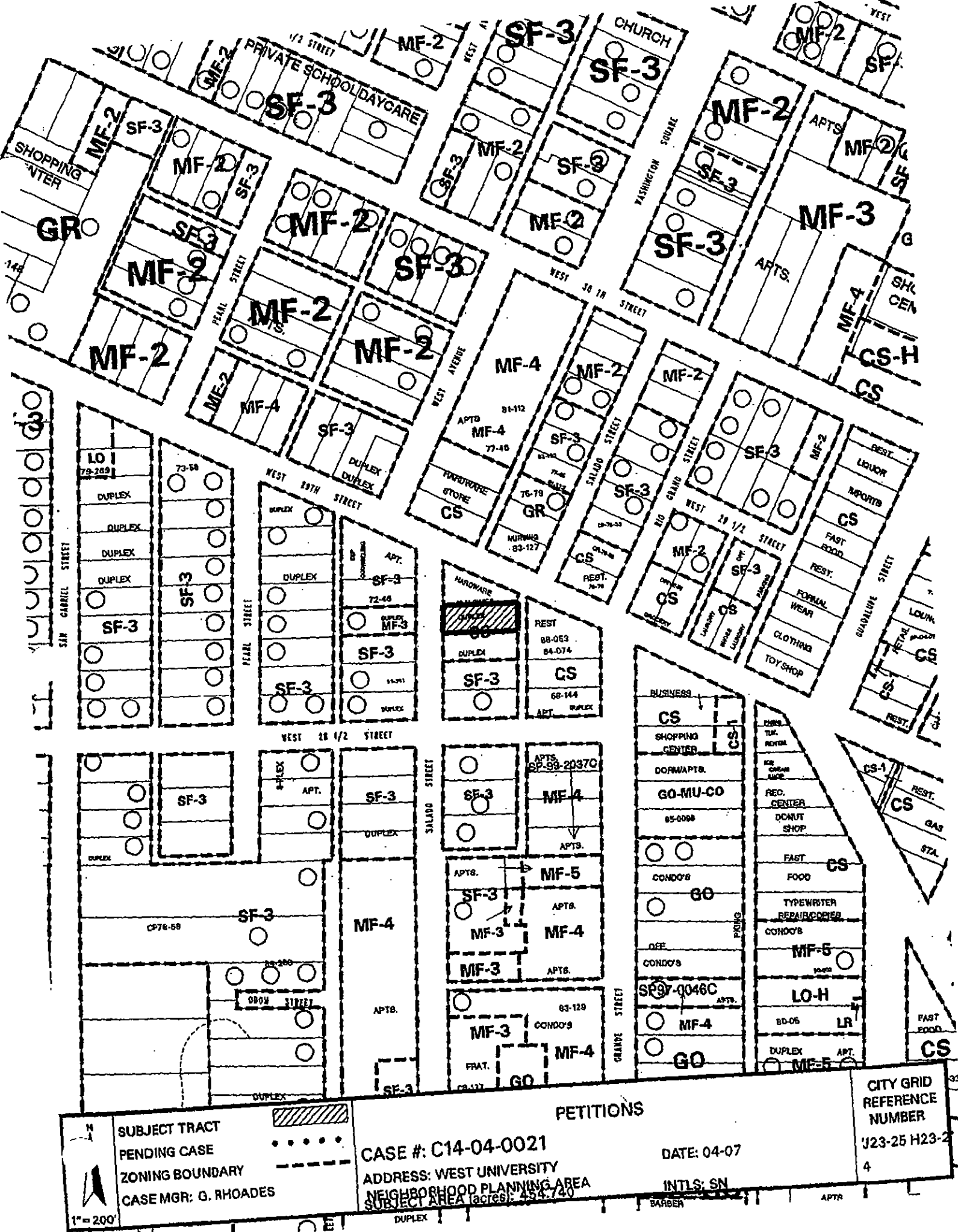
Stacy Meeks

Total Area of Petitioner:

6,787.03

Total %

100.00%



Tract 204

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**3100 KING STREET**

Total Area within 200' of subject tract: (sq. ft.)

4,607.75

1	02-1702-0409	LEGETT CAREY JR	4,607.75	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
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27				0.00%
28				0.00%

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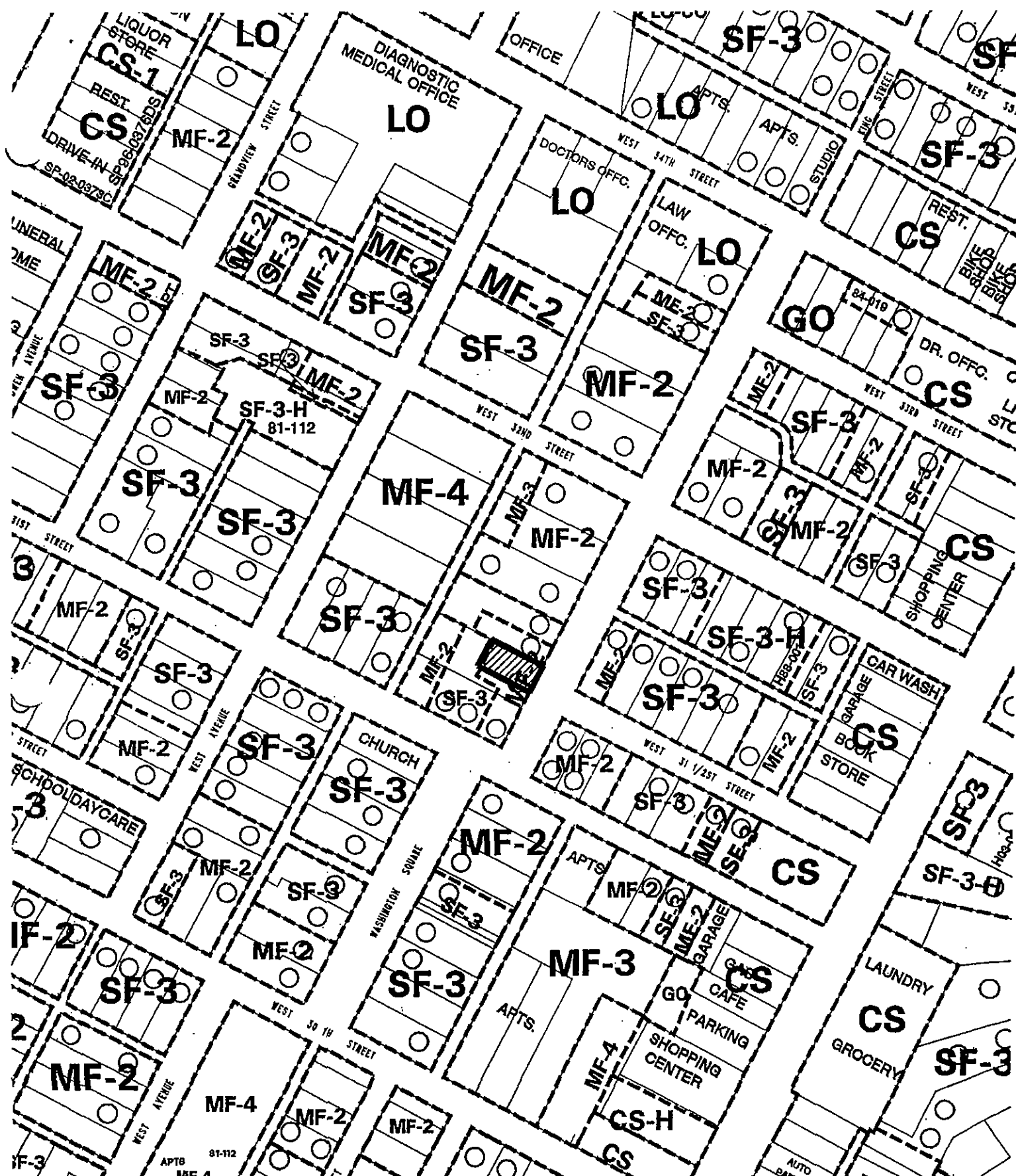
Stacy Meeks


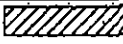


Total Area of Petitioner:

4,607.75

Total %

100.00%



 <p>1" = 200'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: G. RHOADES</p>	<p>PETITIONS</p> <p>CASE #: C14-04-0021</p> <p>ADDRESS: 3100 KING ST</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 04-07</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J25</p>
---	---	--

Tract 204

## PETITION

Case Number:

**C14-04-0021**  
**3106 KING STREET**

Date:

July 27, 2004

Total Area within 200' of subject tract: (sq. ft.)

6,125.66

1	<u>02-1702-0404</u>	<u>LEGETT CAREY JR</u>	<u>6,125.66</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
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19				<u>0.00%</u>
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22				<u>0.00%</u>
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24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

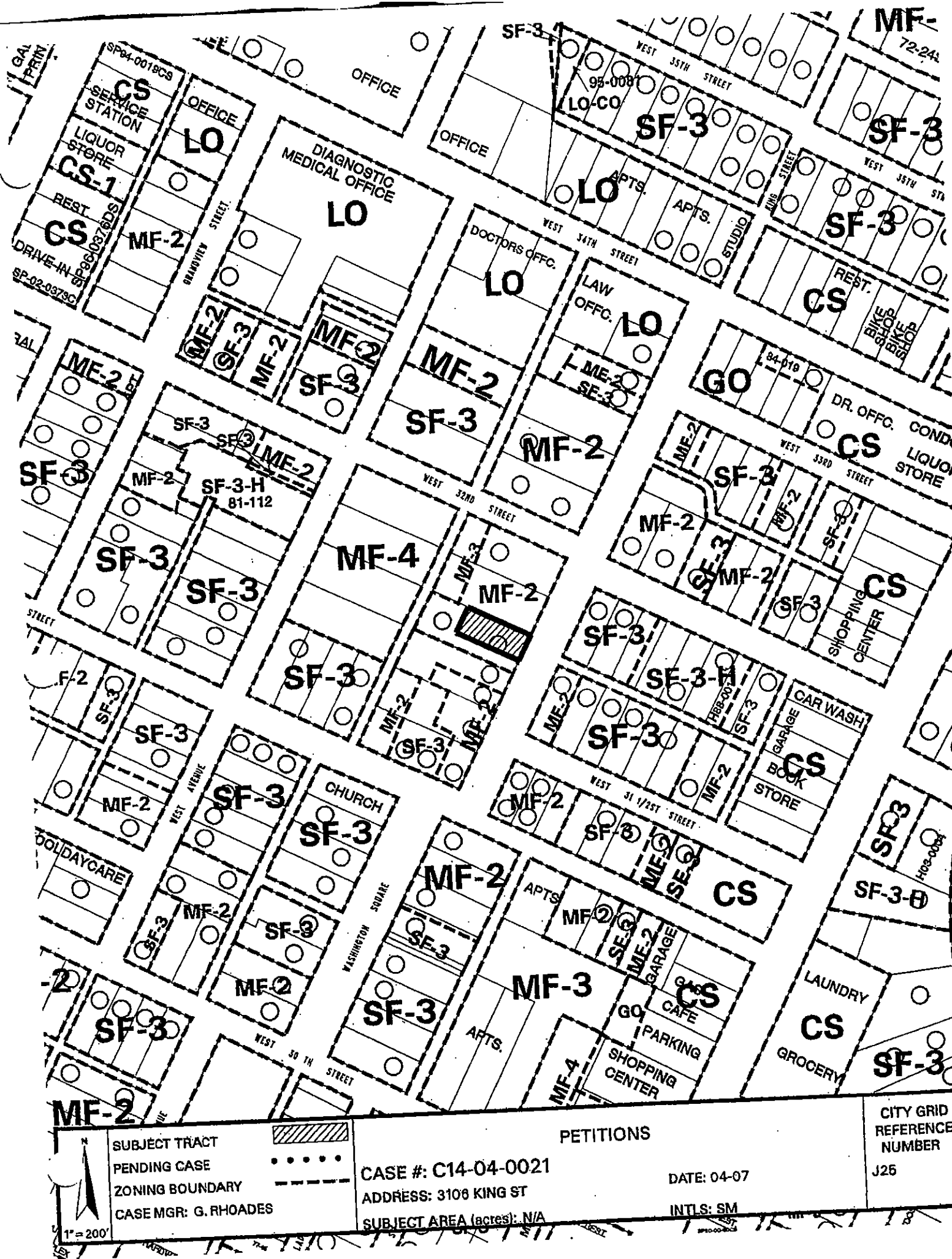
Stacy Meeks

Total Area of Petitioner:

6,125.66

Total %

100.00%



Tract 204

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**3102 KING STREET**

Total Area within 200' of subject tract: (sq. ft.)

4,750.34

1	<u>02-1702-0407</u>	<u>AREND LARRY</u>	<u>4,750.34</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

Stacy Meeks

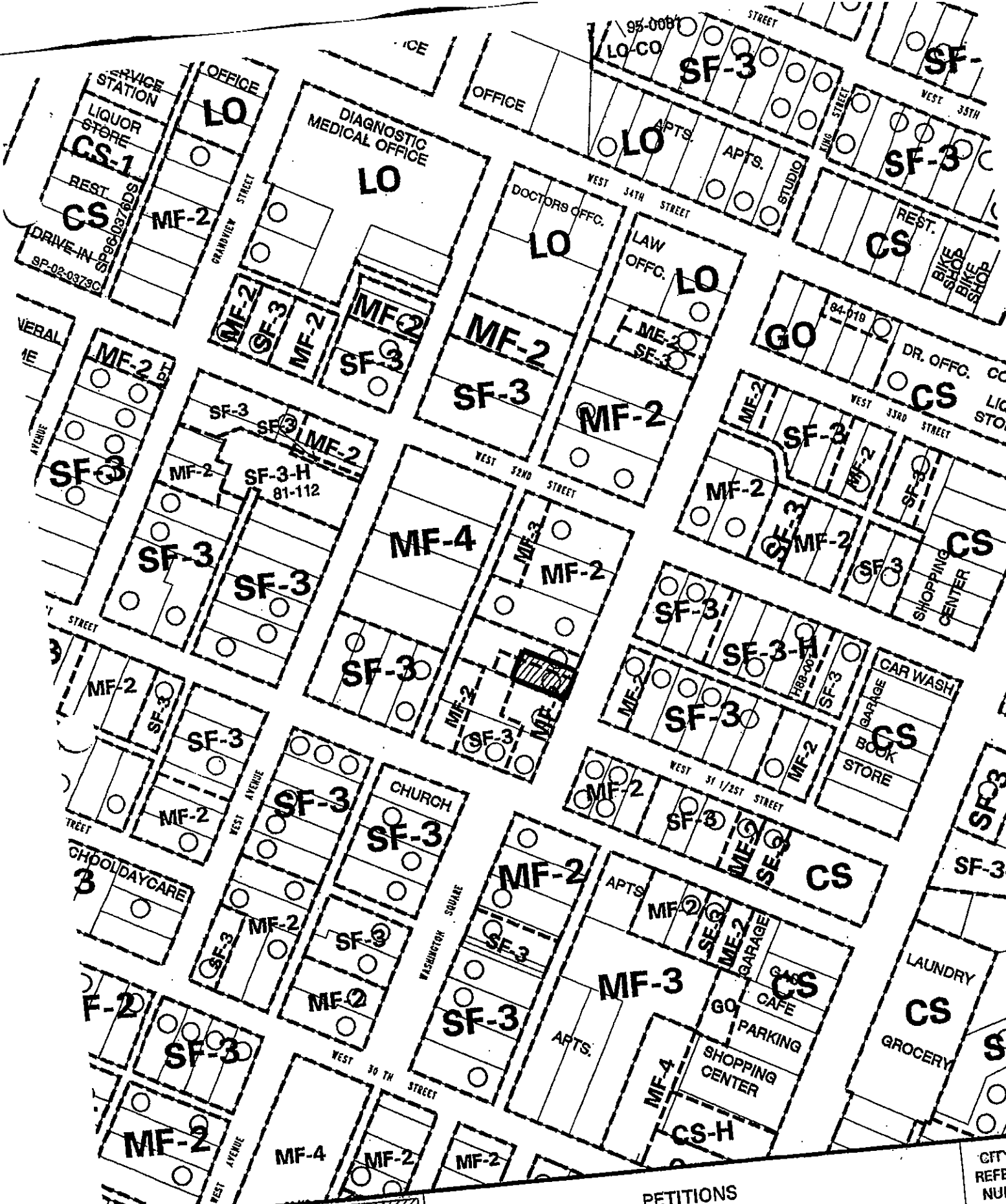
Total Area of Petitioner:


4,750.34

Total %


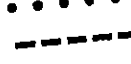
100.00%





  
1" = 200'

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: G. RHOADES

PETITIONS

CASE #: C14-04-0021  
ADDRESS: 3102 KING ST  
SUBJECT AREA (acres): N/A

DATE: 04-07  
INTLS: SM

CITY  
REFE  
NU  
J25

Tract 204

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**3105 KING LANE**

Total Area within 200' of subject tract: (sq. ft.)

4,210.95

1	02-1702-0405	LEGETT CAREY JR	<u>4,210.95</u>	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

4,210.95

Total %

100.00%



 1" = 200'	SUBJECT TRACT 	PETITIONS		CITY GRID REFERENCE NUMBER J25
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0021 ADDRESS: 3105 KING LANE SUBJECT AREA (acres): N/A	DATE: 04-07 INTLS: SM	
	CASE MGR: G. RHOADES			

Tract 236

## PETITION

Case Number:

**C14-04-0021**

Date:

Aug. 3, 2004

**3201 N LAMAR BOULEVARD**

Total Area within 200' of subject tract: (sq. ft.)

13,637.16

1	02-1803-1313	38 1/2 STREET L C	13,637.16	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

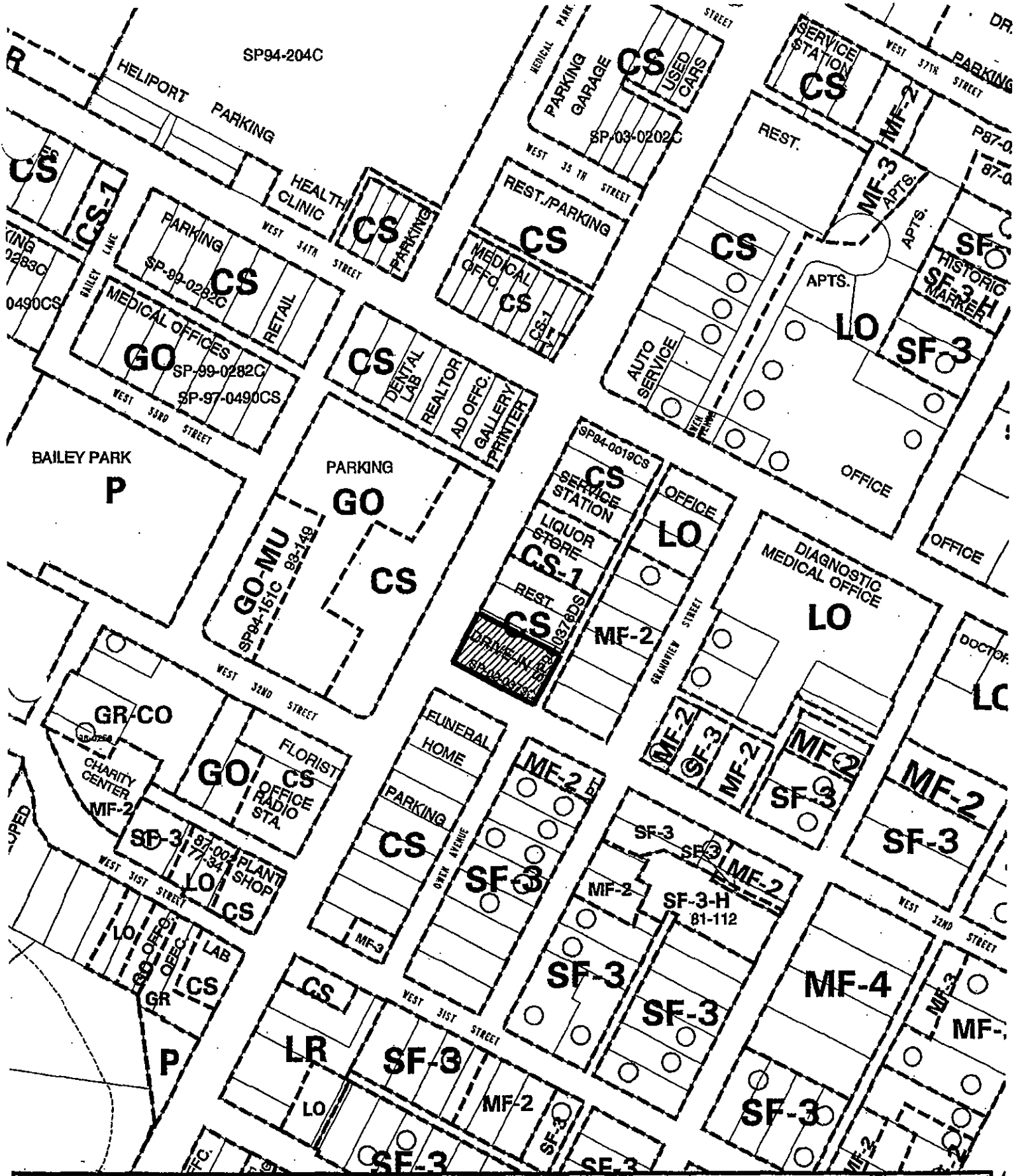
Stacy Meeks

Total Area of Petitioner:

13,637.16

Total %

100.00%



 1" = 200'	SUBJECT TRACT		PETITIONS		CITY GRID REFERENCE NUMBER J25
	PENDING CASE		CASE #: C14-04-0021		
	ZONING BOUNDARY		ADDRESS: 3201 N LAMAR BLVD		
	CASE MGR: G. RHOADES		DATE: 04-08		
	SUBJECT AREA (acres): N/A		INTLS: SM		

Tract 1019

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**2833 & 2841 SAN GABRIEL**

Total Area within 200' of subject tract: (sq. ft.)

12,931.47

GILL GARY G & ROBYN			
1	02-1601-0704 & 0707	S	12,931.47 100.00%
2			0.00%
3			0.00%
4			0.00%
5			0.00%
6			0.00%
7			0.00%
8			0.00%
9			0.00%
10			0.00%
11			0.00%
12			0.00%
13			0.00%
14			0.00%
15			0.00%
16			0.00%
17			0.00%
18			0.00%
19			0.00%
20			0.00%
21			0.00%
22			0.00%
23			0.00%
24			0.00%
25			0.00%
26			0.00%
27			0.00%
28			0.00%

Validated By:

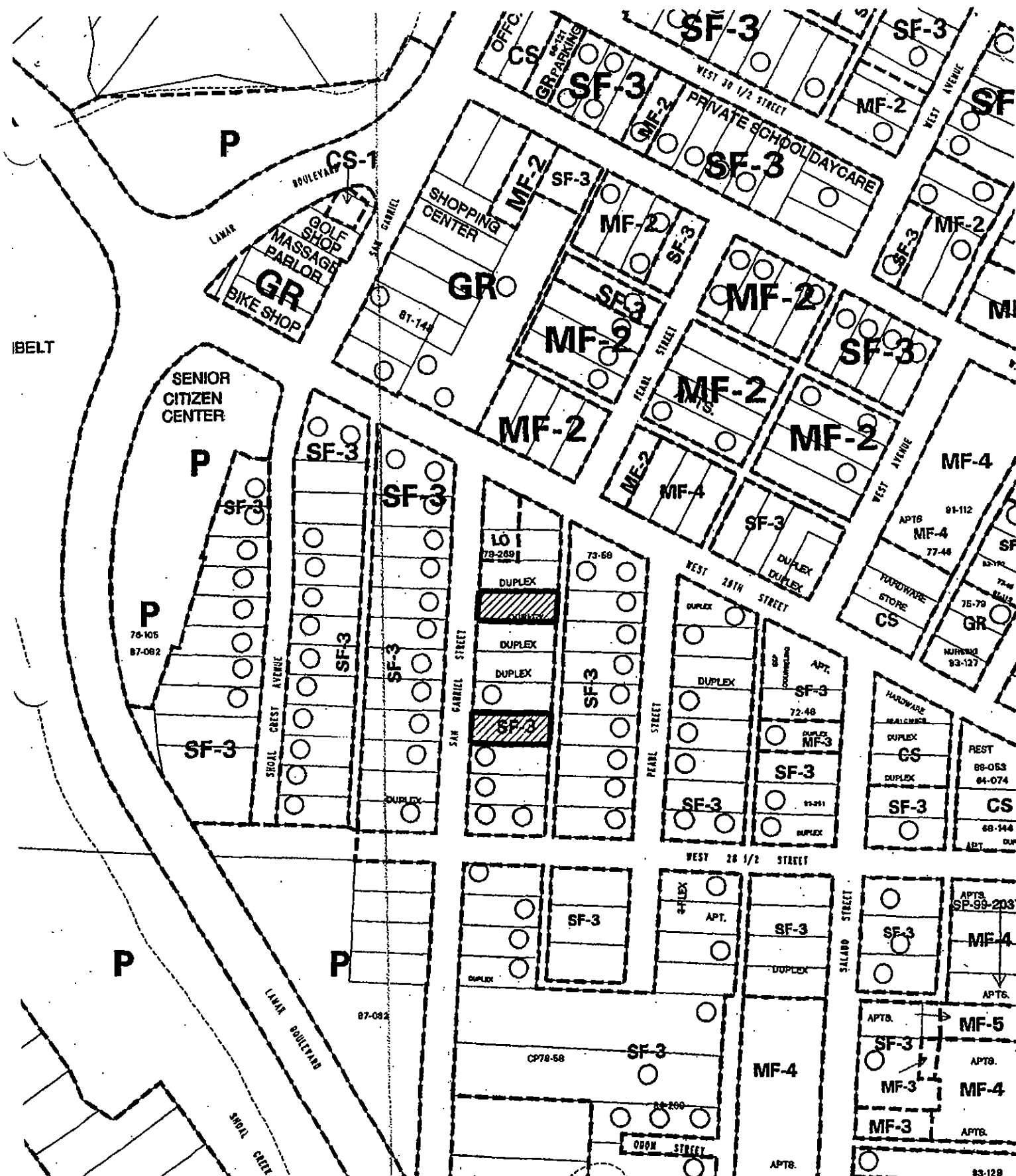
Stacy Meeks

Total Area of Petitioner:

12,931.47

Total %

100.00%



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: G. RHOADES

CASE #: C14-04-0021  
 ADDRESS: 2388 & 2841 SAN GABRIEL  
 SUBJECT AREA (acres): N/A

### PETITIONS

DATE: 04-07  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 J25

**FOR 8/26 3RD READING  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT FOR THE PROPERTY WHOSE BOUNDARIES ARE 38<sup>TH</sup> STREET TO THE NORTH, SAN JACINTO BOULEVARD AND 27<sup>TH</sup> STREET TO THE SOUTH, GUADALUPE STREET TO THE WEST AND DUVAL STREET TO THE EAST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD-NP.**

**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 establish the North University neighborhood conservation-neighborhood plan (NCCD-NP) combining district and to add a NCCD-NP to each base zoning district within the property and to change the base zoning districts on 74 tracts of land on the property described in Zoning Case No.C14-04-0022, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 234.87 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"),

generally known as the North University conservation-neighborhood plan combining district, locally known as the area bounded by 38<sup>th</sup> Street to the north, San Jacinto Boulevard and 27<sup>th</sup> Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The base zoning of the 74 tracts shown in the chart below are changed from family residence (SF-3) 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, multifamily residence medium density-historic (MF-3-H) combining district, limited office (LO) district, general office (GO) district, general office-mixed use (GO-MU) combining district, neighborhood commercial (LR) district, general commercial services (CS) district,



commercial-liquor sales (CS-1) district, and unzoned (UNZ) district to family residence neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence limited density-neighborhood conservation-neighborhood plan (MF-1-NCCD-NP) combining district, multifamily residence low density-neighborhood conservation-neighborhood plan (MF-2-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation-neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district, multifamily residence high density-neighborhood conservation-neighborhood plan (MF-5-NCCD-NP) combining district, multifamily residence limited density-historic-neighborhood conservation-neighborhood plan (MF-1-H-NCCD-NP) combining district, multifamily residence low density-historic-neighborhood conservation-neighborhood plan (MF-2-H-NCCD-NP) combining district, multifamily residence medium density-historic-neighborhood conservation-neighborhood plan (MF-3-H-NCCD-NP) combining district, neighborhood office-neighborhood conservation-neighborhood plan (NO-NCCD-NP) combining district, limited office-neighborhood conservation-neighborhood plan (LO-NCCD-NP) combining district, community commercial-neighborhood conservation-neighborhood plan (GR-NCCD-NP) combining district, neighborhood commercial-neighborhood conservation-neighborhood plan (LR-NCCD-NP) combining district, general commercial services-neighborhood conservation-neighborhood plan (CS-NCCD-NP) combining district, and public-neighborhood conservation-neighborhood plan (P-NCCD-NP) combining district.

TRACT #	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST (E PT OF LOT 1-2 OLT 73 DIV D FRUTH ADDN)	CS	GR-NCCD-NP
APD-846	501, 503 W 30TH ST (E PT OF LOT 1-2 OLT 73 DIV D FRUTH ADDN)	LO	GR-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-850	0 FRUTH ST (W PT OF LOT 1-2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-851	0 W 30TH ST (W TRI OF LOT 10-11 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-852	0 WEST DR (PART OF LOT 2-7&10-14 * & ALLEY BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-853	0 W 29TH ST (E PT OF LOT 1-4, 14-15 BLK 2 OLT 74 DIV D FRUTH ADDN)	MF-3, UNZ	P-NCCD-NP
APD-855	0 HENRILL PARK (W PART OF LOT 7-9 BLK 3 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-856	0 (E PT OF LOT 6-8 & ALLEY BLK 3 OLT 73 DIV D FRUTH ADDN), 201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W 25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF W 29TH ST TO THE CENTERLINE OF WALLER CREEK)	UNZ	P-NCCD-NP

TRACT	ADDRESS	FROM	TO
APD-861	3001 CEDAR ST (N 156 FT OF S 176 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-2-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-2-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP
GDC-714A	2819 (E 37.79 FT LOT 2 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-NCCD-NP
GDN-701A	505 W 38TH ST (E 16 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO	CS-NCCD-NP
GDN-704A	510 W 35TH ST (E 16 FT LOT 3 BLK 1 OLT 77 DIV B STEINLE ADDN)	GO	CS-NCCD-NP
GDS-715A	2819 (E 37.79 FT AV & 1/2 ADJ 16 FT VAC ALLEY LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN)	CS-1	CS-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST; 3503 GROOMS ST	MF-3	MF-1-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-805A	407 E 35TH ST; 3408 (S 5 FT LOT 6 BLK 9 RESUB OF BLK 9 GROOMS ADDN), 3410, 3412 DUVAL ST	MF-3	SF-3-NCCD-NP
RDE-807A	3305 HELMS ST; 200, 202, 204 E 33RD ST	MF-3 MF-2	SF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD-NP
RDE-810A	311 E 34TH ST	MF-4	MF-3-NCCD-NP
RDE-813	3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-818A	202 E 32ND ST	MF-4	MF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304, 308 MOORE BLVD; 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR; 3111 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-827	308 MOORE BLVD; 3108 WALLING DR	MF-4	MF-2-NCCD-NP
RDE-828	301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-829	311 MOORE BLVD	MF-4	MF-1-NCCD-NP
RDE-830	200, 202, 206 E 31ST ST; 3103 GROOMS ST	MF-4	MF-1-NCCD-NP
RDE-831	208 E 31ST ST	MF-4	MF-3-NCCD-NP
RDE-832	3100, 3102, 3104 TOM GREEN ST; 3104, 3103, 3105, 3109 WALLING DR	MF-4	SF-3-NCCD-NP
RDE-833	403, 405, 407 E 32ND ST	MF-4	SF-3-NCCD-NP
RDE-834	3116 BENELVA DR	MF-4	MF-1-NCCD-NP
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-737A	405 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-740	305, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-742	305, 310 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742B	305 W 34TH ST	MF-4	SF-3-NCCD-NP
RDW-742D	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-745	3707, 3709 CEDAR ST	MF-4	MF-2-NCCD-NP
RDW-746	3703, 3705 CEDAR ST	MF-4	SF-3-NCCD-NP
RDW-748A	3405 CEDAR ST	MF-3	SF-3-NCCD-NP

TRACT	ADDRESS	FROM	TO
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-763B	3112 WHEELER ST (S 34 FT LOT 2 MARKOVITS & DILLER ADDN)	MF-3	SF-3-NCCD-NP
RDW-766	3006, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP
RDW-767	0 HEMPHILL PARK (1.05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869A	3704 (LOT 9 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD)	LR	MF-4-NCCD-NP
SD-870	102 W 35TH ST; 3502, 3504 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-870A	3500 SPEEDWAY	MF-4	MF-1-H-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	GO-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3105 (W 1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY; 0 (S 45FT OF E 69FT OF LOT 5 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 HELMS ST (E 1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN)	CS	CS-NCCD-NP
SJD-886	300, 302, 304, 306 E 30TH ST; 3001 SPEEDWAY	LR, GO-MU, MF-4	CS-NCCD-NP
SJD-886A	400, 402, 404, 406 E 30TH ST	MF-4	CS-NCCD-NP
SJD-887	303 E 30TH ST	LR	CS-NCCD-NP
SJD-888	2911 SAN JACINTO BLVD	CS	CS-1-NCCD-NP
SJD-889	309, 405, 407, 409 E 30TH ST; 2927 SAN JACINTO BLVD	LR	CS-NCCD-NP
SJD-889A	411 E 30TH ST	LR	CS-NCCD-NP
TD-722	506 W 37TH ST	MF-4	LO-NCCD-NP
TD-725	502 W 35TH ST	MF-4	MF-3-NCCD-NP
TD-726A	3401 (E 117.39 FT OF SCEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUBD GUADALUPE ST)	MF-3	CS-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUBD) W 34TH ST	MF-3-H	MF-2-H-NCCD-NP
WCD-893A	2803 HEMPHILL PARK (N 100 FT OF S 200 FT OF W 1/2 OF LOT 10 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893B	2707 HEMPHILL PARK (N 26 FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893C	2708 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP

### PART 3. Definitions in this ordinance:

**ACCESSORY BUILDING** means a building in which an accessory use is located that is detached from and located on the same site as a building in which a principal use is located.

2 CIRCULAR DRIVEWAY means a cul-de-sac type driveway with one access point or a  
3 half-circular driveway with two access points.

4  
5 COMMERCIAL DISTRICT means the districts within the hierarchy of zoning districts  
6 from neighborhood office (NO) district through commercial-liquor sales (CS-1) district.

7  
8 DISTRICT means the Residential District, Speedway District, Adams Park District, San  
9 Jacinto District, Guadalupe District, Transition District and Waller Creek/Seminary  
10 District.

11  
12 DRIVEWAY RUNNERS means a pair of pavement strips used as access to a parking  
13 space.

14  
15 EXCESS PARKING means parking spaces that exceed the parking required by Title 25 of  
16 the Code and the regulations in this ordinance.

17  
18 FRONT OF BUILDING means the side of a building that includes the main entrance to the  
19 building including any offset.

20  
21 HABITABLE SPACE has the meaning used in the Building Code.

22  
23 HALF-STORY means livable space that is contained between the eave and ridge of a  
24 dwelling.

25  
26 MANEUVERING means managing a vehicle into or out of a driveway or parking space  
27 from a public right-of-way.

28  
29 PEDESTRIAN-ORIENTED USES means those uses identified in Subsection (C) of  
30 Section 25-2-691 (*Waterfront Overlay District Uses*).

31  
32 REDEVELOPMENT means development in which the value of the improvements is 50  
33 percent of the value of all existing improvements on the site or development that requires a  
34 site plan.

35  
36 TANDEM PARKING means one car behind another so that one car must be moved before  
37 the other can be accessed.

**PART 4.** The North University NCCD-NP is divided into the following districts which are more particularly identified on the map attached as Exhibit "C".

1. The Residential District - includes all property not included in another district from 27<sup>th</sup> to 38<sup>th</sup> Street and from Guadalupe Street to Duval Street. It includes Districts 1 and 1A.
2. The Speedway District - generally located along both sides of Speedway Street from 30<sup>th</sup> Street to 38<sup>th</sup> Street. It includes Districts 2 and 2A.
3. The Adams Park District - generally located within one-half block of Adams Park between 29<sup>th</sup> Street and 30<sup>th</sup> Street. It includes Districts 3 and 3A.
4. The San Jacinto District - generally located in the area bounded by Duval Street, West 31<sup>st</sup> Street, Speedway and San Jacinto Street. It includes District 4.
5. The Guadalupe District - generally located along the east side of Guadalupe Street from 27<sup>th</sup> Street to 38<sup>th</sup> Street. This district does not include single family residential zoning districts. This includes District 5.
6. The Transition District - generally located east of the northern section of the Guadalupe District from 34<sup>th</sup> Street to 38<sup>th</sup> Street. It includes District 6.
7. The Waller Creek Seminary District - generally located from 27<sup>th</sup> Street to 30<sup>th</sup> Street and from Speedway to the Adams Park District. It includes Districts 7, 7A, and 7B.

**PART 5. Permitted and Conditional Uses.**

1. Residential Base Districts
  - a. Except as provided in this section, the permitted and conditional uses for the residential base zoning districts apply in accordance with the Code.
  - b. Single family attached residential use is prohibited.
  - c. Group residential use is prohibited in the Residential District, the Transition District, the San Jacinto District, and the Speedway District.
  - d. Except as provided in Subsection e, a civic use that is 5,000 gross square feet or less is permitted. A civic use that is greater than 5,000 gross square feet is a conditional

use. This does not apply to a religious assembly use or to a use in Waller Creek/Seminary district 7 and 7A.

e. Religious assembly use is a permitted use.

f. A drive-in service use is not permitted.

## 2. Commercial Base District.

Except as otherwise provided in this ordinance, the following table establishes the permitted and conditional uses for property in commercial zoning district in the North University NCCD-NP.

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
<b>Residential Uses</b>								
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P
Condominium Residential	P	P	P	P	P	P	C	P
Duplex Residential		P	P	P	—	—	—	P
Group Residential		—	P	P(2)	P(5)	P	P	—
Mobile Home Residential		—	—	—	—	—	—	—
Multifamily Residential	P	—	P	P	P	P	P	P
Retirement Housing (Small Site)	P	P	P	P	P	P	P	P
Retirement Housing (Large Site)	C		C	C	C	C	P	C
Single-Family Attached Residential	—	—	—	—	—	—	—	—
Single-Family Residential	P	P	P	P	P	P	—	P
Small Lot Single-Family Residential		—	P	—	—	—	—	—
Townhouse Residential	—	P	P	P	—	—	—	—
Two-Family Residential	P	P	P	P	P	P	—	P
<b>Commercial Uses</b>	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guadalupe 5	Transition 6
	CS/LR	LO/NO						
Administrative and Business Offices	P	P	P	P	P	P	P	P
Agricultural Sales and Services	--	--	--	--	--	--	--	--
Art Gallery	P	--	P	--	P	P	P	--
Art Workshop	--	--	P	--	P	C	P	P
Automotive Rentals	--	--	--	--	--	--	P(2)	--
Automotive Repair Services	--	--	--	--	--	--	P(2)	--
Automotive Sales	--	--	--	--	--	--	P(2)	--
Automotive Washing (of any type)	--	--	--	--	--	--	P(2)	--
Building Maintenance Services	--	--	--	--	--	--	--	--
Business or Trade School	--	--	P	--	C	C	C	--
Business Support Services	--	--	--	--	P(1)	P(1)	P(2)	--
Campground	--	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--	--
Cocktail Lounge	--	--	--	--	P(10)	C(2)	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--
Communications Services	P	--	P	--	P	P	P	P
Construction Sales and Services	--	--	--	--	--	--	--	--
Consumer Convenience Services	P	--	P	--	P	P	P	--
Consumer Repair Services	P	--	P	--	P	P	P	--
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto #	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--
Financial Services	--	--	P	--	--	--	P	--
Food Preparation	P	--	P	--	P	P	P	--
Food Sales	P(4)	--	P	--	P(4)	P/C	P(3)	--
Funeral Services	--	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	--	P	--	P	P	P	--
General Retail Sales (General)	P/C(13)	--	P	--	P	P	P	--
Hotel-Motel	P	--	P	--	P	P	P	C
Indoor Entertainment	--	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	--	P	--	C	C	C	--
Kennels	--	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	P(11)	--
Liquor Sales	--	--	--	--	--	--	P(10)	--
Marina	--	--	--	--	--	--	--	--
Medical Offices -- Exceeding 5000 sq. ft. gross floor area	--	--	R(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12)	C	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	--	C	--	C	--
Pawn Shop Services	--	--	P(4)	--	--	--	--	--
Personal Improvement Services	P	--	P	--	P	P	P	--
Personal Services	P	--	P	--	P	P	P	P
Pet Services	--	--	P	--	P	P	P	--



NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--
Professional Office	P	P	P	P	P	P	P	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--
Recreational Equipment Sales	--	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--	--
Research Services	--	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--	--
Restaurant (General)	P(4)	--	P/C(7)	--	P	P	P	--
Restaurant (Limited)	P	--	P	--	P	P	P	--
Scrap and Salvage	--	--	--	--	--	--	--	--
Service Station	--	--	P(8)	--	--	--	P(2)	--
Software Development	P	P	P	P	P	P	P	P
Special Use Historic	C	--	C	--	C	C	P	C
Stables	--	--	--	--	--	--	--	--
Theater	P/C(2)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
Industrial Uses	2	--	2A	3	3A	4	5	6
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(4)	--
General Warehousing and Distribution	--	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Urban Farm	P	P	P	P	P			P
All Other Agricultural Uses	--	--	--	--	--	--		
<b>Civic Uses</b>	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>
Administrative Services	P(4)	P	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--	--
College and University Facilities	--		C			C	C	--
Communication Service Facilities	C	--	P	--	C	C	C	--
Community Events	--	--	--	--	--	--	--	--
Community Recreation (Private)	--	--	P(9)	--	C	C	C	--
Community Recreation (Public)	--	--	--		C	C	C	--
Congregate Living	--	C	C	C	--	--	--	--
Convalescent Services			--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--	--
Counseling Services		--	--	--	--	--	P	--
Cultural Services	P	--	P	--	P	P	P	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	--
Day Care Services (General)	C	P	C	P	C	C	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P
Detention Facilities	--	--	--	--	--	--	--	--
Employee Recreation		--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P	P
Group Home, Class I (General)	--	--	P	C	C	C	C	C
Group Home, Class I (Limited)	--	--	P	P	P	P	P	P

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Group Home, Class II	--	--	C	--	--	--	G	--
Guidance Services	--	--	C	--	--	--	G	--
Hospital Services (General)	--	--	--	--	--	--	--	--
Hospital Services (Limited)	--	--	P	--	--	--	C	--
Local Utility Services	C	C	C	C	C	C	C	C
Maintenance and Service Facilities	--	--	--	--	--	--	--	--
Major Public Facilities	--	--	--	--	--	--	--	--
Major Utility Facilities	--	--	--	--	--	--	--	--
Military Installations	--	--	--	--	--	--	--	--
Park and Recreation Services (General)	--	--	--	--	--	--	--	--
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--
Postal Facilities	C	--	C	--	--	--	C	--
Private Primary Educational Facilities	--	--	C	C	C	C	C	C
Private Secondary Educational Facilities	--	--	--	C	C	C	C	C
Public Primary Educational Facilities	--	--	--	C	P	P	P	P
Public Secondary Educational Facilities	--	--	--	C	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--	--
Religious Assembly	P	--	P	P	P	P	P	P
Residential Treatment	--	--	C	C	--	--	--	--
Safety Services	C	--	C	--	C	C	C	--
Transitional Housing	--	--	--	--	--	--	C	--
Transportation Terminal	--	--	--	--	--	--	--	--
All other Civic Uses	--	--	--	--	--	--	--	--
(1) Limited to 5,000 Gross Square Feet								
(2) Limited to south of 29th St..								

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								
(5) South of 30th St. only								
(6) Limited to 8,000 Gross Square Feet								
(7) Conditional over 3500 Square Feet								
(8) Limited to 2,000 Gross Square Feet								
(9) Indoor only								
(10) Limited to CS-1 only								
(11) Permitted only at 3001 Guadalupe								
(12) Permitted at 3000 Hemphill Park only								
(13) P under 5,000GSF - C over 5,000 SF per tenant								

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
<b>Residential Uses</b>			
Bed & Breakfast (Group 1)	P	P	P
Bed & Breakfast (Group 2)	P	P	P
Condominium Residential	P	P	P
Duplex Residential	P	P	P
Group Residential	P	P	P
Mobile Home Residential	-	-	-
Multifamily Residential	P	P	P
Retirement Housing (Small Site)	P	P	P
Retirement Housing (Large Site)	C	C	C
Single-Family Attached Residential	-	-	-

<b>NUNA NCCD DISTRICTS</b>	<b>Waller Crk/ Seminary 7</b>	<b>Waller Crk/ Seminary 7A</b>	<b>Waller Crk/ Seminary 7B</b>
Single-Family Residential	P	P	P
Small Lot Single-Family Residential	--	--	--
Townhouse Residential	P	P	P
Two-Family Residential	P	P	P
<b>Commercial Uses</b>	<b>7</b>	<b>7A</b>	<b>7B</b>
Administrative and Business Offices	--	P	--
Agricultural Sales and Services	--	--	--
Art Workshop	--	P	--
Art Gallery	--	--	--
Automotive Rentals	--	--	--
Automotive Repair Services	--	--	--
Automotive Sales	--	--	--
Automotive Washing (of any type)	--	--	--
Building Maintenance Services	--	--	--
Business or Trade School	--	--	--
Business Support Services	--	--	--
Campground	--	--	--
Carriage Stable	--	--	--
Cocktail Lounge	--	--	--
Commercial Blood Plasma Center	--	--	--
Commercial Off-Street Parking	--	--	--
Communications Services	--	P	--
Construction Sales and Services	--	--	--
Consumer Convenience Services	--	P	--
Consumer Repair Services	--	--	--
Convenience Storage	--	--	--
Drop-Off Recycling Collection Facility	--	--	--
Electronic Prototype Assembly	--	--	--
Equipment Repair Services	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Equipment Sales	--	--	--
Exterminating Services	--	--	--
Financial Services	--	P	--
Food Preparation	--	P	--
Food Sales	--	P	--
Funeral Services	--	--	--
General Retail Sales (Convenience)	--	P	--
General Retail Sales (General)	--	--	--
Hotel-Motel	--	P	--
Indoor Entertainment	--	--	--
Indoor Sports and Recreation	--	P	--
Kennels	--	--	--
Laundry Services	--	--	--
Liquor Sales	--	--	--
Marina	--	--	--
Medical Offices -- exceeding 5000 sq. ft. gross floor area	--	--	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	--	--	--
Monument Retail Sales	--	--	--
Off-Site Accessory Parking	P(1)	P(1)	--
Outdoor Entertainment	--	--	--
Outdoor Sports and Recreation	--	--	--
Pawn Shop Services	--	--	--
Personal Improvement Services	--	--	--
Personal Services	--	--	--
Pet Services	--	--	--
Plant Nursery	--	--	--
Printing and Publishing	--	--	--

<b>NUNA NCCD DISTRICTS</b>	<b>Waller Crk/ Seminary 7</b>	<b>Waller Crk/ Seminary 7A</b>	<b>Waller Crk/ Seminary 7B</b>
Professional Office	--	--	--
Recreational Equipment Maint. & Stor.	--	--	--
Recreational Equipment Sales	--	--	--
Research Assembly Services	--	--	--
Research Services	--	--	--
Research Testing Services	--	--	--
Research Warehousing Services	--	--	--
Restaurant (General)	--	P/C(1)	--
Restaurant (Limited)	--	P/C(1)	--
Scrap and Salvage	--	--	--
Service Station	--	--	--
Software Development	--	P	--
Special Use Historic	--	P	--
Stables	--	--	--
Theater	--	P	--
Vehicle Storage	--	--	--
Veterinary Services	--	--	--
<b>Industrial Uses</b>	<b>7</b>	<b>7A</b>	<b>7B</b>
Basic Industry	--	--	--
Custom Manufacturing	--	--	--
General Warehousing and Distribution	--	--	--
Light Manufacturing	--	--	--
Limited Warehousing and Distribution	--	--	--
Recycling Center	--	--	--
Resource Extraction	--	--	--
Urban Farm	P	P	P
All Other Agricultural Uses	--	--	--
<b>Civic Uses</b>	<b>7</b>	<b>7A</b>	<b>7B</b>
Administrative Services	P	P	P

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Aviation Facilities	--	--	--
Camp	--	--	--
Cemetery	--	--	--
Club or Lodge	--	--	--
College and University Facilities	P	P	--
Communication Service Facilities	--	P	--
Community Events	--	--	--
Community Recreation (Private)	P	P	C
Community Recreation (Public)	P	P	C
Congregate Living	C	C	C
Convalescent Services	--	--	--
Convention Center	--	--	--
Counseling Services	C	C	--
Cultural Services	P	P	C
Day Care Services (Commercial)	P	P	P
Day Care Services (General)	P	P	P
Day Care Services (Limited)	P	P	P
Detention Facilities	--	--	--
Employee Recreation	--	--	--
Family Home	P	P	P
Group Home, Class I (General)	P	P	C
Group Home, Class I (Limited)	P	P	C
Group Home, Class II	--	--	--
Guidance Services	P	P	--
Hospital Services (General)	--	--	--
Hospital Services (Limited)	--	--	--
Local Utility Services	C	C	C
Maintenance and Service Facilities	--	--	--
Major Public Facilities	--	--	--



NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Major Utility Facilities	--	--	--
Military Installations	--	--	--
Park and Recreation Services (General)	--	--	--
Park and Recreation Services (Special)	--	--	--
Postal Facilities	--	--	--
Private Primary Educational Facilities	P	P	P
Private Secondary Educational Facilities	P	P	P
Public Primary Educational Facilities	P	P	P
Public Secondary Educational Facilities	P	P	P
Railroad Facilities	--	--	--
Religious Assembly	P	P	P
Residential Treatment	--	--	--
Safety Services	--	--	--
Transitional Housing	--	--	--
Transportation Terminal	--	--	--
All other Civic Uses	--	--	--
(1) P under 5,000 GSR, G over 5,000 SR per tenant			

3. This section applies to the uses established in Section 2 of this part.

- a. A drive-in service use is not permitted.
- b. An automotive repair services use and a service station use are permitted uses on Guadalupe north of 35<sup>th</sup> Street. The maximum lot size for the use is 12,500 square feet.
- c. A single-family residential use, condominium residential use, or any combination of single-family and condominium residential uses permitted in the Guadalupe District may not exceed 75 percent of the gross floor area of all buildings constructed on a site.

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- d. A residential use may not be located in the front 70 percent of the ground floor of a building in the Guadalupe District.
  - e. Only residential uses may be located above the ground floor in the Transition District.
  - f. A telecommunication tower use is a permitted or conditional use as defined by Section 25-2-839 (*Telecommunication Towers*) of the Code.
  - g. A commercial use that is permitted in the Guadalupe District is permitted on Tract TD 726 if:
    - 1) there is a five foot setback at Fruth and W 35<sup>th</sup> Streets,
    - 2) vehicular access is prohibited to Fruth Street and
    - 3) a commercial use is screened according to Section 25-2-1066 (*Screening Requirements*) of the Code.
  - h. The following uses are permitted on Tract RDE 817
    - 1) uses permitted in the neighborhood office district; and
    - 2) a single-family residential, two-family residential, and duplex residential use.

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**PART 6. General Provisions.** Except as otherwise provided in this ordinance, the following provisions apply to all property within the NCCD-NP. This section does not apply to Waller Creek/Seminary District 7 or District 7A.

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- 1. Pedestrian-oriented uses. A pedestrian-oriented use or habitable space shall be located at the front of a building on the ground floor.
  - 2. Front of building and lot
    - a. Except as provided in Subsection b, a building shall front on the short side of the lot or where lots have been combined, on the side where the original short ends of the lots fronted.
    - b. A building on a through lot located west of Speedway between West 33<sup>rd</sup> Street and West 34<sup>th</sup> Street shall front on West 33<sup>rd</sup> Street.

3. Street yard setbacks.

a. Front yard setback.. The minimum front yard setback equals the average of the front yard setbacks of the principal single family buildings on the same side of the street of a block. The maximum setback may not exceed the average setback by more than five feet.

b. Street side yard setbacks. Except as otherwise provided in this section, minimum street side yard setbacks are established by Exhibit "E".

1) On a block face that includes an alley approach, the street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots that front the same street. In this section, a building across an alley is a building on an adjoining lot. The street side yard setback may be established by a building that contains a living unit on the ground floor that fronts on the same street.

2) If there are no adjoining buildings that contain a living unit on the ground floor that fronts on the same street to establish an average setback, then the street yard setbacks are according to the Setback Map attached as Exhibit "E".

c. Notwithstanding any other provision in this section, a street side yard setback may not be less than five feet.

4. Site development standards for certain two-family residential uses. Except in the Guadalupe District, this section applies to construction of a two-family residential use on property that is located in a townhouse and condominium residence (SF-6) district or less restrictive zoning district. Except as otherwise provided in this section, construction must comply with the regulations for the family residence (SF-3) district. Construction may comply with the regulations of the district in which the use is located if construction complies with the compatibility standard of the Code.

5. Two-family residential use.

a. In the Residential District, a two family residential use is permitted on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet.

b. In District 1A, a two family use is permitted on a lot that is at least 7,000 square feet or larger and has a front lot width of at least 48 feet.

2 c. Except as otherwise provided in this section, the maximum gross floor area of the  
3 rear dwelling unit of a two-family residential use is 850 square feet. On a corner  
4 lot, the rear dwelling unit may exceed 850 square feet if:

5 1) living space is provided on the ground floor.

6 2) one unit has frontage on a north-south street; and

7 3) one unit has frontage on an east-west street.  
8

9  
10  
11 6. Duplex residential use. In the Residential District, a duplex residential use is permitted  
12 on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet.  
13

14 7. Parking.

15  
16 a. Except as otherwise provided in this section, a parking space for a residential use  
17 may not be located in a street side yard.  
18

19 b. The maximum number of parking spaces in all street yards on a site is two.  
20

21 c. Pavement for a parking space in a front yard may not be located in front of a  
22 principal structure.  
23

24 d. Except for a single-family or two-family residential use, excess parking is  
25 prohibited.  
26

27 e. This subsection applies to an existing single-family, duplex, or two-family  
28 residential. If 400 square feet or more are added to the conditioned gross building  
29 floor area, the use must comply with current parking regulations. This includes  
30 conversion of accessory space to habitable space.  
31

32 f. A person may not reduce existing parking spaces to a number less than the number  
33 of spaces prescribed in the City Code for the present use nor may a person  
34 reallocate existing parking spaces to a new use unless the prior use is terminated or  
35 reduced in size.  
36

37 g. For a multi-family use, a parking space must be provided for each bedroom in a  
38 dwelling unit.  
39

40 h. For tandem parking, only one car may be parked behind one other. This provision

includes a car parked in a garage or open parking area.

i. The following provision applies to required parking spaces.

1) For a single-family residential use, tandem parking is permitted.

2) For a multi-family use, tandem parking is permitted if both spaces are assigned to the same unit.

3) For a duplex or two-family residential use, tandem parking is permitted if the use is less than 2,500 gross square feet.

j. This section applies to a duplex or two-family residential use if there are at least five bathrooms in all buildings in which the use is located. An additional parking space is required for each new full bathroom constructed on the property.

k. The parking requirements in Title 25 and this ordinance apply to a two-family or duplex residential use that is converted from a single-family use.

8. Driveways and parking access.

a. A driveway that provides four or fewer required parking spaces may be designed with gravel surfacing or using driveway runners. The Director of the Watershed Protection and Development Review Department must approve design and construction. Parking spaces must be solid pavement.

b. Alley access is permitted if the access complies with applicable City regulations for turning and maneuvering in and out of parking spaces. The sum of the alley width and the distance between the property line and the parking space must equal 25 feet or more.

c. The following provisions apply in all Districts except the Guadalupe District.

1) Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units.

2) The width of a driveway for a single family residential use may not exceed:

i) 12 feet from the driveway apron to the building setback line for a one lane driveway;

ii) 18 feet for a two lane driveway; and

iii) 24 feet from the building setback line to a parking area.

3) Except as otherwise provided in this subsection, for a commercial, civic, multifamily residential, or condominium residential use with three or more units, the maximum driveway width is the minimum allowed by the City Code. If the minimum width established by the Code is less than 20 feet, then the maximum width is 20 feet.

4) A one-lane circular driveway is permitted on lots over 100 feet wide.

d. Not more than a total of two driveway lanes are permitted in all street yards of a single-family, duplex or two-family residential use.

#### 9. Accessory buildings.

Accessory buildings may not exceed 10 percent of the site area.

#### 10. Fences.

A fence located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

#### 11. Minimum site area for multifamily uses (square feet).

RESIDENTIAL SPEEDWAY & TRANSITION DISTRICTS							
	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	5500
MF-2	2000	2000	2400	2800	3200	3600	4000
MF-3	1400	1700	2000	2300	2600	2900	3200
MF-4	1200	1400	1600	1800	2000	2200	2400

MF-5	1200	1400	1600	1800	2000	2200	2400
MF-6	1200	1400	1600	1800	2000	2200	2400
NO	3600	4000	4400	4800	5200	5600	6000
LO/LR	1600	2000	2400	2800	3200	3600	4000
GO/GR/CS/CS-1	1200	1400	1600	1800	2000	2200	2400

### ADAMS PARK DISTRICT

	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	5500
MF-2	1600	2000	2400	2800	3200	3600	4000
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	800	1000	1200	1400	1600	1800	2000
MF-5	800	1000	1200	1400	1600	1800	2000
MF-6	800	1000	1200	1400	1600	1800	2000
NO	2500	3000	3500	4000	4500	5000	5500
LO/LR	1200	1400	1600	1800	2000	2200	2400
GO/GR/CS/CS-1	700	800	900	1000	1100	1200	1300

### SAN JACINTO, GUADALUPE SPEEDWAY 2A, & WALLER CREEK 7B DISTRICTS

	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	6000
MF-2	1600	2000	2400	2800	3200	3600	4000
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	700	800	900	1000	1100	1200	1300
MF-5	700	800	900	1000	1100	1200	1300
MF-6	700	800	900	1000	1100	1200	1300

NO	2500	3000	3500	4000	4500	5000	6000
LO/LR	700	800	900	1000	1100	1200	1300
GO/GR/CS/CS-1	600	700	800	900	1000	1100	1200

**PART 7. RESIDENTIAL DISTRICT.** The Residential District is intended to protect the original buildings and development patterns of the neighborhood that were established for residential use. Single family homes and some of the older multi-family structures were built in the context of the traditional development patterns. New residential development should respect traditional patterns including building orientation, scale, height, setbacks and parking location.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

RESIDENTIAL DISTRICT		SITE DEVELOPMENT STANDARDS			
	SF-2/SF-3	MF-1	MF-2	MF-3 thru MF-6	NO
Min. lot size	5750*	8000*	8000*	8000*	5750*
Min. lot width	50*	50*	50*	50*	50%
Max. FAR	Duplex 0.35:1	0.5:1	0.5:1	0.5:1	0.35:1
Max. building coverage	40%	45%	50%	55%	35%
Max. impervious cover	45%	55%	60%	65%	60%
Max height	(See Height Map - Exhibit -D)				
Min. front setback	(See Part 6. General Provisions)				
Max. front setback	(See Part 6. General Provisions)				
Min. street side yard setback	(See Part 6. General Provisions)				
Min. interior side yard setback	5'***	5'***	5'***	5'***	5'***
Min. rear setback - principal structure	10' ***	10' ***	10' ***	10' ***	10' ***
*See Two-family Use & Duplex Use					
**A new principal structure must be at least 10' from a principal structure on an adjacent lot					
***For a through lot the rear setback is 15'					



2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- a. Street yard setback - for an accessory building the minimum setback from:

- 1) The front property line of a residential use is 60 feet.
- 2) The setback map determines any other street yard setback.

- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.

- c. Rear setback: the minimum setback from a rear property line abutting an alley or the South side of West 34<sup>th</sup> St for an accessory building that is not more than 30 feet in height is five feet.

- d. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.

- e. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

4. On 370<sup>th</sup> Cedar Street, the maximum number of multifamily units is 40 units per acre.

5. On 20<sup>th</sup> E 31<sup>st</sup> Street, the maximum number of multifamily units is 28 units per acre.

6. Compatibility standards for height and setbacks do not apply to the rear 70 feet of the common property line between 305 East 34<sup>th</sup> Street (Tract RDE 809) and 309 E. 34<sup>th</sup> Street (Tract RDE 810-part).

**PART 8. SPEEDWAY DISTRICT.** The Speedway District is intended to protect remaining single family buildings, encourage multi-family redevelopment compatible with nearby single family structures, enhance historical streetscape patterns, and support existing commercial uses. Area "2A" is intended to replace existing intense commercial zoning with mixed use zoning to encourage infill residential development with appropriate supporting commercial use.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

SPEEDWAY DISTRICT	SITE DEVELOPMENT STANDARDS								
	SF-3	MF-1	MF-2	MF-3	MF-4	NO	LO/GO	LR	CS
Min. Lot Size	5750*	8000*	8000*	8000*	8000*	5750*	5750*	5750*	5750*
Min. Lot Width	50*	50*	50*	50*	50*	50*	50*	50*	50*
Max. FAR	duplex 0.4 : 1	0.5 : 1	0.5 : 1	0.5 : 1	0.75 : 1	0.5 : 1	0.7 : 1	0.5 : 1	2.0 : 1
Max. Building Coverage	40%	45%	50%	55%	60%	40%	50%	50%	95%
Max. Impervious Cover	45%	55%	60%	65%	70%	60%	70%	80%	95%
Max. Height	(see Height Map - Exhibit D)								
Min. Front Setback	(See Part 6. General Provisions)								
Max. Front Setback	(See Part 6. General Provisions)								
Min. Street Side Yard Setback	(See Part 6. General Provisions)								
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'***	10'***	10'***	10'***	10'***	10'***	10'***	10'***	10'***
* See Two-family use and Duplex use.									
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.									
*** For a through lot the rear setback is 15'.									

2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- a. Street yard setback - for an accessory building the minimum setback from:
  - 1) The front property line of a residential use is 60 feet.
  - 2) The setback map determines any other street yard setback.
- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.
- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage: An attached garage shall set back a minimum of 60 feet from the front property line.

4. Front of building.

All buildings shall front onto Speedway unless they have no Speedway lot frontage.

5. Parking for a restaurant use with outdoor seating.

- a. This section applies to a restaurant use located at:

706 Speedway (Tract SD 868)  
705 Speedway (Tract SD 871)  
100 E. 31<sup>st</sup> Street. (Tract SD 881)  
100 E. 31<sup>st</sup> Street (Tract SD 883)  
3000 University (Tract SD 883A)

- 1  
2 b. The outdoor seating area does not count against the allowable square footage for a  
3 restaurant (limited) and restaurant (general) use established in Part 5 and is not  
4 used to determine the parking requirement if:  
5  
6 1) The outdoor seating does not exceed 40 percent of the total seating and  
7  
8 2) Not more than 10 tables are located outside.  
9  
10 c. The outdoor seating area that exceeds 40 percent of the total seating area is  
11 counted as part of the allowable square footage for a restaurant (limited) and  
12 restaurant (general) use and is used to determine the parking requirement.  
13  
14 6. Development located at 3410 and 3412 Speedway (Tract SD 874) does not trigger  
15 height or setback compatibility regulations at 3414 Speedway (Tract SD 874) and  
16 3408 Speedway (Tract 875) if the development is more than 30 feet in height.  
17  
18 7. The following apply to Lots 8-14, Block 6, Bruth Addition (Tracts SD 883, SD, 882A,  
19 SD 883, and SD 883A).  
20  
21 a. The total gross floor area may not exceed 43,289 square feet.  
22  
23 b. The maximum number of multifamily units is 50 units and 114 bedrooms.  
24  
25 c. The parking requirement for multifamily residential use is one space per  
26 bedroom for resident parking plus a number equal to ten percent of the resident  
27 parking for visitor parking.  
28  
29 d. The maximum number of parking spaces allowed on the site is 139.  
30  
31 e. Only pedestrian-oriented uses and residential living space are permitted along  
32 University Street.  
33  
34 f. One driveway is permitted from the property to University Street. Except as  
35 otherwise provided, the maximum width of a driveway is the minimum width  
36 established by the City Code. If the minimum width established by the Code is less  
37 than 20 feet then the maximum width is 20 feet.  
38  
39 g. The minimum building setbacks are as follows:  
40

1) W. 31<sup>st</sup> – 14 feet

2) University – 15 feet

3) Alley – 0 feet

h. Building height.

1) Except as otherwise provided, the maximum height is 45 feet.

2) Within 30 feet of property line on West 31<sup>st</sup> Street, the maximum eave height is three stories and 30 feet.

3) Beyond 30 feet of the property line on West 31<sup>st</sup> Street, the maximum eave height is 40 feet.

4) Within 20 feet of the property line on West 30<sup>th</sup> Street the maximum eave height is two stories and 20 feet.

5) Beyond 20 feet of the property line on West 30<sup>th</sup> Street, the maximum eave height is 40 feet.

6) The maximum eave height is 40 feet on University Street.

i. Lighting on the street side of a building shall be shielded.

j. Parking is prohibited in a street yard on University Street.

k. A pole sign and freestanding sign are prohibited.

l. The maximum setback from University Street for a commercial use is 15 feet.

**PART 9. ADAMS PARK DISTRICT.** The Adams Park District is intended to encourage public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, that encourage pedestrian traffic, and that are compatible with nearby residential areas.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

ADAMS PARK DISTRICT	SITE DEVELOPMENT STANDARDS						
	MF-1/ MF-2/ MF-3	MF-4	MF-5 / MF-6	NO	GR	CS & CS-1	
Min. Lot Size	8000*	8000*	8000*	5000'	5750*	5750*	
Min. Lot Width	50**	50**	50**	50**	50**	50**	
Max. FAR	0.75 : 1	0.75 : 1	1.0 : 1	0.6 : 1	0.75 : 1	1.0 : 1	
Max. Building Coverage	55%	60%	60%	50%	50%	50%	60%
Max. Impervious Cover	65%	70%	70%	70%	80%	80%	80%
Max. Height	(see Height Map, Exhibit D)						
Min. Front Setback	(see Setback Map – Exhibit E)						
Max. Front Setback	(see Setback Map – Exhibit F)						
Min. Street Side Yard Setback	(see Setback Map – Exhibit E)						
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'***	10'***	10'***	10'***	10'***	10'***	10'***
* See Two-family use and Duplex use.							
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.							
*** For a through lot the rear setback is 15'.							

## 2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.

2 b. On a corner lot, a porch may extend a maximum of five feet in front of the street  
3 side yard setback.

4 c. A porch must set back at least five feet from a property line.

5  
6 d. Notwithstanding Subsections a and b, the setback for a porch on a lot abutting  
7 Adams Park or a street adjacent to Adams Park is five feet.

8  
9 3. Accessory building setbacks.

10 a. Street yard setback - for an accessory building the minimum setback from:

11 1) The front property line of a residential use is 60 feet.

12 2) The setback map determines any other street yard setback.

13  
14 b. Interior side yard setback: The minimum setback from an interior side property line  
15 is five feet.

16 c. A non-complying accessory building may be reconstructed at its existing location,  
17 but may not be less than three feet from the rear and interior side property lines.

18 d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the  
19 front property line.

20  
21 4. Front of building

22 a. A principal building shall front onto Adams Park.

23 b. A building façade that fronts on Adams Park, West 29<sup>th</sup> Street, Fruth Street, or  
24 West 30<sup>th</sup> street shall have an entrance or window on each level of the building.

25 c. Curb cuts are not permitted on the side of a lot that faces W. 29<sup>th</sup>, Fruth or W. 30<sup>th</sup>  
26 Streets and also faces the park unless there is no other access.

27 d. A loading dock or service area of a building may not face Adams Park, Fruth  
28 Street or West 30<sup>th</sup> Street.

29 e. Parking at the ground level may not be visible from Adams Park. Automobiles in  
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38  
39

the upper level of a parking structure must be screened from public view.

5. Parking for a restaurant use with outdoor seating.

a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 3.6 and is not used to determine the parking requirement if:

1) The outdoor seating does not exceed 40 percent of the total seating; and

2) Not more than 10 tables are located outside.

b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.

**PART 10. SAN JACINTO STREET DISTRICT.** The San Jacinto District is intended to encourage redevelopment of older housing stock in concert with appropriate commercial uses to foster a dense enclave of housing with supporting commercial use close to the University of Texas campus.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the San Jacinto Street District.

SAN JACINTO STREET DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-4	CS & CS-1
Min. Lot Size	8000*	5750*
Min. Lot Width	50**	50**
Max. FAR	0.75 : 1	2.0 : 1
Max. Building Coverage	60%	60%



SAN JACINTO STREET DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-4	CS-SGS-1
Max. Impervious Cover	70%	80%
Max. Height	(see Height Map - Exhibit D)	
Min. Front Setback	(see Setback Map - Exhibit - E)	
Max. Front Setback	(see Setback Map - Exhibit - E)	
Min. Street Side Yard Setback	(see Setback Map - Exhibit - E)	
Min. Interior Side Yard Setback	0'	
Min. Rear Setback	10'***	10'***
* See Two-family use and Duplex use.		
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.		
*** Except as shown on the Setback Map.		

2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- a. Street yard setback - for an accessory building the minimum setback from:
  - 1) The front property line of a residential use is 60 feet.

- 2) The setback map determines any other street yard setback.
- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.
- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage - An attached garage shall setback a minimum of 60 feet from the front property line.
4. Front of buildings.
- a. A building shall front onto San Jacinto Street, Duval Street, East 30th Street, or East 31<sup>st</sup> Street.
- b. A building entrance shall face the street.
- c. A loading dock or service area may not face the streets.
5. A parking area that is located at ground level and under a building must be screened from the street.
6. Parking for a restaurant use with outdoor seating.
- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5-6 and is not used to determine the parking requirement if:
- 1) The outdoor seating does not exceed 40 percent of the total seating; and
  - 2) Not more than 10 tables are located outside.
- b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.

**PART 11. GUADALUPE DISTRICT.** The Guadalupe District is intended to support commercial use that serves area residents, to allow new opportunities for additional

housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Guadalupe District.

GUADALUPE DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-6	CS-1 CS-2
Min. Lot Size	8000	4000
Min. Lot Width	50'	25'
Max. FAR	-	2:01
Max. Building Coverage	70%	95%
Max. Impervious Cover	80%	95%
Max. Height	(see Height Map - Exhibit - D)	
Min. Front Setback	(see Setback Map - Exhibit - E)	
Max. Front Setback	(see Setback Map - Exhibit - E)	
Min. Street Side Yard Setback	(see Setback Map - Exhibit - E)	
Min. Interior Side Yard Setback	5'	0'
Min. Rear Setback	10'	10'
Min. Accessory Bldg. Setback	10'	10'

2. This section applies to Tracts GDS 716, GDS 716A, and GDS 716B.

- a. Except as otherwise provided in this section the maximum height of a building is

60 feet.

b. The site development regulations shown in Subsection c apply to a development project that meets the following conditions:

- 1) parking must not be visible from Guadalupe Street or Fruth Street except through an access driveway;
- 2) a minimum 80 percent of the street frontage is occupied by pedestrian oriented uses; and
- 3) the pedestrian oriented uses occupy at least 28 feet of the ground floor of a building.

c. This subsection applies to a development project described in Subsection b.

- 1) The maximum height is 70 feet.
- 2) Except as otherwise provided in this subsection, the minimum setback from Fruth Street is ten feet. For the portion of a building that is at least 11 feet above grade at the setback, the minimum setback is three feet.
- 3) Except as otherwise provided in this subsection, the minimum setback from the alley is six feet. For Part 6 DS 716B, there is no minimum setback.
- 4) The maximum F.A.R. is 3.5 to 1.0.
- 5) The minimum site area requirements set out in Part 6, Section 11 does not apply.

d. Fifty percent of a building may have a maximum height of 70 feet if the same percentage of the building is reduced in height to 50 feet or less. The area that is reduced in height must include the front 5 feet of the building that is adjacent to Guadalupe Street.

e. In the area above 60 feet, a parapet, screening or open space may exceed the final height of a building by an amount not greater than 10 percent of the additional height about 60 feet.

### 3. Front of buildings.

- a. If a lot fronts Guadalupe Street, a building on the lot shall front Guadalupe Street.
  - b. A building entrance shall face Guadalupe Street.
  - c. A loading dock or service area may not face Guadalupe Street.
  - d. A building façade that fronts on Guadalupe Street shall have an entrance or window on each level of the building.
  - e. A sidewalk sign is permitted. Section 25-10-153 (*Sidewalk Sign in Downtown Sign District*) applies to a sidewalk sign. A projecting sign is permitted. Section 25-10-129 (*Downtown Sign District Regulations*) applies to a projecting sign.
4. Parking for a restaurant use with outdoor seating:
- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5 6 and is not used to determine the parking requirement if:
    - 1) The outdoor seating does not exceed 40 percent of the total seating; and
    - 2) Not more than 10 tables are located outside.
  - b. The outdoor seating area that exceeds 40 percent of the total seating area or that exceeds ten tables is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.
5. The rear setback for development at 2801 Guadalupe is 0 feet.

**PART 12. TRANSITION DISTRICT.** The Transition District is intended to create a transition between commercial uses on Guadalupe and the single family uses on the streets that intersect Guadalupe Street. The district allows low intensity commercial uses or multi-family uses in a scale and character that respects the single family homes that lie close to this busy arterial.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Transition District.

TRANSITION DISTRICT	SITE DEVELOPMENT STANDARDS				
	SF-2, SF-3	MF1, MF2	MF3, MF4	NO, LO, GO	CS
Min. Lot Size	5750*	8000*	8000*	5750*	5750*
Min. Lot Width	50**	50**	50**	50**	50**
Max. FAR	0.4 :1 duplex	0.5 : 1	.75 : 1	1.0 : 1	2.0 : 1
Max. Building Coverage	40%	50%	55%	50%	60%
Max. Impervious Cover	45%	60%	65%	80%	80%
Max. Height	(See Height Map – Exhibit – E)				
Min. Front Setback	(See Setback Map – Exhibit – E)				
Max. Front Setback	(See Setback Map – Exhibit – E)				
Min. Street Side Yard Setback	(See Setback Map – Exhibit – E)				
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'****	10'****	10'****	10'****	10'****
* See Two-family use and Duplex use.					
** See Two-family use and Duplex use.					
*** A new principal structure must be at least 10' from principal structure on an adjacent lot.					
**** Except as shown on the Setback Map.					

## 2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

a. Street yard setback - for an accessory building the minimum setback from:

- 1) The front property line of a residential use is 60 feet.
- 2) The setback map determines any other street yard setback.

b. Interior side yard setback: The minimum setback from an interior side property line is five feet.

c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.

d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

**PART 13. WALLER CREEK / SEMINARY DISTRICT.** The Waller Creek/Seminary District is intended to provide opportunities for continued development of the Austin Presbyterian Seminary, to provide additional housing for its students and their families, and to encourage additional housing density on adjacent tracts that lie close to the University of Texas.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Waller Creek/Seminary District.

WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Min. Lot Size	8000*	8000*	8000*	8000*
Min. Lot Width	50*	50*	50*	50*
Max. FAR	1 : 1	1 : 1	1 : 1	—

WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Max. Building Coverage	55%	60%	60%	70%
Max. Impervious Cover	65%	70%	70%	80%
Max. Height	(see Height Map – Exhibit – D)			
Min. Front Setback	(See Setback Map – Exhibit – E)			
Max. Front Setback	(See Setback Map – Exhibit – E)			
Min. Street Side Yard Setback	(See Setback Map – Exhibit – E)			
Min. Interior Side Yard Setback	5'	5'	5'	5'
Min. Rear Setback	10'	10'	10'	10'
* See Two-family use and Duplex use.				
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.				

## 2. Porch setback.

- A porch may extend a maximum of eight feet in front of the street yard setback if a principal building has a setback of at least 25 feet
- On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- A porch must set back at least five feet from a property line.

## 3. Accessory building setbacks.

- Street yard setback - for an accessory building the minimum setback from:



- 1) The front property line of a residential use is 60 feet.
- 2) The setback map determines any other street yard setback.
- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.
- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.
4. As long as any of the existing structures remain at 2807, 2809 and 2811 Hemphill Park and 305 W. 29<sup>th</sup> Streets, new multifamily development that abuts the properties may not exceed a height of 30 feet within 50 feet of a common property line. A 15 foot setback is required from the common property line.
5. The height limit on the part of District 7 north of Waller Creek is 45 feet beginning at the property line along 30<sup>th</sup> Street and continuing to a point 23 feet inside the property line. The height on the remainder of the lot is 52 feet. The eave line may not exceed 40 feet at the 30<sup>th</sup> Street property line. Within 20 feet of the property line along 30<sup>th</sup> Street an intervening eave line not exceeding 20 feet above grade is required.
6. The maximum height is 70 feet in Waller Creek/Seminary District 7A.
7. This section applies to the use and site development regulations in Districts 7 and 7A. This section does not grant a variance related to the floodplain regulations.
  - a. the maximum building cover and the maximum impervious cover is 95 percent outside the 100 year flood plain and 60 percent within the 100 year flood plain.
  - b. In Districts 7 and 7A structured parking is permitted in the 100 year floodplain, but not the 25 year floodplain.
8. This section applies to parking requirements for the Waller Creek/Seminary District.

For dwelling units associated with a college and university facilities use, one parking space per dwelling unit is required. For dorm uses, one parking space per two

residents is required. For all other uses, one parking space per 1,000 square feet less the parking provided for residential uses is required.

9. For certain existing buildings, the setbacks are established as shown on Exhibit "F"

10. The minimum site area for multifamily uses (square feet).

WALLER CREEK 7 DISTRICT							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
Multifamily uses	800	1000	1200	1400	1600	1800	2000

WALLER CREEK 7A DISTRICT							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	700	800	900	1000	1100	1200	1300
MF-5	700	800	900	1000	1100	1200	1300
MF-6	700	800	900	1000	1100	1200	1300

**PART 14.** The following applies to property at 2701 and 2717 Guadalupe Street and 2804 through 2816 Hemphill Park that are part of Tracts APD 864, APD 863, GDS 717, GDS 718, and GDS 719.

1. The property is more particularly described as follows:

Tract One: A 1.070-acre tract of land, more or less, out of Lots 16-19, Block 1, Fruth Addition and out of a portion of Lot A, Hemphill Park Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance, and

2 Tract Two: A 0.794 acre tract of land, more or less, out of a 1.864 acre tract out of  
3 Lots 2, 23, 12-19, Block 1, Fruth Addition and out of a portion of Lot A, Hemphill  
4 Park Subdivision, in Travis County, the tract of land being more particularly  
5 described by metes and bounds in Exhibit "H" incorporated into this ordinance,  
6 (the "Property").

- 7 2. The maximum number of residential units on the Property is 150 units.
- 8
- 9 3. The maximum height of a building or structure or portion of a building or structure on  
10 Tract One shall be 60 feet from ground level.
- 11
- 12 4. The maximum height of a building or structure is 40 feet on the property identified in  
13 Tract Two as a 5,410 square foot parcel of land more particularly described by metes  
14 and bounds in Exhibit "G" generally located in the area along and adjacent to 29<sup>th</sup>  
15 Street and Hemphill Park. A height measurement taken at the southwest corner of 29<sup>th</sup>  
16 Street and Hemphill Park shall be used to determine the base line for measuring this  
17 40-foot height.
- 18
- 19 5. The minimum site area for dwelling units on Tract Two must comply with Section 25-  
20 2-647 of the City Code.
- 21
- 22 6. The minimum site area of Tracts One and Two when combined may not be less than  
23 the following:
- 24
- 25 468 square feet for a one bedroom dwelling unit, and  
26 564 square feet for a dwelling unit with two or more bedrooms.
- 27
- 28 7. Access to the parking garage shall be limited to a single driveway on 29<sup>th</sup> Street and a  
29 single driveway located between 29<sup>th</sup> Street and Guadalupe Street.
- 30
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36 **PART 15.** This ordinance takes effect on \_\_\_\_\_, 2004.

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**PASSED AND APPROVED**

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\_\_\_\_\_, 2004

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Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk

**DRAFT**

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 8/16/2004

TRACT	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST; 502 W 30TH ST	CS	GR-NCCD-NP
APD-844	404 W 30TH ST; 3005 FRUTH ST	LO	LO-NCCD-NP
APD-845	3004 HEMPHILL PARK; 400, 402 W 30TH ST	LO	LO-NCCD-NP
APD-846	501, 503 W 30TH ST; 2910 FRUTH ST	LO	GR-NCCD-NP
APD-847	2908 FRUTH ST	CS-1-MU	CS-1-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-849	407 W 30TH ST	GR	GR-NCCD-NP
APD-850	0 FRUTH ST (W PT OF LOT 4-7 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-851	0 W 30TH ST (W TRI OF LOT 10-11 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-852	0 WEST DR (PART OF LOT 2-7&10-14 * & ALLEY BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-853	0 W 29TH ST (E PT OF LOT 1-4, 14-15 BLK 2 OLT 74 DIV D FRUTH ADDN)	MF-3, UNZ	P-NCCD-NP
APD-854	2902 HEMPHILL PARK; 400 W 29TH ST	MF-3	MF-3-NCCD-NP
APD-855	0 HEMPHILL PARK (W PART OF LOT 7-9 BLK 3 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-856	0 (LOT 5, 10-14 & E PT OF LOT 6-8 & ALLEY BLK 3 OLT 73 DIV D FRUTH ADDN), 201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF W 29TH ST TO THE CENTERLINE OF WALLER CREEK)	UNZ	P-NCCD-NP
APD-856A	201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE SOUTH RIGHT-OF-WAY LINE OF W 30TH ST TO THE CENTERLINE OF WALLER CREEK)	P	P-NCCD-NP
APD-857	300 W 29TH ST	LO-H	LO-H-NCCD-NP
APD-859	3001 (LOT 1 FIRST ENGLISH LUTHERAN CHURCH SUBDIVISION SAVE AND EXCEPT A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	MF-4	MF-4-NCCD-NP
APD-860	3001 (A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	LO	LO-NCCD-NP
APD-861	3001 CEDAR ST (N 156 FT OF S 1/6 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS)	GO	MF-4-NCCD-NP
APD-862	2819 (LOT 3 & ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
APD-862A	2815 (LOT 11 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST; 409 W 29TH ST	CS	CS-NCCD-NP
APD-863	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-864)	CS	CS-NCCD-NP
APD-864	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-863)	CS-MU-CO	CS-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP
APD-866	301 W 29TH ST	MF-5	MF-5-NCCD-NP
GDC-709	3035, 3101, 3105 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709A	3009, 3021, 3023, 3025 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709B	3001 GUADALUPE ST	CS	CS-NCCD-NP
GDC-710	2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-711	2927 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-712	512 W 29TH ST; 2909, 2915, 2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-713	2909 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714	2825 (W 53FT AV LOT 2 & ADJ TRI OF LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714A	2819 (E 37.79 FT LOT 2 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-NCCD-NP
GDN-701	3711 GUADALUPE ST; 505 W 38TH ST (W 34 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	CS	CS-NCCD-NP
GDN-701A	505 W 38TH ST (E 16 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO	CS-NCCD-NP
GDN-702	506 W 37TH ST; 3701 GUADALUPE ST	CS	CS-NCCD-NP
GDN-703	507 (W 35 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 509, 519 W 37TH ST	CS	CS-NCCD-NP

## North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 8/16/2004

TRACT	ADDRESS	FROM	TO
GDN-704	510-512 W 35TH ST (LOT 1&2 & W 34 FT LOT 3 LESS S 5 FT BLK 1 OLT 77 DIV B STEINLE ADDN); 3501 GUADALUPE ST	CS	CS-NCCD-NP
GDN-704A	510 W 35TH ST (E 16 FT LOT 3 BLK 1 OLT 77 DIV B STEINLE ADDN)	GO	CS-NCCD-NP
GDN-705	3401 (S 94.2 FT OF W 63.9 FT & W 150 FT OF S CEN 65.8 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB), 3423 (W 150 FT OF THE N 155 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	CS	CS-NCCD-NP
GDN-707	507 (E 15 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN) W 37TH ST	LO	LO-NCCD-NP
GDS-715	2819 (LOTS 4-6 & 1/2 ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
GDS-715A	2819 (E 37.79 FT AV & 1/2 ADJ 16 FT VAC ALLEY LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN)	CS-1	CS-NCCD-NP
GDS-716	2815 (LOTS 9-10 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST	CS	CS-NCCD-NP
GDS-716A	2811, 2827 GUADALUPE ST	CS	CS-NCCD-NP
GDS-716B	2801 GUADALUPE ST	CS	CS-NCCD-NP
GDS-717	2806, 2808, 2810, 2812, 2814, 2816 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-718 & GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-718	2806, 2808, 2810 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-720)	MF-6-CO	MF-6-NCCD-NP
GDS-719	2711 GUADALUPE ST (PART; SEE ALSO GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-720	2806, 2808, 2810 HEMPHILL PARK; 2711 (PART; SEE ALSO GDS-719), 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-718)	CS	CS-NCCD-NP
RDE-777	107 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-778	105, 107 E 38TH ST; 110 E 37TH ST	MF-3	MF-3-NCCD-NP
RDE-779	104, 106 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-779A	3504 GRIFFITH ST	MF-2	MF-2-NCCD-NP
RDE-780	209 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-780A	3706 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-780B	3504, 3606, 3608, 3704 GROOMS ST; 3705 GRIFFITH ST; 200, 202, 204 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-781	301, 303, 305, 309, 311, 313 E 38TH	SF-3	SF-3-NCCD-NP
RDE-782	3601, 3605 GROOMS ST	P	P-NCCD-NP
RDE-783	3506 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST; 3503 GROOMS ST	MF-3	MF-1-NCCD-NP
RDE-785	3500, 3502 TOM GREEN ST; 302, 304, 306, 308 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-786	401, 403, 405 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-787	3709 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-788	3707 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-789	400, 402, 404 E 35TH ST; 3503 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-790	407 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-791	409 E 38TH ST	MF-3	MF-3-NCCD-NP
RDE-792	3500, 3502, 3504, 3506, 3508 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-793	201, 203, 205, 207, 209 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-795	3402, 3404 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-796	200, 202, 204, 206, 208 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-797	301, 303, 305, 307, 309, 311, 313 E 35TH ST; 3406 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-798	3401, 3403, 3405 GROOMS ST	MF-2	MF-2-NCCD-NP
RDE-799	302, 304 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-800	306, 308 E 34TH ST	MF-2	MF-2-NCCD-NP
RDE-801	3400 TOM GREEN ST; 310 E 34TH ST	MF-3-H	MF-3-H-NCCD-NP
RDE-802	401, 403, 405 E 35TH ST; 3409 TOM GREEN STREET	SF-3	SF-3-NCCD-NP
RDE-803	3405 TOM GREEN ST; 3407 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-804	400, 402, 404 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-805	3400, 3402, 3406, 3408 (N 45 FT LOT 5 RESUB OF BLK 9 GROOMS ADDN) DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-805A	407 E 35TH ST; 3408 (S 5 FT LOT 6 BLK 9 RESUB OF BLK 9 GROOMS ADDN), 3410, 3412 DUVAL ST	MF-3	SF-3-NCCD-NP
RDE-806	201, 203, 205, 207 E 34TH ST; 3306 GROOMS ST; 3307 HELMS ST	SF-3	SF-3-NCCD-NP

## North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 8/16/2004

TRACT	ADDRESS	FROM	TO
RDE-806A	209 E 34TH ST	SF-3-H	SF-3-H-NCCD-NP
RDE-807	206, 208 E 33RD ST; 0 (N54FT OF LOT 9-10 BLK 19 HARRIS SIDON RESUB OF GROOMS ADDN), 3304 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-807A	3305 HELMS ST; 200, 202, 204 E 33RD ST	MF-3, MF-2	SF-3-NCCD-NP
RDE-808	301 E 34TH ST; 3309 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD-NP
RDE-810	309 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-810A	311 E 34TH ST	MF-4	MF-3-NCCD-NP
RDE-811	300, 302, 304, 306 E 33RD ST; 3300, 3304 TOM GREEN ST; 3305 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-812	401, 405 E 34TH ST; 3307 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-812A	3306, 3312 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-813	3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-814	400, 406, 408 E 33RD ST; 3303 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-815	3300 DUVAL ST	SF-3-H	SF-3-H-NCCD-NP
RDE-816	201, 203, 207, 209 E 33RD ST; 3205 HELMS ST; 3206 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-817	200 E 32ND ST	NO-MU-H	NO-H-NCCD-NP
RDE-818	3203 HELMS ST	MF-3	MF-3-NCCD-NP
RDE-818A	202 E 32ND ST	MF-4	MF-3-NCCD-NP
RDE-818B	208, 210 E 32ND ST; 0 (N110FT OF LOT 4 & N110FT OF E55FT OF LOT 3 GROOMS ADDN), 3202 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-819	300, 302, 304, 306, 308 E 32ND ST; 301, 307 E 33RD ST; 3200, 3204 TOM GREEN ST; 3205, 3207 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-820	405 E 33RD ST; 3208 (S 85FT OF LOT 8 * & W 61FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3208 (S 85FT OF LOT 6 * & E 11FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3210 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-820A	401, 403 E 33RD ST; 3205 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-822	3200 DUVAL ST	MF-3	MF-3-NCCD-NP
RDE-823	3203 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-824	110, 114 E 31ST ST; 3115 HELMS ST	MF-4	MF-4-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304, 308 MOORE BLVD; 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR; 3111 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-827	308 MOORE BLVD; 3108 WALLING DR	MF-4	MF-2-NCCD-NP
RDE-828	301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-829	311 MOORE BLVD	MF-4	MF-1-NCCD-NP
RDE-830	200, 202, 206 E 31ST ST; 3103 GROOMS ST	MF-4	MF-1-NCCD-NP
RDE-831	208 E 31ST ST	MF-4	MF-3-NCCD-NP
RDE-832	3100, 3102, 3104 TOM GREEN ST; 3101, 3103, 3105, 3109 WALLING DR	MF-4	SF-3-NCCD-NP
RDE-833	403, 405, 407 E 32ND ST	MF-4	SF-3-NCCD-NP
RDE-834	3116 BENELVA DR	MF-4	MF-1-NCCD-NP
RDE-835	3101, 3103, 3111, 3115 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-835A	3119 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-836	3126 DUVAL ST (N 100 FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-836A	3126 DUVAL ST (S 178 FT BLK 6 DIV D GROOMS ADDN EXCLUDING W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3-H	SF-3-H-NCCD-NP
RDE-836B	3126 DUVAL ST (W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-837	404 E 31ST ST; 3102, 3104, 3106, 3100 DUVAL ST; 3103 BENELVA DR	MF-4	MF-4-NCCD-NP
RDE-838	105, 107, 109, 203, 209 E 31ST ST; 3004, 3006 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-729	407 W 38TH ST	MF-3	MF-3-NCCD-NP
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-730	305, 307, 309, 311, 313, 315, 401 W 38TH ST	SF-3	SF-3-NCCD-NP
RDW-731	301 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-732	408 W 37TH ST	MF-3	MF-3-NCCD-NP
RDW-733	300, 302, 304, 306, 308, 310, 312, 314, 400, 402, 404, 406 W 37TH ST	SF-3	SF-3-NCCD-NP

## North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 8/16/2004

TRACT	ADDRESS	FROM	TO
RDW-734	301, 303, 305, 307, 309, 311, 313, 315, 401, 403, 405, 407 (N1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 407 (S1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 409, 411 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-735	500 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-736	406 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-737	400 W 35TH ST	MF-3	MF-3-NCCD-NP
RDW-737A	404 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-738	300, 302, 304, 306, 308, 310 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739	407, 409, 411 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-739B	311, 313, 315, 317, 401, 403 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-741	301 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-742	408, 410 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742A	402, 404, 406 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742B	400 W 34TH ST	MF-4	SF-3-NCCD-NP
RDW-742C	314, 316 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742D	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-742E	300, 302, 304 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-743	3710 CEDAR ST	SF-3-H	SF-3-H-NCCD-NP
RDW-744	109, 111 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-744A	3711 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-745	3707, 3709 CEDAR ST	MF-4	MF-2-NCCD-NP
RDW-746	3703, 3705 CEDAR ST	MF-4	SF-3-NCCD-NP
RDW-746A	3701 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-747	203, 207 W 35TH ST; 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748	110 W 34TH ST; 3401 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748A	3405 CEDAR ST	MF-3	SF-3-NCCD-NP
RDW-748B	3407, 3409, 3411, 3413, 3415, 3417 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-749	400, 404, 406, 408, 500, 502, 504, 506, 508, 510, 512 W 33RD ST; 3312 HEMPHILL PARK; 407, 409, 411, 501, 505, 507 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-750	212 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-751	112, 114, 200, 202, 204, 206, 208, 210 W 33RD ST; 301, 303, 305 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-752	110 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-753	100, 102, 104, 108 W 33RD ST; 105, 109, 115 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-754	404, 406, 408, 410, 412 W 32ND ST; 401, 405, 407 (LOT 38 * LESS E7FT OF BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 407 (E 7FT OF LOT 38 BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 501, 503, 507 W 33RD ST; 3200, 3202, 3204, 3206, 3208, 3210 HEMPHILL PARK; 3201, 3203, 3205 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-756	200, 202, 204, 206, 208 W 32ND ST; 201, 203, 205, 207, 209 W 33RD ST; 3204 LIPSCOMB ST; 3209 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-757	100, 102, 104, 106, 108, 110, 112 W 32ND ST; 101, 103, 107, 111, 113 W 33RD ST; 3202, 3206 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-758	109 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-759	105 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-760	415 W 32ND ST	SF-3	SF-3-NCCD-NP
RDW-761	3120, 3124 WHEELER ST	SF-3-H	SF-3-H-NCCD-NP
RDW-762	401, 407 W 32ND ST; 3101, 3103, 3105, 3107, 3109 WHEELER ST; 3102, 3104, 3106 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-763	3014 HEMPHILL PARK; 3100, 3102, 3108, 3110, 3112 (LOT 2 MARKOVITS & DILLER ADDN SAVE AND EXCEPT THE S 34 FT), 3114, 3116, 3118 WHEELER ST; 3117 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-763A	3006, 3008, 3010 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-763B	3112 WHEELER ST (S 34 FT LOT 2 MARKOVITS & DILLER ADDN)	MF-3	SF-3-NCCD-NP
RDW-764	3009, 3011 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-765	3010 HEMPHILL PARK	MF-3	MF-3-NCCD-NP



## North University Neighborhood Planning Area: Proposed Zoning Changes

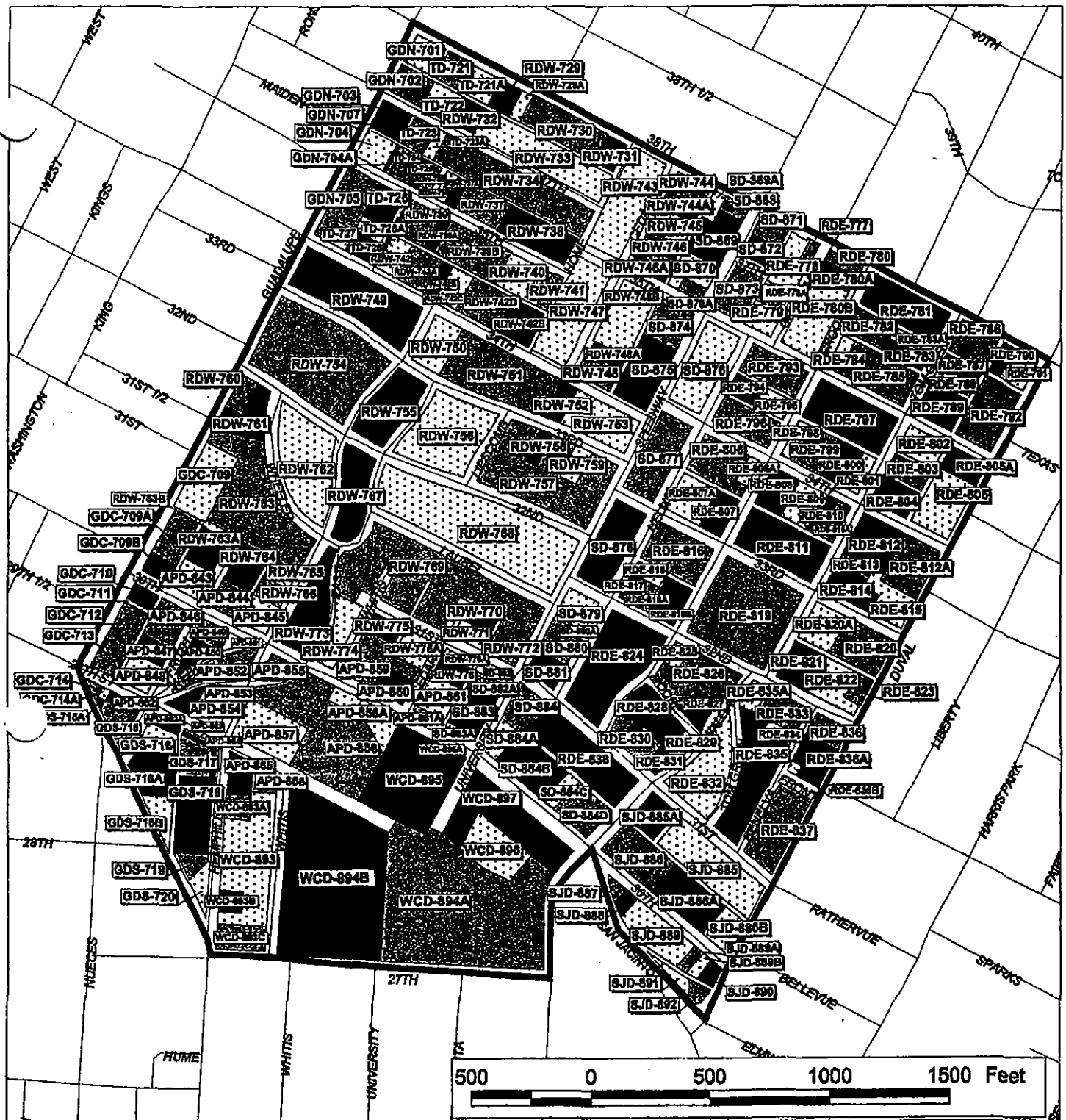
Case# C14-04-0022 8/16/2004

TRAC	ADDRESS	FROM	TO
RDW-766	3006, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP
RDW-767	0 HEMPHILL PARK (1.05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-768	103, 105, 107, 109, 113, 115, 117, 201, 203, 205, 207 W 32ND ST; 3121, 3123, 3125 HEMPHILL PARK; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122 LAUREL LN; 3116 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-769	101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123 LAUREL LN; 202, 204, 208 W 31ST ST; 3100, 3102 WHITIS AVE; 3102, 3104 CEDAR ST; 3105, 3107 WHITIS AVE; 3107, 3109, 3111, 3115, 3117 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-1-NCCD-NP
RDW-771	3101 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-772	3100, 3106 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
RDW-775	3011 WHITIS AVE	MF-4	MF-4-NCCD-NP
RDW-775A	201 W 31ST ST, 3008, 3010 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-776	3001 CEDAR ST (S 102 FT OF N 132 FT OF BENCHMARK CONDOMINIUMS AMENDED)	MF-4	MF-4-NCCD-NP
RDW-776A	3001 CEDAR ST (N 30 FT OF BENCHMARK CONDOMINIUMS)	MF-4	MF-4-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869	3506, 3704 (LOTS 6-7 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD) SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-869A	3704 (LOT 9 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD)	LR	MF-4-NCCD-NP
SD-870	102 W 35TH ST; 3502, 3504 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-870A	3500 SPEEDWAY	MF-4	MF-1-H-NCCD-NP
SD-871	3707 SPEEDWAY	LR	LR-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	LO-NCCD-NP
SD-873	3501 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-875	3400, 3406, 3408 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-876	3401 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-877	103 E 34TH ST; 3301, 3305, 3307, 3309, 3311 SPEEDWAY; 3304 HELMS ST	MF-4	MF-4-NCCD-NP
SD-878	101 E 33RD ST; 104 E 32ND ST; 3201 SPEEDWAY; 3202 HELMS ST	MF-4	MF-4-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3105 (W 1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY; 3104 (E 1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 (S 45 FT OF E 69 FT OF LOT 5 BLK 15 DIV D GROOMS ADDN),	CS	CS-NCCD-NP
SD-881	100-106 E 31ST ST; 3104 HELMS ST; 3101 SPEEDWAY (LOTS 1-2 BLK 15 DIV D GROOMS ADDN)	CS	CS-NCCD-NP
SD-882	101 (N 30 FT OF E 87 FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (N 30 FT OF W 50 FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST	MF-4	MF-4-NCCD-NP
SD-882A	101 (S 14 FT OF E 87 FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (S 14 FT OF W 50 FT OF LOT 8 & W 50 FT OF LOT 9 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST; 3010 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-883	3000 (N 24 FT LOT 14 & LOT 13 BLK 6 OLT 73 DIV D FRUTH ADDN), 3004, 3006, 3008 UNIVERSITY AVE	CS	CS-NCCD-NP
SD-883A	3000 UNIVERSITY AVE (S 20 FT LOT 14 BLK 6 OLT 73 DIV D FRUTH ADDN)	CS	CS-NCCD-NP
SD-884	101, 103 E 31ST ST; 3007 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-884A	3005 UNIVERSITY AVE; 100 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884B	102, 106, 110 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884C	200 E 30TH ST	GO-H	GO-H-NCCD-NP
SD-884D	202, 204, 206 E 30TH ST; 3000, 3002 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-885	307, 311, 405, 409, 411 E 31ST ST; 3006, 3008 DUVAL ST	MF-4	MF-4-NCCD-NP
SJD-885A	3007, 3011 SPEEDWAY	MF-4	MF-4-NCCD-NP

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 8/16/2004

FROM	TO	ADDRESS
SJD-886	LR, GO-MU, MF-4	300, 302, 304, 306 E 30TH ST; 3001 SPEEDWAY
SJD-886A	MF-4	400, 402, 404, 406 E 30TH ST
SJD-886B	CS	3000 DUVAL ST
SJD-887	LR	303 E 30TH ST
SJD-888	CS	2911 SAN JACINTO BLVD
SJD-889	LR	309, 405, 407, 409 E 30TH ST; 2827 SAN JACINTO BLVD
SJD-889A	LR	411 E 30TH ST
SJD-889B	CS	415 E 30TH ST
SJD-890	CS-1	2908 DUVAL ST
SJD-891	CS	2805 (PART OF LOT 4-6 & ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C) SAN JACINTO BLVD; 2900 (LOTS 4-6 AND ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C) DUVAL ST
SJD-892	CS-1	A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C (LOCALLY KNOWN AS 2801-2805 SAN JACINTO BLVD AND 2800-2904 DUVAL ST)
TD-721	LO	501 (LOT 5 BLK 2 OLT 77 DIV D LAKEVIEW ADDN), 503 (LOT 4 * LESS N5FT OF BLK 2 OLT 77 DIV D LAKEVIEW ADDN) W 38TH ST
TD-721A	MF-4	409 W 38TH ST
TD-722	MF-4	506 W 37TH ST
TD-723	LO	503, 505 W 37TH ST
TD-723A	LO	501 W 37TH ST
TD-724	SF-3	504, 506 W 35TH ST
TD-725	MF-4	502 W 35TH ST
TD-726	CS	3423 GUADALUPE ST (E 117.15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)
TD-726A	MF-3	3401 (E 117.39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST
TD-727	CS	506 (S 94.35 FT OF THE E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB LESS THE PORTION DESCRIBED IN TRACT TD-728) W 34TH ST
TD-728	MF-3-H	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB) W 34TH ST
WCD-893	MF-5	2711, 2713, 2715, 2721, 2801 HEMPHILL PARK; 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710, 2712, 2714, 2800, 2802, 2804, 2808 WHITIS AVE; 300 W 27TH ST (LOT 3 & S 4FT OF W 103.5' LOT 4 BLK 13 OLT 13 DIV D WHITIS SUBD)
WCD-893A	CS	2803 HEMPHILL PARK (N 100 FT OF S 200 FT OF W 1/2 OF LOT 10 BLK 13 OLT 13 DIV D WHITIS SUBD)
WCD-893B	CS	2707 HEMPHILL PARK (N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)
WCD-893C	CS	2703 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)
WCD-894A	MF-5	100-106 E 27TH ST
WCD-894B	MF-5	210 W 27TH ST
WCD-895	MF-3	2910 (ALL OF BLK 5 & ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST) UNIVERSITY AVE
WCD-895A	MF-3	2910 (N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, BLK 5, ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN) UNIVERSITY AVE
WCD-896	MF-4	103 E 30TH ST (A 2.214 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D)
WCD-897	MF-4	103 E 30TH ST (N 150 FT SOUTH OF AND PARALLEL TO E 30TH ST, THE WEST PORTION BEING 100 FT EAST OF AND PARALLEL TO UNIVERSITY AVE, SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, LOT A AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDN)



# **North University Neighborhood Conservation Combining District: Rezonings Approved on 2nd Reading**

Case #C14-04-0022

*Exhibit B*

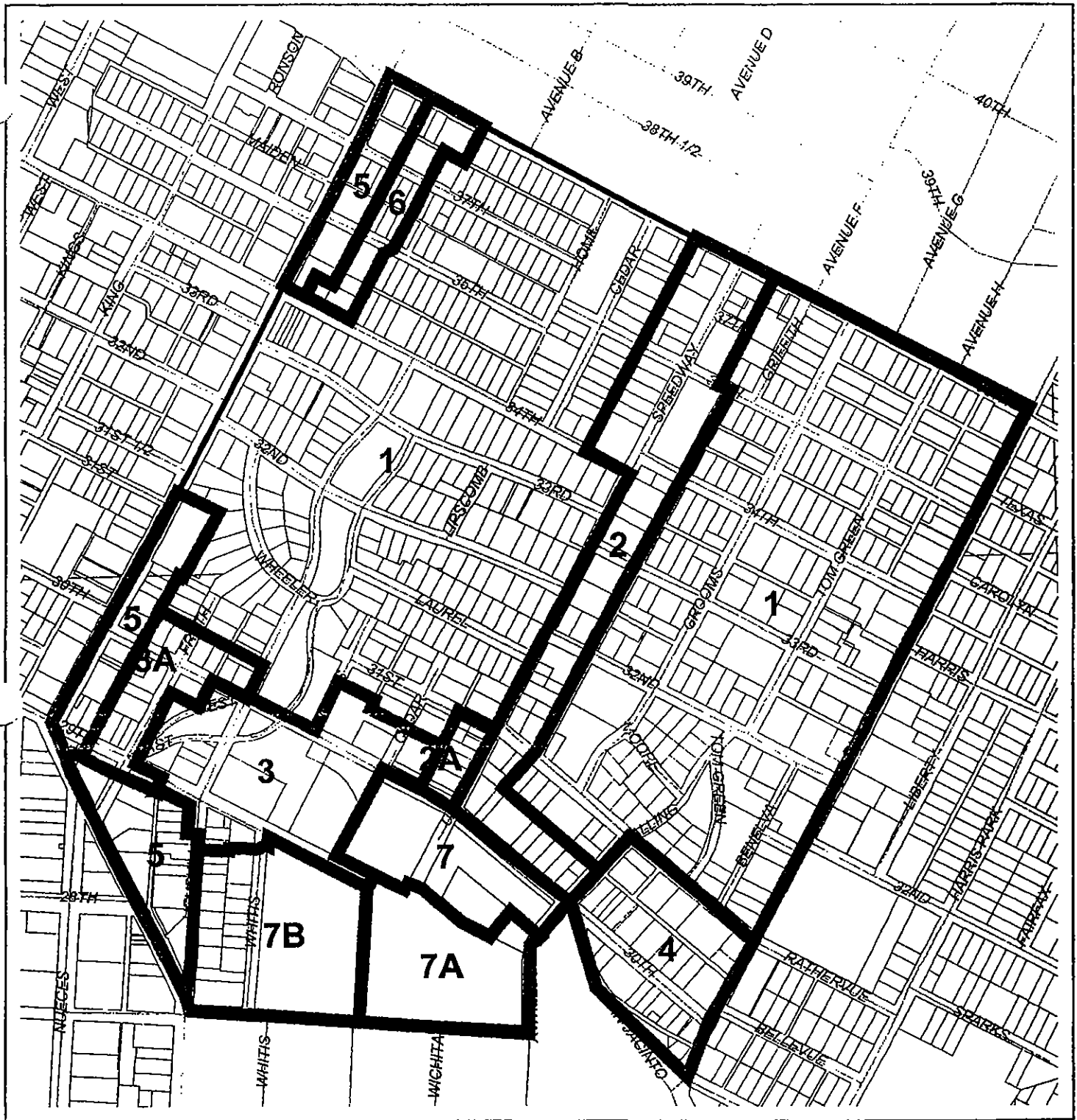


City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised August 8, 2004



## **Legend**

- Properties with proposed zoning changes
- Properties with proposed zoning changes
- Tract Number



# **Exhibit C:** **North University Neighborhood** **Conservation Combining District**



City of Austin  
 Neighborhood Planning and Zoning Department  
 Map Revised July 22, 2004



0 250 500 Feet

## **Key to Districts**

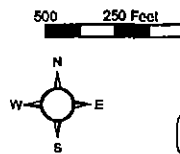
- Residential District, East & West (RDE, RDW) 1
- Speedway District (SD) 2-2A
- Adams Park District (APD) 3-3A
- San Jacinto District (SJD) 4
- Guadalupe District (GDN, GDC, GDS) 5
- Transition District (TD) 6
- Waller Creek/Seminary District (WCD) 7-7A-7B



**Exhibit D:  
North University Neighborhood  
Conservation Combining District  
Maximum Building Height**



City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised July 27, 2004






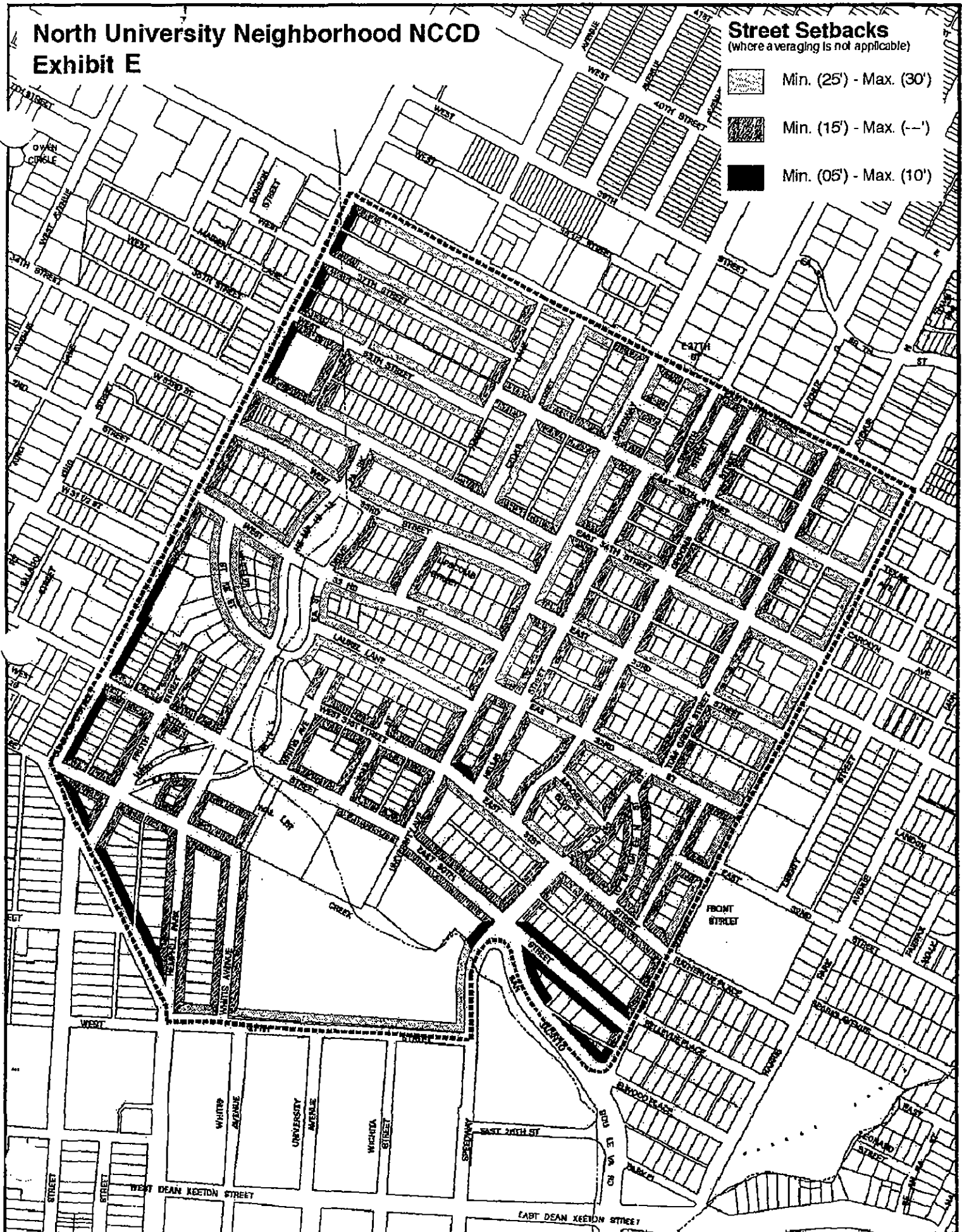
**Legend**

30 Feet	50 Feet
35 Feet	60 Feet
40 Feet	70 Feet
Street	Park

# North University Neighborhood NCCD Exhibit E

## Street Setbacks (where averaging is not applicable)

-  Min. (25') - Max. (30')
-  Min. (15') - Max. (---')
-  Min. (05') - Max. (10')



NORTH UNIVERSITY  
NCCD

**PETITION**

Case Number:

**C14-04-0022**

Date:

Aug. 3, 2004

**3002 SPEEDWAY**

Total Area within 200' of subject tract: (sq. ft.)

3,825.41

		YEMINGTON THOMAS		
1	02-1604-1313	E & TAMAMI IS	3,825.41	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

3,825.41

Total %

100.00%





## PETITION

Case Number:

**C14-04-0022**

Date:

Aug. 8, 2004

**206 E 30TH STREET**

Total Area within 200' of subject tract: (sq. ft.)

6,129.40

		YEMINGTON CHARLES		
1	02-1604-1314	R	6,129.40	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

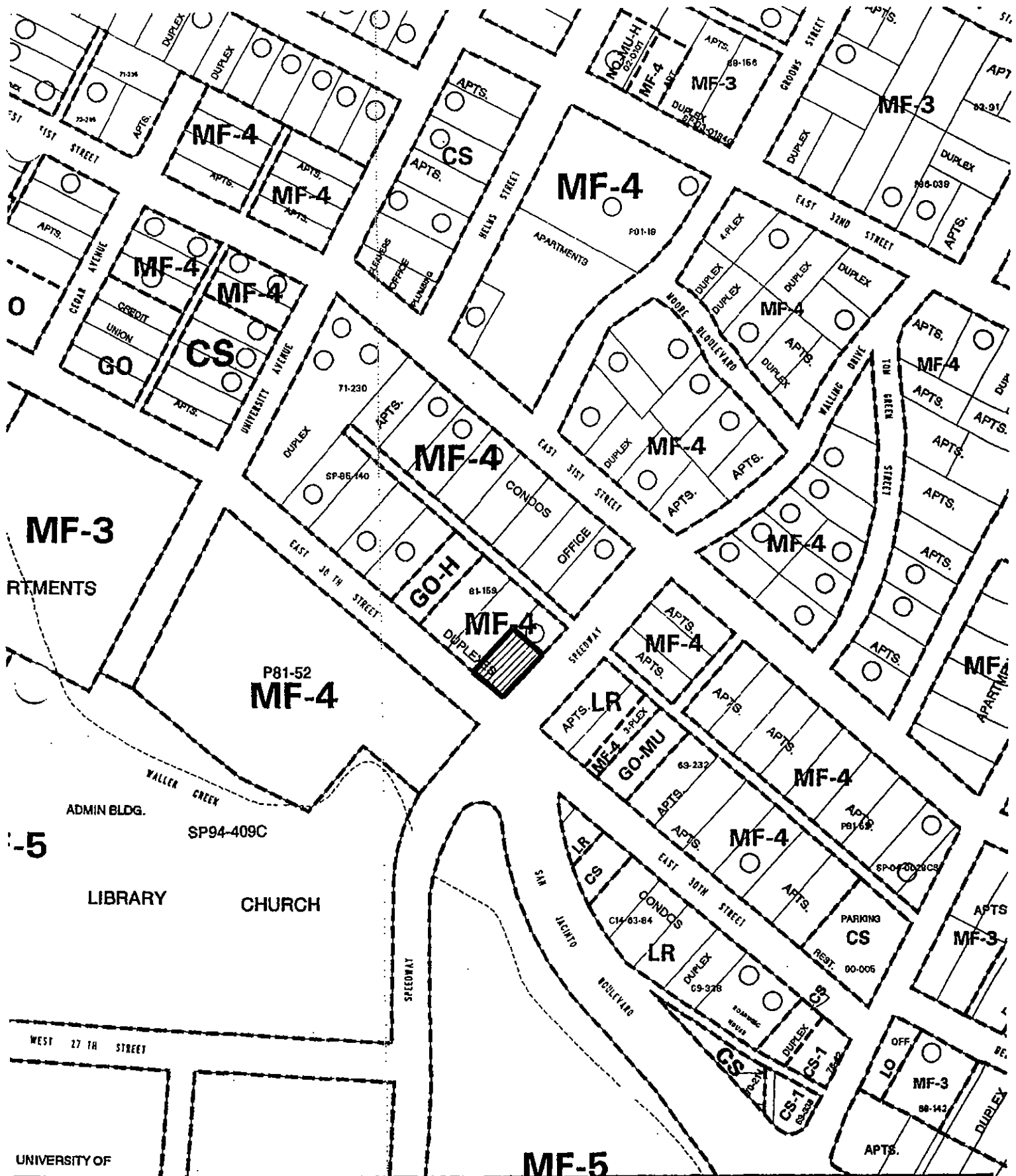
Stacy Meeks

Total Area of Petitioner:

6,129.40

Total %

100.00%



 1" = 200'	SUBJECT TRACT		PETITIONS		CITY GRID REFERENCE NUMBER J25
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0022	DATE: 04-08	
	CASE MGR: G. RHOADES	ADDRESS: 206 E 30TH ST	INTLS: SM		
UNIVERSITY OF		SPEEDWAY		91-0026	

Thomas, Tamami, and Charles Yemington  
2313 Indian Trail  
Austin, TX 78703

December 20, 2003

Mr. Thomas Bolt  
City of Austin – Neighborhood Planning and Zoning Department  
One Texas Center  
505 Barton Springs Road  
Austin, TX 78767

Re: **3002 Speedway** (owned by Thomas and Tamami Yemington) and **206 E. 30<sup>th</sup>** (owned by Charles Yemington)

Mr. Bolt,

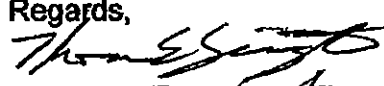

I am writing to express my dismay and disgust that the city would allow a small number of wealthy homeowners in the North Universtiy area to take property rights away from other homeowners in the area. My father and I have owned property at the corner of Speedway and 30<sup>th</sup> street since 1994. We have invested a significant amount of effort to beautify and restore the tri-plex on the property. As a result, I believe we have made the neighborhood a better place.

One of the reasons we invested in the house is that at some point we'd like to build a multi-unit apartment on the site (please note that our property is COMPLETELY surrounded by multi-unit apartment buildings). But, since we are at the 'entrance' to the neighborhood, we will apparently be afforded special attention in terms of meeting the mandated look and feel of the neighborhood.

I attended one of the meetings of the group that seeks to take control of the neighborhood and I found a group with a built-in majority that was not willing to include views that differ from those of the core group of 15-20 people. Furthermore, it is an avowed goal of this small group of people to prevent property owners from building multi-unit housing. It seems to me that after all of our sweat and tears, the possibility of seeing some positive return on our efforts will be stolen by the kangaroo court that claims to represent the neighborhood.

We lack the means to hire legal representation to defend our property and our rights. I would like to know what the city is doing to protect our property rights. Who can tell me?

Regards,

 (power of attorney for Charles Yemington)  
  
Thomas, Tamami, and Charles Yemington

**Thomas Yemington**  
**From:** Thomas Yemington [thomas@yemington.com]  
**Sent:** Saturday, December 20, 2003 2:07 PM  
**To:** 'Thomas.bolt@ci.austin.tx.us'  
**Cc:** 'Charles Yemington'  
**Subject:** Negative feedback on North University Neighborhood Plan

cc: Mayor Will Wynn

**Re: 3002 Speedway (owned by Thomas and Tamami Yemington) and 206 E. 30<sup>th</sup> (owned by Charles Yemington)**

Mr. Bolt,

I am writing to express my dismay and disgust that the city would allow a small number of wealthy homeowners in the North Universtiy area to take property rights away from other homeowners in the area. My father and I have owned property at the corner of Speedway and 30<sup>th</sup> street since 1994. We have invested a significant amount of effort to beautify and restore the tri-plex on the property. As a result, I believe we have made the neighborhood a better place.

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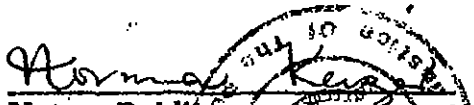
Regards,  
Thomas, Tamami, and Charles Yemington

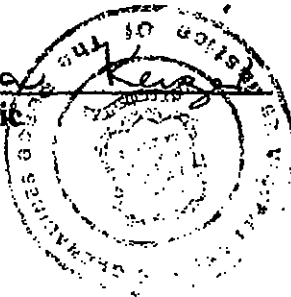
Home address:  
2313 Indian Trail  
Austin, TX 78703  
(512) 477-2532

## POWER OF ATTORNEY

I hereby grant unlimited, non-revocable Power Attorney to Thomas E. Yemington for all matters regarding my land and improvements located at 300 Speedway (206 E. 30'th St.) Austin, Texas. This power of attorney includes unlimited authority to act on my behalf on matters regarding rental, sale, loans, mortgages, insurance, management, improvements, maintenance, repair, taxes, permits, regulatory compliance, and other such matters related to this property.

  
Charles R. Yemington  
Owner

  
Notary Public

A circular notary seal for the State of Texas. The outer ring contains the text "NOTARY PUBLIC" at the top and "STATE OF TEXAS" at the bottom. The inner circle contains the text "JUL 10 2015" at the top and "COMMISSION EXPIRES" at the bottom, with a central emblem.

**Bolt, Thomas**

---

**From:** Thomas Yemington [mailto:Thomas.Yemington@att.net]  
**Sent:** Saturday, December 20, 2003 2:07 PM  
**To:** Thomas.bolt@ci.austin.tx.us  
**Cc:** 'Charles Yemington'  
**Subject:** Negative feedback on North University Neighborhood Plan

cc: Mayor Will Wynn

Re: 3002 Speedway (owned by Thomas and Tamami Yemington) and 206 E. 30th (owned by Charles Yemington)

Mr. Bolt,

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Regards,  
Thomas, Tamami, and Charles Yemington

Home address:  
2313 Indian Trail  
Austin, TX 78703  
(512) 477-2532

P.S. The online version of the plan was not available today.

## PETITION

Case Number:

**C14-04-0022**

Date:

July 27, 2004

**3405 CEDAR STREET**

Total Area within 200' of subject tract: (sq. ft.)

9,334.01

1	02-1804-0910	BARNES LESLIE D	9,334.01	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
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24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

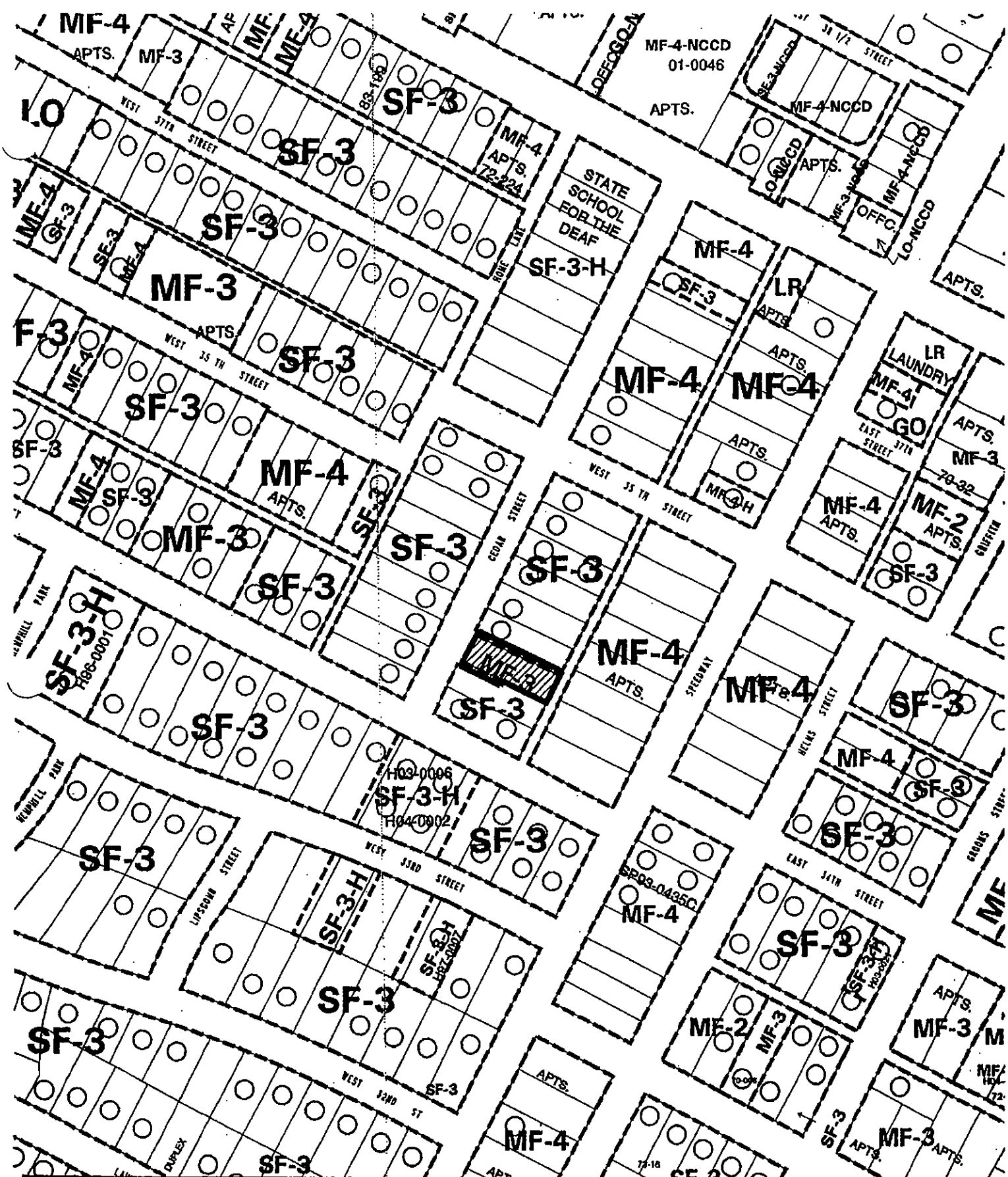
Stacy Meeks




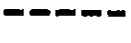
Total Area of Petitioner:

9,334.01

Total %

100.00%



 1" = 200'	SUBJECT TRACT		PETITIONS  CASE #: C14-04-0022 ADDRESS: 3405 CEDAR ST SUBJECT AREA (acres): N/A	DATE: 04-07  INTLS: SM	CITY GRID REFERENCE NUMBER J25
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				





APPLIED MATERIALS®

To: thomas.bolt@ci.austin.tx.us  
cc: ssbt@austintx.com  
Subject: 3405 Cedar St Petition for Zoning Change

Leslie Kemp  
05/28/2004 09:31 AM

Dear Tom Bolt,

*CH-04-00226* *62-1801-0110*  
I am petitioning the zoning change from MF3 to SF3 on my property at 3405 Cedar St. which is located in the North University Neighborhood Conservation Combining District RDW-748. The property is currently being used as a tri-plex, with 3 separate families residing on the property, and I wish for it to remain zoned as such.

Thank you,

*Leslie Barnes Kemp*

Leslie (Barnes) Kemp

## PETITION

Case Number:

**C14-04-0022**

Date:

July 27, 2004

**2815 FRUTH**

Total Area within 200' of subject tract: (sq. ft.)

19,938.46

1	02-1502-1127	STUMPF JOHN J JR & KATHERINE T	19,938.46	100.00%
2				0.00%
3				0.00%
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28				0.00%

Validated By:

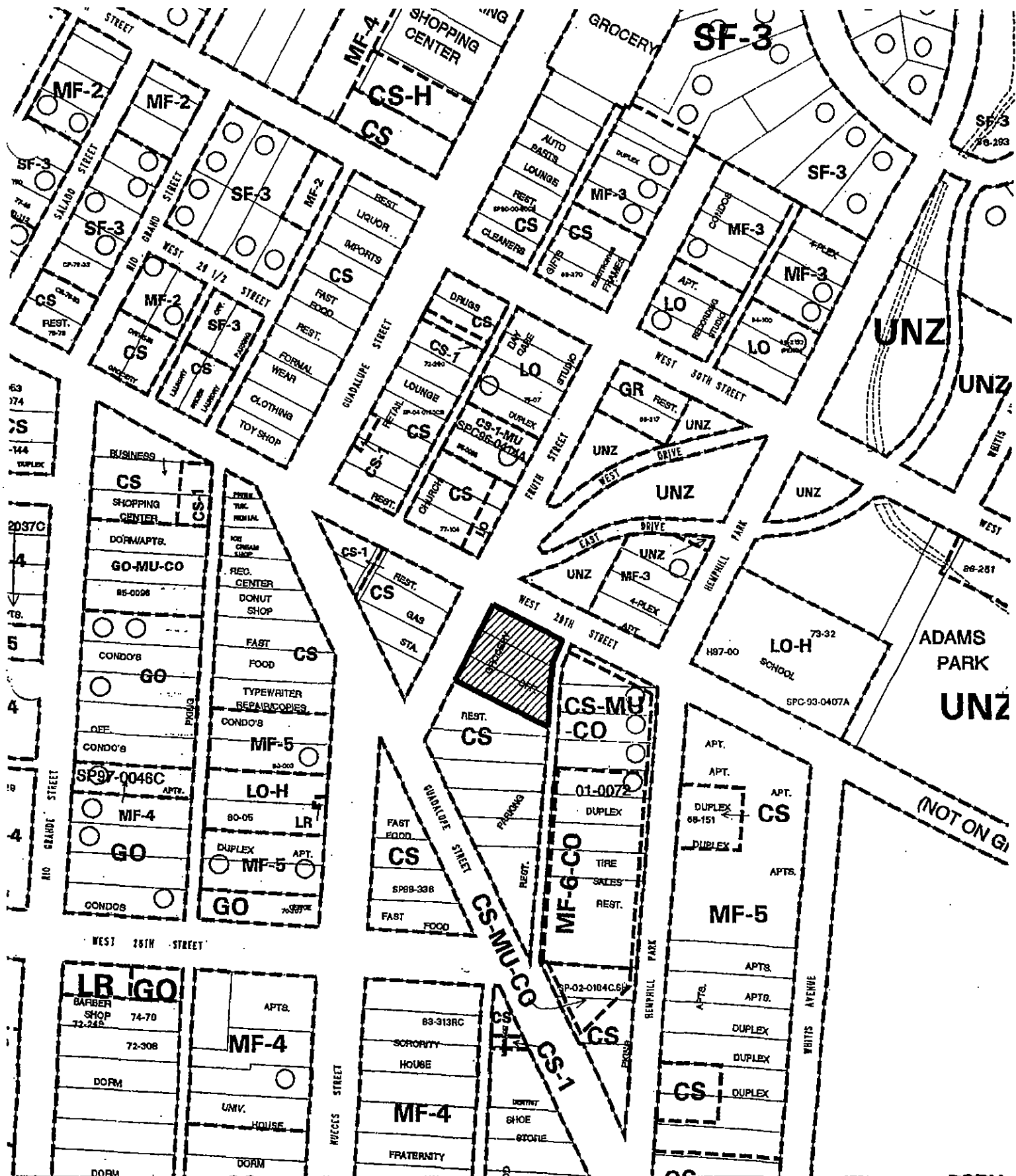
Stacy Meeks

Total Area of Petitioner:

19,938.46

Total %

100.00%



 1" = 200'	SUBJECT TRACT		PETITIONS  CASE #: C14-04-0022 ADDRESS: 2815 FRUTH SUBJECT AREA (acres): N/A	DATE: 04-07  INTLS: SM	CITY GRID REFERENCE NUMBER J25
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				

# PETITION

To the City Council, Austin, Texas,

My PETITION dated 06/18/04.

Reference: 06/10/04 Council meeting Agenda Item Z1 & Z5

Reference: Z5 File Number - C14-04-0022

Reference: 2815 Fruth/409 W 29th

I, the undersigned property owner potentially affected by the requested zoning change described in the reference file, do hereby respectfully protest against any change of the Land Development Code for this specific activity which would re-zone my property to any classification other than the Current Zoning.

I do not agree with **checker boarding** the City into numerous Districts for re-zoning.

I believe Council needs to examine the taxpayer cost for the NET in progress re-zoning activity. Zoning is listed as a City service on the WEB page; more zoning management detail equates to more City services and more taxpayer Dollars.

I object to the 06/10/04 Council meeting timeline for the Zoning items. Z1 (and follow on Z5 activities) were scheduled to start at 4:00PM and did not start for a number of hours. The music and awards were completed @ 06:16PM. Per the minutes, the Z7 agenda item appeared to end @ 9:59PM. I arrived at the scheduled time for Z1 & Z5 and signed the card for a time slot to provide my inputs. I did not have the endurance to stay and communicate to the City Council my input for the proposed **Zoning Change** affecting my property. For my part, I can only respond in-good-faith to the advertised agenda timeline.

Further, I PETITION the Council:

- 1) To make no change that would split the Zoning of my property into multiple districts. This includes running District Boundaries through several Buildings on my Property.
- 2) To make no change that with-me-into the Adams Park District.
- 3) To make no change in curb cut verbiage to eliminate curb cuts fronting my Property.


Further, I PETITION the Council:

- 1) to **Obligate** the City to correctly maintain and operate the **Adams Park Public Land** by the in-progress **District Ordinance**. Street People inhabit the public land in this

proposed Park District and there are no public facilities for these people. Also, the grounds are not properly kept.

- 2) to **Budget** public monies to fence the Adams Park public land, provide public facilities for the people inhabiting the Park land, lock the property at night, and **maintain** the now open space public land as to mowing, cleaning tall vegetation in the gullies and the creek bottom, etc.

Respectfully,

  
John Stumpf,

## PETITION

Case Number:

**C14-04-0022**

Date:

July 27, 2004

**3108 HELM STREET**

Total Area within 200' of subject tract: (sq. ft.)

3,105.25

1	<u>02-1604-0703</u>	<u>AREND FAMILY</u>	<u>3,105.25</u>	<u>100.00%</u>
2		<u>PARTNERSHIP LTD &amp;</u>		<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
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28				<u>0.00%</u>

Validated By:

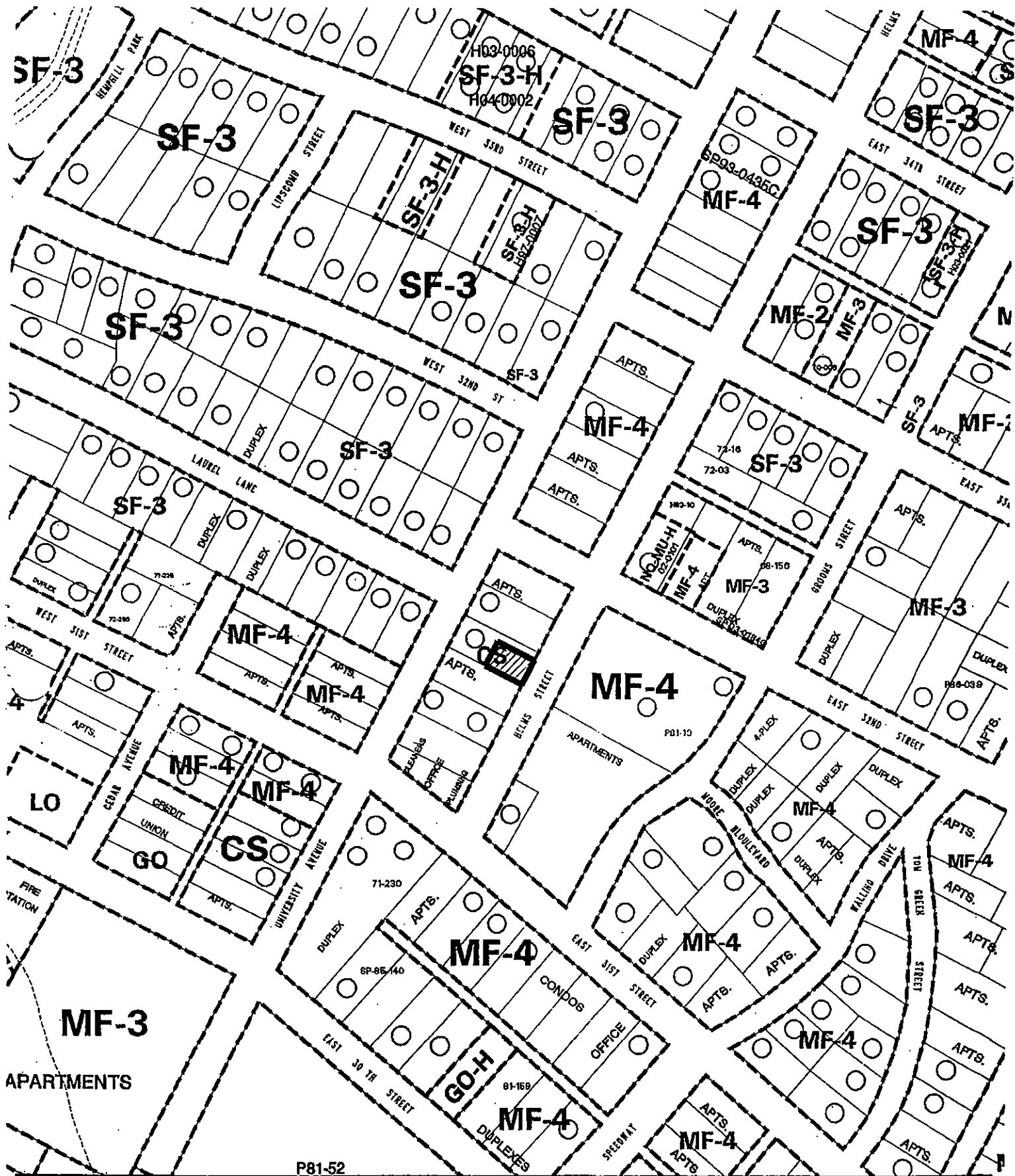
Stacy Meeks

Total Area of Petitioner:

3,105.25

Total %

100.00%



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: G. RHOADES	PETITIONS CASE #: C14-04-0022 ADDRESS: 3108 HELM ST SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER J25
		DATE: 04-07 INTLS: SM		

ADMIN BLDG.

COPY

## CERTIFICATE OF LIMITED PARTNERSHIP

OF

AREND FAMILY PARTNERSHIP, LTD.

FILED  
in the Office of the  
Secretary of State of Texas

APR 22 1997

1. The name of the limited partnership is AREND FAMILY PARTNERSHIP, LTD.
2. The location of the limited partnership's principal place of business is as follows:  
  
Arend Family Partnership, Ltd.  
1111 W. 12th #105  
Austin, Texas 78703
3. The name and address of the limited partnership's registered agent and office and the business office of the registered agent is as follows:  
  
Clark, Thomas & Winters,  
a Professional Corporation  
c/o Rhonda H. Brink  
700 Lavaca Street  
Austin, Texas 78701
4. The address of the principal office in the United States where records are to be kept or made available is:  
  
Arend Family Partnership, Ltd.  
1111 W. 12th #105  
Austin, Texas 78703

5. The name and address of the General Partner(s) is as follows:

Arend Management Company, LLC  
1111 W. 12th #105  
Austin, Texas 78703

Executed on the dates set out beside the name of each general partner.

General Partner(s):  
Arend Management Company, LLC

By: Heleen Fender Arend  
Heleen Fender Arend, President



Rod Arend  
President of Arend Management Co.  
General Partner of Arend Family Partnership  
508 E. 39<sup>th</sup> Street  
Austin, Texas 78751

*C14-04-0022*

*02-1604-0703*

July 8, 2004

Re: File #C14-04-0022, 3108 Helms Street, Austin, Texas

Dear City Council Members:

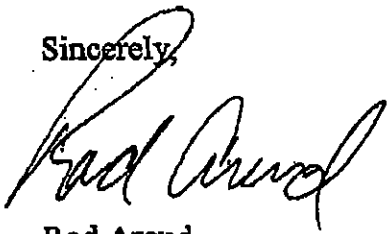
I, the undersigned owner of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development code which would zone the property from C.S.

The property affected is located at 3108 Helm Street, Travis County Appraisal District #02-16040703000 of which I am President of, The General Partner and an owner of the Partnership.

I am protesting the requested rollback to N.O. of my property. This property has been in my family since the 1960's and I do not wish for it's zoning to be changed.

Please feel free to contact me at 306-9093 with any questions.

Sincerely,



Rod Arend  
President of Arend Management Co.

## PETITION

Case Number:

**C14-04-0022**

Date:

July 27, 2004

**3004 FRUTH STREET**

Total Area within 200' of subject tract: (sq. ft.)

8,399.55

1	02-1702-0713	FOX MALCOLM J	8,399.55	100.00%
2				0.00%
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28				0.00%

Validated By:

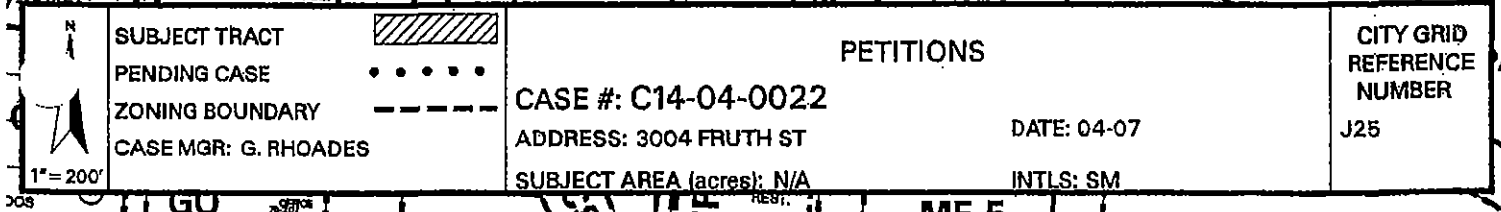
Stacy Meeks

Total Area of Petitioner:

8,399.55

Total %

100.00%



February 13, 2004

Historic Landmark Commission Assistant  
Transportation Planning and Sustainability Department  
P. O. Box 1088  
Austin, TX 78767-8835

Dear Historic Landmark Commission Assistant::

My property is listed under your North University Neighborhood Planning Area:  
Proposed Rezoning (Draft 1/9/2004): Tract APD-843; 3004 Fruth Street (also 500 W.  
30<sup>th</sup> Street); From: CS To: GR-NCCD-NP.

In 1969, application was made to change the zoning for this property from GR to CS. At that time, the City of Austin demanded a 5 foot easement (for possible future street widening), in order to get the CS zoning. A letter was provided granting the 5 foot easement and the zoning was changed to CS.

Now the City of Austin is planning to change the zoning for this property back to GR. If this is done, the 5 foot easement needs to be rescinded and the grant letter returned.

This change will also make current commercial use and activities illegal.

There are indications that this proposed change from CS to GR is based on erroneous information received from a non-governmental entity (North University Neighborhood Association).

There does not appear to be another proposed zoning change in my immediate area that will change current use. The change for 502 W. 30<sup>th</sup> Street will not change current use. Tract APD-847 @ 2908 Fruth Street and Tract APD 862A @ 2815 Fruth Street are being allowed to keep their current CS zoning.

The proposed zoning change from CS to GR for 3004 Fruth Street is unjust, highly selective, unnecessary and will cause significant hardship to the property owner by changing the current use..

Please allow this zoning to continue as CS.

Sincerely,



Malcolm J. Fox  
Property Owner

P E T I T I O N

Date: June 18, 2004

File Number: C14-04-0022

Address of

Rezoning Request: 3004 Fruth Street; Austin, TX 78705

Tract: APD-843

North University Neighborhood Plan

To: Austin City Council

I, the undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current CS (Commercial Services).

I hereby object to the down zoning of 3004 Fruth Street, Tract: APD-843, North University Neighborhood Planning Area: Proposed Zoning Changes; From CS to GR-NCCD-NP.

In 1969, application was made to change the zoning for this property from GR to CS. At that time, the City of Austin demanded a 5 foot easement (for possible future street widening), in order to get the CS zoning. A letter was provided granting the 5 foot easement and the zoning was changed to CS.

Now the Central Austin Combined Neighborhood Plan (North University) is being used to change the zoning for this property back to GR. If this is done, the 5 foot easement needs to be rescinded and the grant letter returned.

This down zoning will change the current and long established commercial use including storage, limited manufacturing and services. There are three CS zonings on Fruth Street. Tract APD-847 @ 2908 Fruth Street and Tract APD 862A @ 2815 Fruth Street are being allowed to keep their current CS zonings. Tract APD-843 @ 3004 Fruth Street is the only Fruth Street CS down zoning to GR.

The proposed zoning change from CS to GR for 3004 Fruth Street is unjust, highly selective, unnecessary and will cause significant hardship to the property owner by changing the current use and property value. Please allow this zoning to continue as CS

Signature

Printed Name

Address



Malcolm J. Fox

500 West 30<sup>th</sup> Street

Date: June 18, 2004

Contact Name: Malcolm J. Fox

Phone Number: 512-327-3111

February 13, 2004

Historic Landmark Commission Assistant  
Transportation Planning and Sustainability Department  
P. O. Box 1088  
Austin, TX 78767-8835

Dear Historic Landmark Commission Assistant::

My property is listed under your North University Neighborhood Planning Area:  
Proposed Rezoning (Draft 1/9/2004): Tract APD-843; 3004 Fruth Street (also 500 W.  
30<sup>th</sup> Street); From: CS To: GR-NCCD-NP.

In 1969, application was made to change the zoning for this property from GR to CS. At that time, the City of Austin demanded a 5 foot easement (for possible future street widening), in order to get the CS zoning. A letter was provided granting the 5 foot easement and the zoning was changed to CS.

Now the City of Austin is planning to change the zoning for this property back to GR. If this is done, the 5 foot easement needs to be rescinded and the grant letter returned.

This change will also make current commercial use and activities illegal.

There are indications that this proposed change from CS to GR is based on erroneous information received from a non-governmental entity (North University Neighborhood Association).

There does not appear to be another proposed zoning change in my immediate area that will change current use. The change for 502 W. 30<sup>th</sup> Street will not change current use. Tract APD-847 @ 2908 Fruth Street and Tract APD 862A @ 2815 Fruth Street are being allowed to keep their current CS zoning.

The proposed zoning change from CS to GR for 3004 Fruth Street is unjust, highly selective, unnecessary and will cause significant hardship to the property owner by changing the current use..

Please allow this zoning to continue as CS.

Sincerely,



Malcolm J. Fox  
Property Owner

## PETITION

Case Number:

**C14-04-0021**

Date:

July 27, 2004

**3410 & 3412 SPEEDWAY**

Total Area within 200' of subject tract: (sq. ft.)

17,322.04

		GILL GARY G & ROBYN		
1	<u>02-1804-0902 &amp; 0903</u>	<u>S</u>	<u>17,322.04</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
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5				<u>0.00%</u>
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28				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

17,322.04

Total %

100.00%





Gary G. Gill  
3401 Day Star Cove  
Austin, TX 78746  
(512) 499-0001  
(512) 748-4713 Cell

May 21, 2004

Mr. Ricardo Soliz  
Manager  
Neighborhood Planning & Zoning  
P.O. Box 1088  
Austin, TX 78767

Dear Mr. Soliz:

In response to your Memorandum dated May 14, 2004 regarding West University and North University Neighborhood Plan Rezoning, I would like to file this valid petition against rezoning the following tracts:

**North University Neighborhood Planning Area Case # 14-04-0022**

Tract # SD-874      3410 & 3412 Speedway

Change from MF-4 to MF-1-NCCD-NP

**West University Neighborhood Planning Area Case # C14-04-0021**

Tract # 52      1006 W. 22<sup>nd</sup>

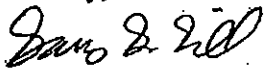
Change from MF-4 to SF-3-CO-NP

Tract # 1019 2833 & 2841 San Gabriel

Change from SF-3 to SF-3-CO-NP

I am the owner of these properties and strongly object to them being rezoned.

Sincerely,



Gary G. Gill,  
Personally

**Andrew J. Gill, Trustee  
Gill Children's Irrevocable Trust  
3401 Day Star Cove  
Austin, TX 78746  
(512) 499-0001**

May 21, 2004

Mr. Ricardo Soliz  
Manager  
Neighborhood Planning & Zoning  
P.O. Box 1088  
Austin, TX 78767

Dear Mr. Soliz:

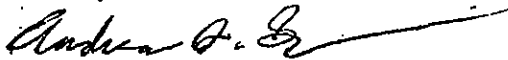
In response to your Memorandum dated May 14, 2004 regarding West University and North University Neighborhood Plan Rezoning, I would like to file this valid petition against rezoning the following tracts:

**West University Neighborhood Planning Area Case # C14-04-0021**

Tract # 3      1909 Robbins Place

The Trust is the owner of this property and strongly objects to it being rezoned.

Sincerely,



Andrew J. Gill,  
Trustee of Gill Children's Irrevocable Trust

## CORPORATE AUTHORIZATION RESOLUTION

I, Gary G. Gill, the undersigned  
Secretary of Boardwalk on Robbins I,  
Inc. (the "Corporation"), hereby certify that:

The Corporation is duly organized and existing under the laws of the State of Texas, and the following is a true, accurate and compared transcript of the resolution contained in the minute book of the Corporation, duly adopted at a meeting of the Board of Directors of said Corporation duly held on the 20 day of May, 2004, at which meeting there was present and acting throughout a quorum authorized to transact the business hereinafter described, and that the proceedings of said meeting were in accordance with the Charter and By-Laws of said Corporation and that said resolutions have not been amended or revoked and are in full force and effect.

Resolved, that Gary G. Gill (Name of Officer),  
President (Title) of the Corporation, be and is  
hereby authorized and empowered to sign any and all documents, to take such steps, and do such other acts and things, on behalf of said Corporation, as in his or her judgment may be necessary, appropriate or desirable in connection with any Agreement entered into with the City of Austin affecting the following-described real property:

1903 & 1905 Robbins Place A/k/a Lots 14 & 15 Block 1 outlot 26-  
28 Division D, Carrington Subdivision City of Austin, Travis County,  
Texas

and

Resolved, that any and all transactions with the City of Austin involving any Agreement affecting the above-referenced real property by any of the officers or representatives of the Corporation, in its name and for its account, prior to the adoption of these resolutions be, and they are hereby, ratified and approved for all purposes.

Witness my hand and the seal of the Corporation this the 21 day of  
May, 2004.

Gary G. Gill

(Printed Name) Secretary

Gary G. Gill  
Secretary and President of Boardwalk on Robbins I, Inc.  
which is the General Partner of Boardwalk on Robbins,  
Ltd.

SEAL



Kaitelle K. Burkland

## PETITION

Case Number:

**C14-04-0022**

Date:

Aug. 12, 2004

**307 35TH STREET E**

Total Area within 200' of subject tract: (sq. ft.)

8,277.21

1	<u>02-1706-0304</u>	<u>ROQUEMORE ABB L</u>	<u>8,277.21</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
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26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

8,277.21

Total %

100.00%



<p>1" = 200'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: G. RHOADES</p>	<p>PETITIONS</p> <p>CASE #: C14-04-0022</p> <p>ADDRESS: 307 35TH ST E</p> <p>SUBJECT AREA (acres): N/A</p> <p>DATE: 04-08</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER J25</p>
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## PETITION

Case Number:

**C14-04-0022**

Date:

Aug. 12, 2004

**3709 CEDAR STREET**

Total Area within 200' of subject tract: (sq. ft.)

6,585.79

1	<u>02-1804-0316</u>	<u>CADENA MICHAEL</u>	<u>6,585.79</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
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Validated By:

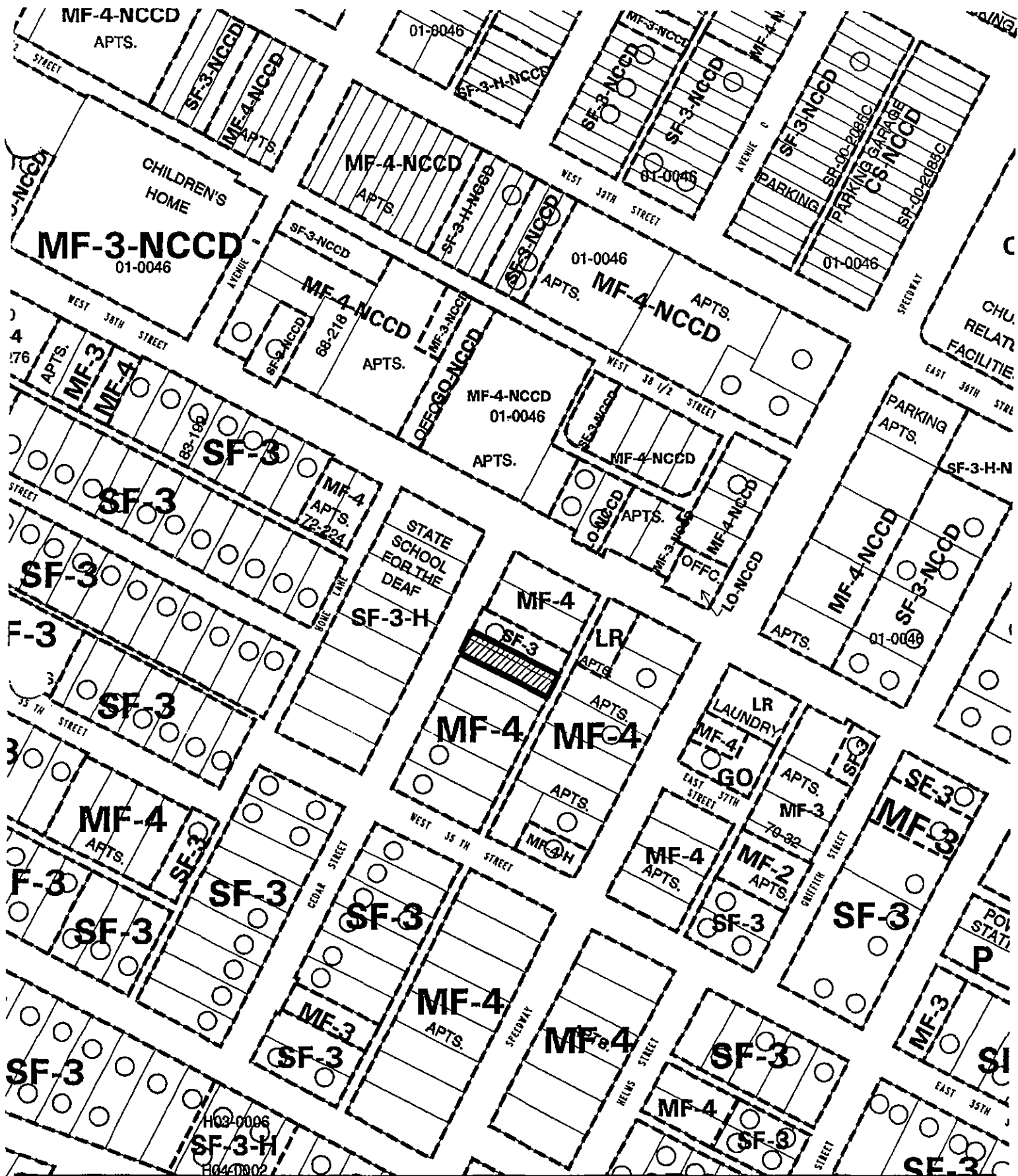
Stacy Meeks



Total Area of Petitioner:

6,585.79

Total %

100.00%



 1" = 200'	SUBJECT TRACT 	PETITIONS CASE #: C14-04-0022 ADDRESS: 3709 CEDAR STREET SUBJECT AREA (acres): N/A		CITY GRID REFERENCE NUMBER J25
	PENDING CASE .....			
	ZONING BOUNDARY - - - - -	DATE: 04-08	INTLS: SM	
	CASE MGR: G. RHOADES			

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY  
4 KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA, AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 185 TRACTS OF LAND.

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

9 PART 1. The zoning map established by Section 25-2.191 of the City Code is amended to  
10 add a neighborhood plan (NP) combining district to each base zoning district within the  
11 property and to change the base zoning districts on 185 tracts of land within the property  
12 described in Zoning Case No. C14-04-0023, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:

15 Approximately 541.38 acres of land in the City of Austin, Travis County,  
16 Texas, more particularly described and identified in the attached Exhibit  
17 "A" incorporated into this ordinance, (the "Property")

19 generally known as the Hancock neighborhood plan combining district, locally known as  
20 the area bounded by Duval Street on the west, 45<sup>th</sup> Street on the north, IH-35 on the east,  
21 and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "B".

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

27 PART 2. The base zoning districts for the 185 tracts of land are changed from family  
28 residence (SF-3) district, family residence-historic (SF-3-H) combining district, single  
29 family residence small lot (SF-4A) district, multifamily residence low density (MF-2)  
30 district, multifamily residence medium density (MF-3) district, multifamily residence  
31 moderate high density (MF-4) district, multifamily residence high density (MF-5) district,  
32 limited office (LO) district, neighborhood commercial (LR) district, neighborhood  
33 commercial conditional overlay (LR-CO) combining district, community commercial (GR)  
34 district, community commercial conditional overlay (GR-CO) combining district, general  
35 commercial services (CS) district, general commercial services conditional overlay (CS-  
36 CO) combining district, and commercial liquor sales (CS-1) district, to single family  
37 residence conditional overlay neighborhood plan (SF-2-CO-NP) combining district,



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 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-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-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-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-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-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	605, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP
505	706 E DEAN KEETON ST, 3013 HARRIS PARK AVE	SF-3	P-NP
506	706 E DEAN KEETON ST	SF-3	MF-3-NP
507	2001, 2002 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2002 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2013 HAMPTON RD	LO	SF-3-CO-NP
508A	WEST SIDE OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP

TRACT	ADDRESS	FROM	TO
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-CO-NP
515	926 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
517	2900 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 926, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3205, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
527A	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1.06 ACR OF LOT 18 OLT 6-9 DIV C BEAD SITE)	SF-3	P-NP
528	906 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4-CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP
531	1009, 1011 E 38TH ST; 3505, 3507, 3701, 3703 HARMON AVE; 3705, 3707, 3709, 3701, 3703 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1018 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	0 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 E 39TH ST (S 100.28 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR-CS	CS-CO-NP
543A	1000 E 41ST ST-ONLY 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	CS	CS-1-CO-NP
546	906 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-2	LR-MU-CO-NP
551	506 E 40TH ST	MF-2	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
563A	4427, 4429 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	506 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3105, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	114 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 805, 807, 809 E DEAN ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 808 LEONARD ST	SF-3	SF-3-CO-NP

TRAC	ADDRESS	FROM	TO
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 818, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817, 3821 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916 BECKER AVE; 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, SF-3-GR	SF-3-CO-NP
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST; 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4001, 4003 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4002 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1034, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 907, 1001, 1005, 1009 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 45TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45TH ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE; 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2034	815 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 59.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4405, 4407, 4413, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	505, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2053	601, 603, 605, 607, 609, 811, 813, 815, 817, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 708, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 501, 503, 505, 507 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	500, 502, 504, 506, 508, 510 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	505, 507, 509, 511 E 42ND ST; 4005 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	500, 502, 506, 510, 512 E 42ND ST	SF-3, MF-4	SF-3-CO-NP
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV 8.8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42ND ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	501, 503, 505, 507, 509, 511 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	510, 512, 514, 516, 518 E 40TH ST	SF-3	SF-3-CO-NP
2064	505, 509, 511, 513, 515, 517 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2065	506, 508, 510, 512, 514 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	505, 507, 511, 515 E 39TH ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	506, 508, 512, 514 E 38TH 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	507, 509, 511, 515, 517 E 38TH 1/2 ST; 3807 DUVAL ST; 3806 PECK AVE	SF-3	SF-3-CO-NP
2069	506, 508, 510, 512, 514 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	503, 505, 509 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 502, 506, 508 TEXAS AVE	SF-3	SF-3-CO-NP
2071	501, 505, 507, 509, 511 TEXAS AVE	SF-3	SF-3-CO-NP
2072	500, 506, 508 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	503, 505, 509 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST; 504, 506, 508 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 606 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3501 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 717 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716 E 38TH HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3223, 3225 DUVAL ST; 3227, 3229, 3231 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	500, 502 E 32ND ST; 3209, 3215 DUVAL ST	SF-3	SF-3-CO-NP
2092	500 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3215, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3008 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST; 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP

TRAC#	ADDRESS	FROM	TO
2095B	3215 FAIRFAX WALK	SF-3-H	SF-3H-CO-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-2	SF-2-CO-NP
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 828, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	3403, 3405, 3407 HAMPTON RD; 818, 820, 822, 824, 826, 828, 830 HARRIS AVE; 3406 RED RIVER ST	SF-3, SF-2-CO	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

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

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

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

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. 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:

501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, 563, and 563A.

**PART 6.** Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

**PART 7.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
  - A. The maximum height of a building or structure is 30 feet from ground level.
  - B. A building or structure may not exceed a height of two stories.
2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
  - A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
  - B. A building or structure subject to Subsection A may not exceed a height of two stories.
  - C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.
3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.
4. The following conditions apply to Tracts 503, 503A and 503B.
  - A. The maximum height of a building or structure is 35 feet from ground level.
  - B. The maximum building coverage is 50 percent.



- 2 C. The maximum impervious cover is 60 percent.
- 3
- 4 D. The maximum number of residential units permitted is 17 units per acre.
- 5
- 6 5. The maximum height of a building or structure is 40 feet from ground level on Tracts
- 7 511, 526, 529, 559, 560, 561, 562, 562A, 563, and 563A.
- 8
- 9 6. The maximum height of a building or structure is 50 feet from ground level on Tracts
- 10 513, 514, 541, and 541A.
- 11
- 12 7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue
- 13 is 30 feet.
- 14
- 15 8. The following conditions apply to Tract 536.
- 16
- 17 A. The maximum impervious cover is 50 percent.
- 18
- 19 B. The maximum floor area ratio is 0.33 to 1.0.
- 20
- 21 9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.
- 22
- 23 10. A site plan or building permit for Tract 540A or Tract 541A may not be approved,
- 24 released, or issued if the completed development or uses of Tract 540A or Tract
- 25 541A, considered cumulatively with all existing or previously authorized development
- 26 and uses, generate traffic that exceeds 2,000 trips per day.
- 27
- 28 11. The maximum building coverage for Tract 551 is 40 percent.
- 29
- 30 12. This section applies to the front yard setback of a single family residential structure in
- 31 Tracts 2099, 2101, 2102, and 2103.
- 32
- 33 A. Except as otherwise provided in Subsection B, for an interior lot, if the front
- 34 yard setbacks of existing adjacent principal single family structures exceed 25
- 35 feet, then the front yard setback on the subject property may not be more than
- 36 twelve feet different from the average of the front yard setbacks of the principal
- 37 single family structures on the same side of the street on a block.
- 38
- 39 B. If the principal single family structure has been removed from the subject
- 40 property within the preceding 12 months, the minimum front yard setback for

new construction on the subject property is the setback of the single family structure previously located on the site.

C. For a corner lot, the following applies:

1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.
2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.

13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.

14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.

- A. The maximum width of a front yard driveway is 12 feet.
- B. The maximum width of a street side yard driveway is 18 feet.
- C. The front yard setback for a parking structure is 60 feet.
- D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width.

15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

Residential treatment

Service station

Medical offices (exceeding 5000 sq.ft.  
gross floor area)

17. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 501, 507, 507A, 513, 514, 541, 541A, 546, 550, 557, 559, 561, 562A, 563, and 563A.

18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A..

19. The following uses are conditional uses of Tract 513 and 514:

Commercial off-street parking  
Hotel-motel

Indoor entertainment

20. The following uses are prohibited uses of Tract 513 and 514:

Automotive rentals  
Automotive repair services  
Automotive sales  
Automotive washing (of any type)  
Bed & breakfast residential (Group 1)  
Bed & breakfast residential (Group 2)  
Drop-off recycling collection facility  
Research services

Exterminating services  
Funeral services  
Indoor sports and recreation  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Service station  
Residential treatment

21. The following uses are conditional uses of Tract 522:

Commercial blood plasma center  
Commercial off-street parking  
Hotel-motel  
Indoor entertainment  
Plant nursery

Laundry services  
Monument retail sales  
Off-site accessory parking  
Research services

22. The following uses are prohibited uses of Tract 522:

Agricultural sales and services  
Automotive rentals  
Automotive repair services  
Automotive washing (of any type)  
Bed & breakfast residential (Group 1)  
Bed & breakfast residential (Group 2)  
Building maintenance services  
Campground  
Consumer sales and services  
Convenience storage  
Drop-off recycling collection facilities  
Electronic prototype assemble  
Equipment repair services  
Vehicle storage

Equipment sales  
Exterminating services  
Funeral services  
Indoor sports and recreation  
Kennels  
Limited warehousing and distribution  
Maintenance and service facilities  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Residential treatment  
Service station  
Transportation terminal

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

Automotive rentals	General retail sales (convenience)
Automotive repair services	General retail sales (general)
Automotive sales	Hotel-motel
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Commercial off-street parking	Indoor entertainment
Consumer convenience services	Indoor sports and recreation
Drop-off recycling collection facility	Pet services
Exterminating services	Personal improvement services
Financial services	Residential treatment
Food sales	Restaurant (general)
Funeral services	Restaurant (limited)
Theater	Service station
Consumer repair services	

25. The following uses are conditional uses of tracts 532 and 535:

Automotive repair services	Automotive washing (of any type)
Building maintenance services	Funeral services
Commercial blood/plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Residential treatment	

26. The following uses are prohibited uses of Tracts 532 and 535:

Agricultural sales and services	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Campground	Monument retail sales
Construction sales and services	Outdoor entertainment
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Service station

Equipment repair services  
Equipment sales

Vehicle storage

27. The following uses are conditional uses of Tracts 540A and 543:

Automotive rentals  
Building maintenance services  
Commercial blood plasma center  
Commercial off-street parking  
Custom manufacturing  
Drop-off-recycling collection facilities  
Residential treatment

Exterminating services  
Funeral services  
Hotel-motel  
Monument retail sales  
Outdoor sports and recreation  
Research services

28. The following uses are prohibited uses of Tracts 540A and 543:

Agricultural sales and services  
Automotive sales  
Automotive washing (of any type)  
Campground  
Construction sales and services  
Convenience storage  
Electronic prototype assembly  
Equipment sales

Kennels  
Limited warehousing and distribution  
Maintenance and services facilities  
Outdoor entertainment  
Pawn shop services  
Vehicle storage  
Equipment repair services

29. The following uses are conditional uses of Tracts 541 and 541A:

Automotive rentals  
Automotive repair services  
Commercial off-street parking  
Exterminating services  
Hotel-motel

Outdoor sports and recreation  
Research services  
Residential treatment  
Funeral services

30. The following uses are prohibited uses of Tracts 541 and 541A:

Automotive sales  
Automotive washing (of any type)

Outdoor entertainment  
Pawn shop services

31. The following uses are conditional uses of Tract 543A:

Automotive rentals	Exterminating services
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Drop-off recycling collection facilities	Residential treatment

32. The following uses are prohibited uses of Tract 543A:

Adult oriented businesses	Construction sales and services
Agricultural sales and services	Convenience storage
Automotive sales	Electronic prototype assemble
Automotive washing (of any type)	Equipment repair services
Campground	Equipment sales
Kennels	Outdoor entertainment
Limited warehousing and distribution	Pawn shop services
Maintenance and services facilities	Vehicle storage

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.

34. The following uses are prohibited uses of Tracts 551:

Bed and breakfast residential (Group 2)	Multifamily residential
Condominium residential	Residential treatment
Congregate living	Retirement housing (large site)
Townhouse residential	

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

Commercial off-street parking	Monument retail sales
Congregate living	Plant nursery
Hospital services (limited)	Services station
Laundry services	

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

Agricultural sales and services	Hospital services (general)
Automotive rentals	Exterminating services

Automotive repair services  
Automotive sales  
Automotive washing (of any type)  
Building maintenance services  
Business or trade school  
Campground  
College and university facilities  
Commercial blood plasma center  
Construction sales and services  
Convenience storage  
Drop-off recycling collection facilities  
Electronic prototype assemble  
Equipment repair services  
Equipment sales  
Business support services

Funeral services  
Indoor sports and recreation  
Kennels  
Limited warehousing and distribution  
Maintenance and service facilities  
Outdoor entertainment  
Hotel-motel  
Indoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Residential treatment  
Research services  
Vehicle storage  
Medical offices (exceeding 5000 sq. ft.  
gross floor area)

37. The following uses are prohibited uses of Tracts 503 and 503A:

Congregate living  
Group residential  
Multifamily residential

Convalescent services  
Hospital services (limited)  
Residential treatment

38. The following uses are conditional uses of Tract 503B:

Day care services (commercial)  
Day care services (general)  
Local utility services

Private primary educational facilities  
Private secondary educational facilities  
Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a prohibited use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

Business or trade school  
Business support services  
Communication services  
Congregate living  
Convalescent services  
Counseling services  
Group residential

Medical offices (exceeding 5000 sq. ft.  
gross floor area)  
Multifamily residential  
Off-site accessory parking  
Personal services  
Professional office  
Residential treatment

Guidance services  
Hospital services (general)  
Medical offices (not exceeding  
5000 sq. ft. gross floor area)

Restaurant (limited)  
Hospital services (limited)  
Software development

41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts:

- A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.
- B. Multifamily residence highest density conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

42. The following conditions apply to Tracts 515 and 516:

- A. The maximum height of a building or structure is 60 feet from ground level.
- B. The maximum building coverage is 70 percent.
- C. The maximum impervious cover is 80 percent.
- D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

43. The following uses are conditional uses of Tract 563A:

Automotive rentals  
Automotive repair services  
Automotive sales  
Automotive washing (of any type)  
Commercial off-street parking

Congregate living  
Hospital services (limited)  
Laundry services  
Monument retail sales  
Service station



44. The following uses are prohibited uses of Tract 563A:

Agricultural sales and services

Building maintenance services

Funeral services

Kennels

Business or trade school

Campground

College and university facilities

Commercial blood plasma center

Construction sales and services

Convenience storage

Drop-off recycling collection facilities

Electronic prototype assemble

Equipment repair services

Equipment sales

Hospital services (general)

Exterminating service

Indoor sports and recreation

Limited warehousing and distribution

Maintenance and service facilities

Outdoor entertainment

Hotel-motel

Indoor entertainment

Outdoor sports and recreation

Pawn shop services

Residential treatment

Research services

Vehicle storage

Business support services

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 8.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

**APPROVED**

David Allan Smith  
City Attorney

**ATTEST:**

Will Wynn  
Mayor

Shirley A. Brown  
City Clerk

Tract Number

HANCOCK NPA  
TRACT 563  
4427-4429 DUVAL ST

## PETITION

Case Number:

**C14-04-0021**

Date:

July 29, 2004

Area of Subject Tract

12,113.00

1	02-2008-0853	720 Lamar Place, L.C.	12,113.00	100.00%
2		c/o Guy Oliver		0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
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35				0.00%

Validated By:

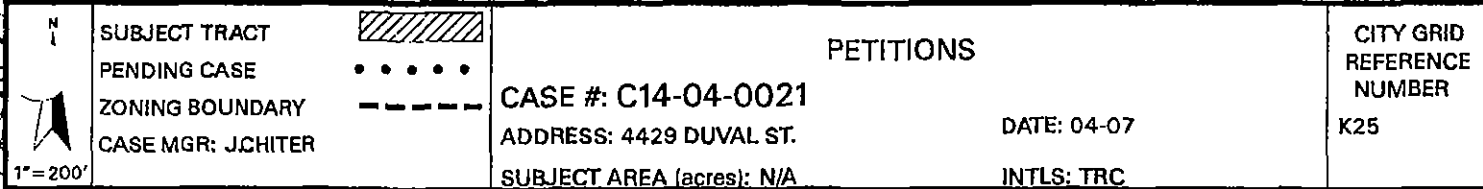
T.R. Castro

Total Area of Petitioner:

12,113.00

Total %

100.00%



PETITION

Date: July 28, 2004  
File Number: C14-04-0023 (Central Austin Combined Neighborhood  
Plan - Hancock)  
Address of Rezoning Request: 4429 Duval, Austin, Travis County,  
Texas  
Tract 563

To: Austin City Council

We, the undersigned owners of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS General Commercial Services Mixed Use zoning permitting Automotive Sales, Automotive Rentals, Automotive Repair Services, Automotive Sales, Service Station, Automotive Washing of any type, Drive-through accessory use, and medical offices greater than 5000 sq.ft. as permitted uses within the zoning district.

We do not object to the addition of the MU Mixed Use, NP Neighborhood Plan, or CO Conditional Overlay combining districts or so long as said combining districts do not prohibit the uses enumerated above.

Signed:

liability company

720 Lamar Place, L.C., a Texas limited

By:

  
Guy Oliver, Managing Member

Date: July 29, 2004  
Contact Name: Guy Oliver, (512) 927-6100 x 112 or Nikelle  
Meade (512) 699-6166

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