

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 040826-58 TO CLARIFY  
2 CERTAIN USES IN THE COMMERCIAL DISTRICT AND CORRECT AN  
3 EXHIBIT FOR THE PROPERTY GENERALLY IDENTIFIED AS THE  
4 RESIDENTIAL DISTRICT LOCATED WITHIN THE NORTH UNIVERSITY  
5 NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA, AND  
6 REZONING AND CHANGING THE ZONING MAP FROM NEIGHBORHOOD  
7 CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING  
8 DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN  
9 (NCCD-NP) COMBINING DISTRICT.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 **PART 1.** Ordinance No. 040826-58 (the "Original Ordinance") zoned property and  
14 established a neighborhood conservation-neighborhood plan combining district to  
15 approximately 234.87 acres of land in the City of Austin, Travis County, Texas, generally  
16 known as the North University conservation-neighborhood plan combining district  
17 ("NUNA") and more particularly described and identified in Zoning Case No. C14-04-  
18 0022. The Original Ordinance was amended by Ordinance No. 20070111-077 in Zoning  
19 Case No. C14-06-0186.

20  
21 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
22 change the base district from neighborhood conservation-neighborhood plan (NCCD-NP)  
23 combining district to neighborhood conservation-neighborhood plan (NCCD-NP)  
24 combining district on approximately 234.87 acres of land described in Zoning Case No.  
25 C14-04-0022, on file at the Neighborhood Planning and Zoning Department, and generally  
26 identified in the map attached as Exhibit "A" incorporated into this ordinance, (the  
27 "Property"), locally known as the area bounded by 38<sup>th</sup> Street to the north, San Jacinto  
28 Boulevard and 27<sup>th</sup> Street to the south, Guadalupe Street to the west, and Duval Street to  
29 the east, in the City of Austin, Travis County, Texas.

30  
31 **PART 4.** The Original Ordinance is amended as shown in this Part.

- 32  
33 A. District 1A was inadvertently omitted from Exhibit "C" of the Original  
34 Ordinance. A new Exhibit "C" that identifies this District 1A is substituted for  
35 the original Exhibit "C" and made a part of the Original Ordinance. It is  
36 attached to this ordinance as Exhibit "B".  
37

B. A group residential use is prohibited in the San Jacinto District as reflected in Part 5 Section 1(c) of the Original Ordinance. In Part 5(2) the NUNA NCCD Districts table for the commercial zoning districts is amended to remove the P designation for group residential use under the column labeled San Jacinto 4, as shown below in this Part 4.

C. An off-site accessory use is a conditional use in the Adams Park 3 district and a permitted use at 3000 Hemphill Park only in the Adams Park 3A district. This use designation was inadvertently reversed in the NUNA NCCD Districts table. The table is amended to correct this error as shown below in this Part 4.

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>
Administrative and Business Offices	P	P	P	P	P	P	P	P

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
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	--	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
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	--	--	P(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12) 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	--
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
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(13)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
<b>Industrial 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>
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	--	--	--	--	--	--	--	--
Urban Farm	P	P	P	P	P	--	--	P
All Other Agricultural Uses	--	--	--	--	--	--	--	--

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
<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
Group Home, Class II	--	--	C	--	--	--	C	--
Guidance Services	--	--	C	--	--	--	C	--
Hospital Services	--	--	--	--	--	--	--	--

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
(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	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.								
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
(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								

**PART 5** Except as otherwise specifically provided in this ordinance, the Property in the NUNA plan area is subject to Ordinance No. 040826-58, as amended, that established the North University neighborhood conservation-neighborhood plan combining district.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.

# **PASSED AND APPROVED**

\_\_\_\_\_, 2008      §  
   §  
   §

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith                      Shirley A. Gentry  
City Attorney                              City Clerk













## North University Neighborhood Conservation Combining District

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

### Key to Districts

- |   |   |
|---|---|
|  1, Residential District East  |  5, Guadalupe District Central   |
|  1A, Residential District West |  6, Transition District          |
|  2-2A, Speedway District       |  7, 7A, 7B Waller Creek/Seminary |
|  3-3A, Adams Park District     |   |
|  4, San Jacinto District       |   |



City of Austin  
Neighborhood Planning and Zoning Dept.  
Created on 10/03/2008

EXHIBIT B

