

ORDINANCE NO. 040902-57

AN ORDINANCE AMENDING ORDINANCE NO. 040826-57, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON ELEVEN TRACTS, BEING APPROXIMATELY 8.6 ACRES OF LAND IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

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

PART 1. Ordinance No. 040826-57 is amended to include the property identified in this Part in the West University neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on eleven tracts of land described in File C14-04-0021 (PART), as follows:

Tract 30	1005 West 22 nd Street; 1904, 1906, 1908, 2100, 2102, 2108, and 2110 San Gabriel Street;
Tract 33	1903, 1905, 1907, and 1909 Robbins Place;
Tract 36	1103 West 22 nd Street; 1916 and 1918 Robbins Place;
Tract 52 (Part)	1006 West 22 nd Street;
Tract 60	910, 912, and 914 West 22 nd -1/2 Street;
Tract 81	2300 and 2306 Nueces Street;
Tract 99A	1112 West 24 th Street;
Tract 133A	2802, 2804, 2806, and 2808 San Pedro Street;
Tract 201	711 West 32 nd Street;
Tract 236 (Part)	3201 North Lamar Boulevard; and

Tract 1019 (Part) 2833 and 2841 San Gabriel Street;
(the "Property") as shown on the attached Exhibit "A",

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

PART 2. The base zoning districts for the tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, general office (GO) district and general commercial services (CS) district to family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, multifamily residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-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, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and as more particularly described and identified in the chart below.

Tract No.	Property	From	To
30	1005 W 22 ND ST; 1904, 1906, 1908, 2100, 2102, 2108, 2110 SAN GABRIEL ST	MF-4	MF-4-CO-NP
33	1903, 1905, 1907, 1909 ROBBINS PL	MF-4	MF-3-NP
36	1103 W 22 ND ST; 1916, 1918 ROBBINS PL	MF-3	MF-1-CO-NP
52	1006 W 22 ND ST	MF-4	SF-3-CO-NP
60	910, 912, 914 W 22 ND -1/2 ST	MF-4	MF-4-CO-NP
81	2300, 2306 NUECES ST	MF-4, CS	CS-MU-NP
99A	1112 W 24 TH ST	MF-4	MF-4-CO-NP
133A	2802, 2804 SAN PEDRO ST	SF-3	MF-2-NP
	2806, 2808 SAN PEDRO ST	SF-3	SF-3-CO-NP
201	711 W 32 ND ST	MF-4	MF-3-CO-NP
236	3201 N LAMAR BLVD	CS	CS-CO-NP
1019	2833, 2841 SAN GABRIEL ST	SF-3	SF-3-CO-NP

PART 3. The Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. 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 5. 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. 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 6. Tracts 81A and 236 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 1504 of the Code.

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 maximum height of a building or structure is 30 feet from ground level on Tracts 36, 52, 133A (2806, 2808 San Pedro St.), and 1019 (2833, 2841 San Gabriel St.).
2. The maximum height of a building or structure is 35 feet from ground level on Tract 201.

3. The maximum height of a building or structure is 40 feet from ground level on Tract 99A.
4. The maximum height of a building or structure is 45 feet from ground level on Tracts 30 and 60.
5. The maximum height of a building or structure is 50 feet from ground level on Tract 236.
6. A residential use on Tract 36 (1103 West 22nd Street) may not exceed 3,000 square feet.
7. A residential use on Tract 36 (1916 Robbins Place) may not exceed 3,000 square feet.
8. A residential use on Tract 36 (1918 Robbins Place) may not exceed 3,000 square feet.
9. The following uses are prohibited uses of Tract 236:

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

10. The following uses are conditional uses of Tract 236:

Building maintenance services	Hotel-motel
Club or lodge	Laundry services
Commercial blood plasma center	Research services
Group home, class II	Residential treatment
Hospital services (general)	Transitional housing

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

PART 8. This ordinance takes effect on September 13, 2004.

PASSED AND APPROVED

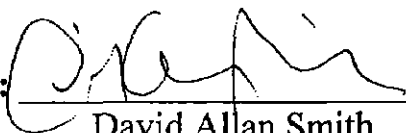
September 2, 2004

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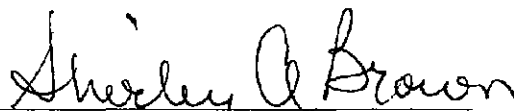
Will Wynn
Mayor

APPROVED:

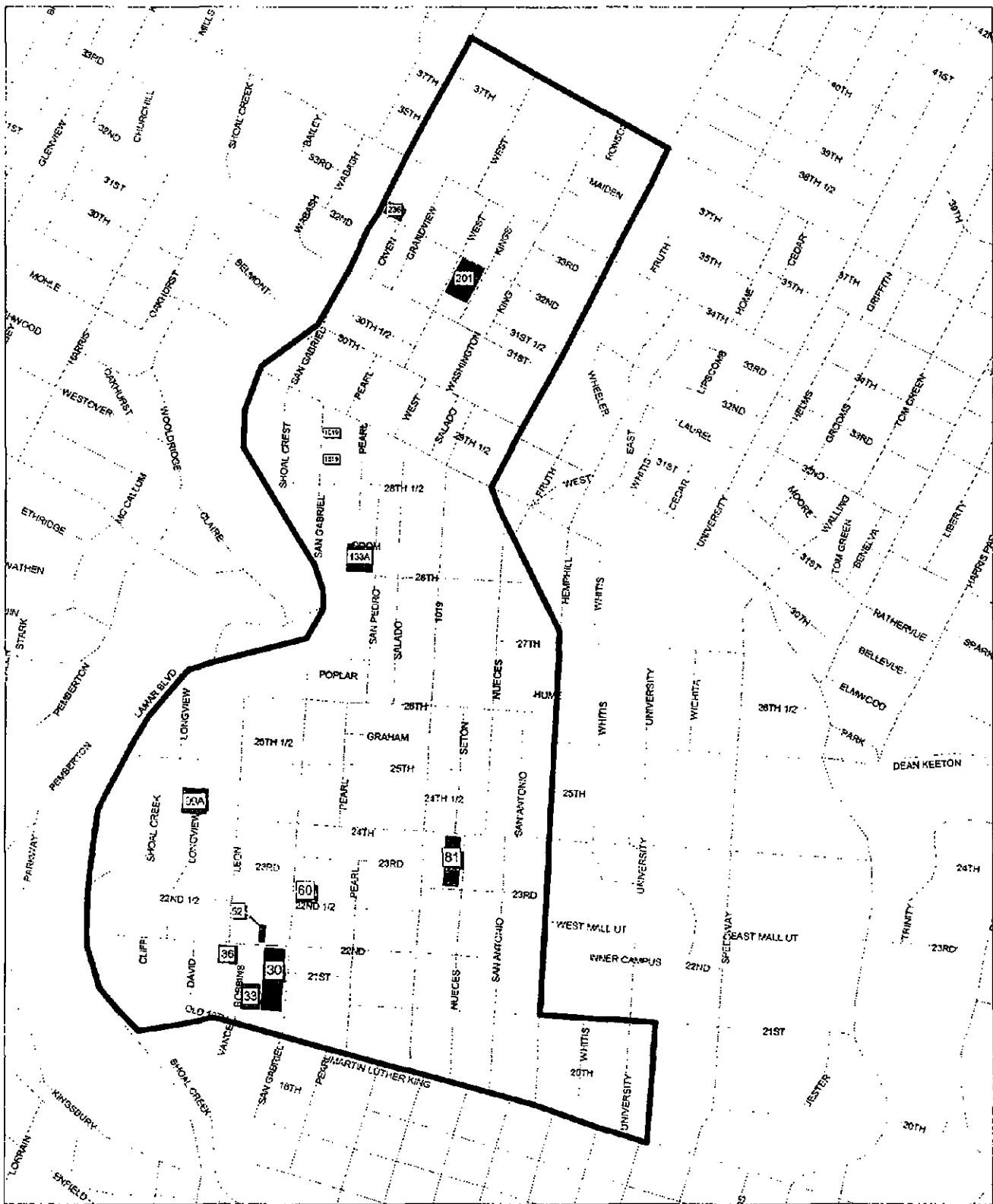


David Allan Smith
City Attorney

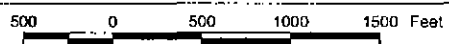
ATTEST:




Shirley A. Brown
City Clerk



**West University Neighborhood Planning Area:
Rezonings Approved on 3rd Reading 9-2-04**
Case #C14-04-0021 EXHIBIT A



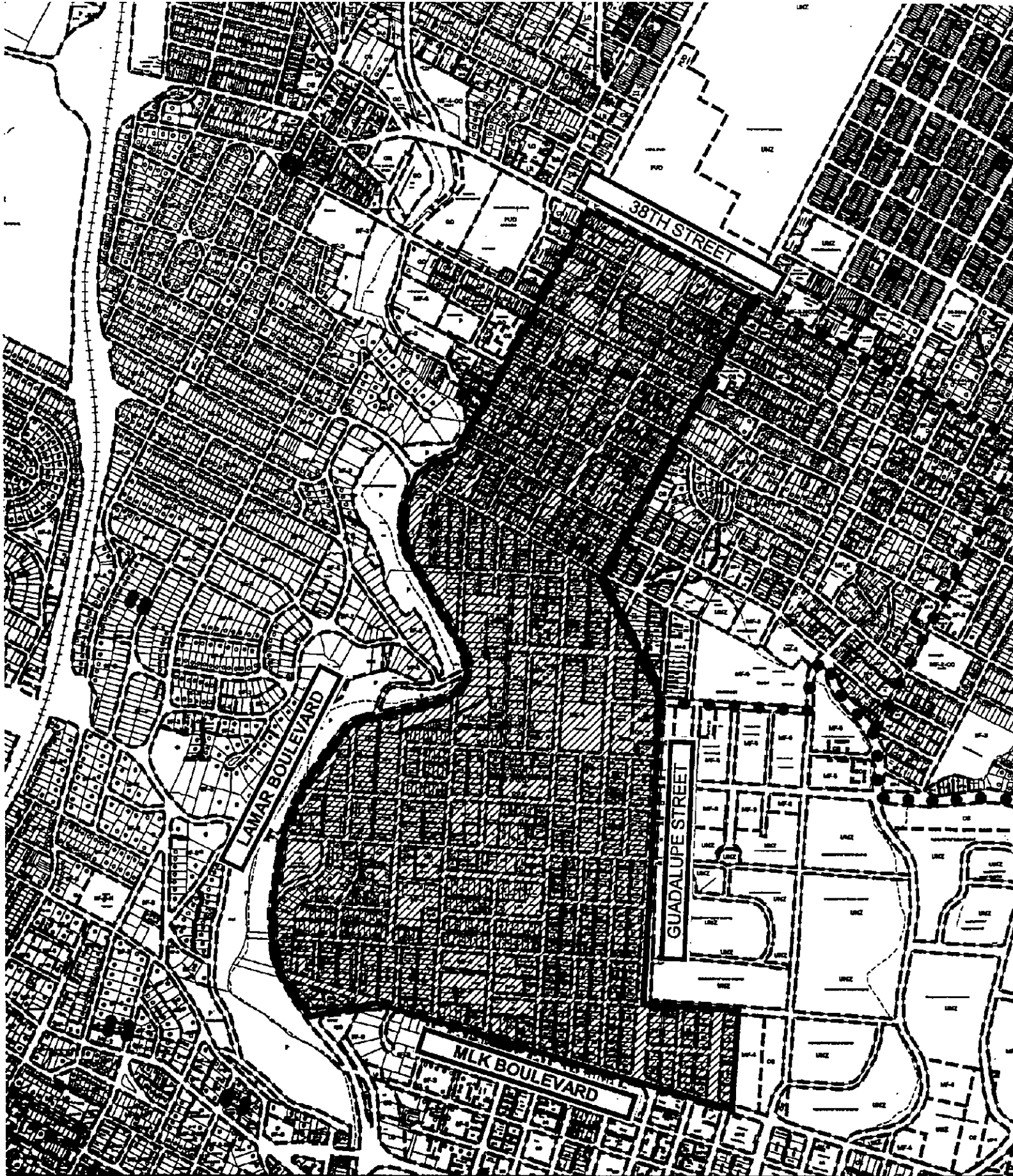
Legend




 Properties with proposed zoning changes

 Tract Number



City of Austin
Neighborhood Planning and Zoning Department



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

CASE #: C14-04-0021

ADDRESS: WEST UNIVERSITY
 NEIGHBORHOOD PLANNING AREA
 SUBJECT AREA (acres): 464.740

ZONING EXHIBIT 73

DATE: 04-03

INTLS: SN

CITY GRID
 REFERENCE
 NUMBER
 J23-25 H23-Z
 4