

ORDINANCE NO. 040902-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 0, 100, 102, AND 104 EAST 51ST STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-5-CO-NP) COMBINING DISTRICT.

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 change the base district from family residence-neighborhood plan (SF-3) combining district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district on the property described in Zoning Case No. C14-04-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 12, 13, 14, and the south 75 feet of Lots 9, 10, and 11, Block 1, Smith and Abrahamson Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 252, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 0, 100, 102, and 104 East 51st Street, in the North Loop neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 010523-31 that established the North Loop neighborhood plan combining district.

PART 3. Secondary apartment special use as set forth in Sections 25-2-1462 and 25-2-1463 of the Code is prohibited on lots in residential districts within the boundaries of the NP combining district.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Duplex residential use is a prohibited use of the Property.
2. A 15-foot wide building setback shall be established along the north and east property lines.


Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on September 13, 2004.

PASSED AND APPROVED

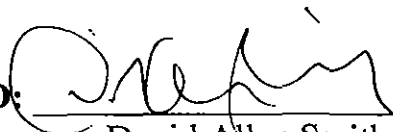
_____, September 2, 2004

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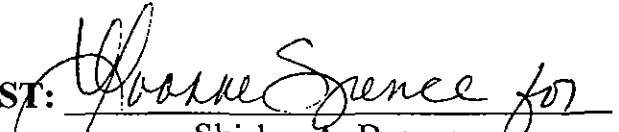
Will Wynn
Mayor

APPROVED:

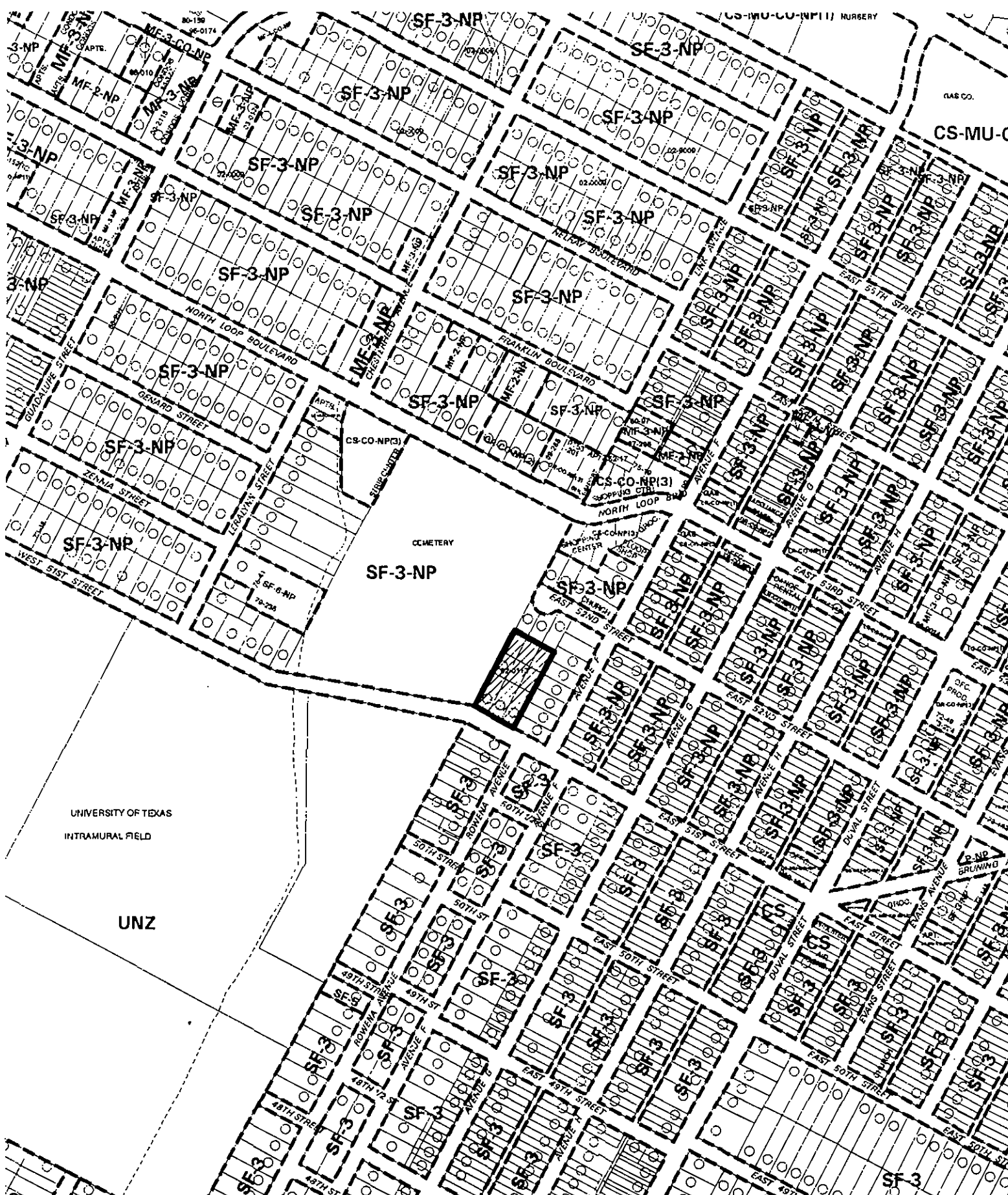


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



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

CASE #: C14-04-0015
 ADDRESS: 0 & 100-104 E 51ST ST
 SUBJECT AREA (acres): 0.950

ZONING EXHIBIT A
 DATE: 04-07
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K26