

**ORDINANCE NO. 040129-Z-7**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR PROPERTY WITHIN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA TO PROHIBIT SECONDARY APARTMENT SPECIAL USE AND URBAN HOME SPECIAL USE AND REZONING AND CHANGING THE ZONING MAP TO PERMIT THE SPECIAL USES ON PROPERTY WITHIN SUBDISTRICT 1 OF THE PLAN AREA.**

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

**PART 1.** Ordinance No. 011213-42 zoned property within the area generally known as the Central East Austin neighborhood plan (CEA) combining district whose boundaries are East Martin Luther King Jr. Boulevard on the north, Chicon Street and Northwestern Avenue on the east, East 7<sup>th</sup> Street on the south and IH-35 on the west.

**PART 2.** Property within the boundaries described in Part 1 and in Zoning Case No. C14-03-0175, on file at the Neighborhood Planning and Zoning Department, is rezoned to prohibit secondary apartment special use and urban home special use.

**PART 3.** Secondary apartment special use and urban home special use are permitted within an area whose boundaries are East Martin Luther King, Jr. Boulevard on the north, Chicon Street to Rosewood Avenue and East 11<sup>th</sup> Street to Comal Street on the east, the alley between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street on the south and IH-35 on the west, generally known as Subdistrict 1 of the CEA, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

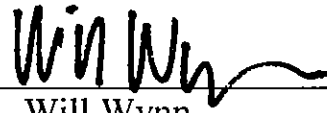
**PART 4.** Except as otherwise provided in this ordinance, the property in the CEA plan area is subject to Ordinance No. 011213-42, that established the Central East Austin neighborhood plan combining district.

**PART 5.** This ordinance takes effect on February 9, 2004.

**PASSED AND APPROVED**

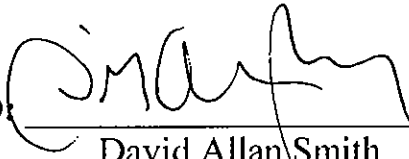
January 29, 2004

§  
§  
§



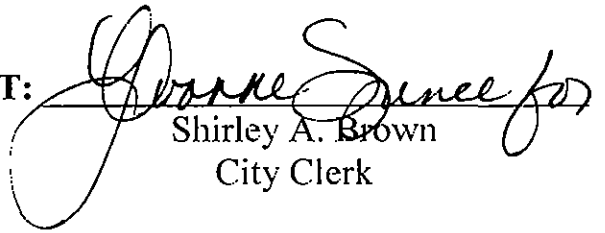
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

Sub-district 1:  
Secondary Apartment  
Urban Home

Neighborhood Wide:  
Small-lot Amnesty

### Sub-district 1

**Kealing Junior High**

**Carver  
Library**

**Texas  
State  
Cemetery**

Huston-Tillotson College

Case: NPA-03-0009.03,  
accompanying zoning case C14-03-0175

A comprehensive plan shall not constitute zoning regulations or establish zoning districts.

This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from the Neighborhood Planning & Zoning Dept., City of Austin.

