

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0025

BOA DATE: April 11th, 2022

ADDRESS: 3709 Cedar St

COUNCIL DISTRICT: 2

OWNER: Suzannah Cox

AGENT: Karen McGraw

ZONING: MF-2-NCCD-NP (North University NCCD-NP)

LEGAL DESCRIPTION: N27.5FT OF LOT 10 * & S13.75FT OF LOT 12 BLK 2 OLT 77 DIV D BUDDINGTON SUBD

VARIANCE REQUEST: a) lot width requirements to decrease the minimum lot width from 50 feet to 41 feet and b) setback requirements to decrease the minimum interior side yard setback from 5 feet to 3 feet

SUMMARY: erect second dwelling and detached garage

ISSUES:

	ZONING	LAND USES
<i>Site</i>	MF-2-NCCD-NP	Multi-Family
<i>North</i>	SF-3-NCCD-NP	Single-Family
<i>South</i>	MF-2-NCCD-NP	Multi-Family
<i>East</i>	MF-4-NCCD-NP	Multi-Family
<i>West</i>	SF-3-H-NCCD-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC

Central Austin Community Development Corporation

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North University Neighborhood Association

North University Neighborhood Association Development Review Committee

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2022-0025 ROW # 12878961 Tax # 0218040316

Section 1: Applicant Statement

Street Address: 3709 Cedar Street

Subdivision Legal Description:

A portion of Lot 10 and Lot 12 of Buddington's Subdivision,

Lot(s): N. 27.5FT of lot 10 and A13.75FT of Lot 1 Block(s): 2

Outlot: 77 Division: D

Zoning District: MF2-NCCD-NP

I/We Karen McGraw on behalf of myself/ourselves as
authorized agent for Suzannah Cox affirm that on
Month Select, Day Select, Year Select, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other:

Type of Structure: Second Dwelling and separate Garage

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

(see full text on P. 8)

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

This site has a 41' front width which is the narrowest on the block except for 3711 which has the same and a new home is being constructed there now. The Owner wishes to maintain the existing 854 SF home and add a second dwelling of 850 SF limit per code.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

All other lots are either developed as multi-family or have the lot size and width to create a second dwelling. except for 3711 which is underconstruction.

The garage needs to be relocated to allow alley access but due to tree protection it needs to use the 3' side setback.

b) The hardship is not general to the area in which the property is located because:

Only two lots on this block have this 41' lot width. All others are wider except next door at 3711 Cedar has a new house being constructed that will utilize it's entire .4 FAR (.39)

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

This development will be far less dense than the apartments to the north, south and east and will be one story with loft and neighboring buildings are all two stories or greater.

These two units will require less parking and produce less traffic than the multi-family uses surrounding it and the Austin Groups for the Elderly (AGE) that lies to the west.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:


2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 03/10/2022

Applicant Name (typed or printed): Karen McGraw

Applicant Mailing Address: 4315 Avenue C

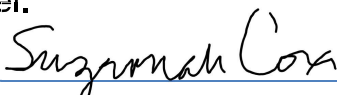
City: Austin State: TX Zip: 78751

Phone (will be public information): 512-459-2261

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date:

Owner Name (typed or printed): Suzannah Cox

Owner Mailing Address: 3709 Cedar Street

City: Austin State: TX Zip: 78705

Phone (will be public information): (361) 557-1960

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: Karen McGraw

Agent Mailing Address: 4315 Avenue C

City: Austin State: TX Zip: 78751

Phone (will be public information): 512-459-2261

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Space (continued)

First variance: North University NCCD No. 040826-058 Part 7 (1) requires a lot minimum width of 50'. and Owner requests a variance to allow two-family use on this lot with a 41' lot width.

Note that the Ordinance 20110804-040 Part 3 (5) (b) Allows 2-family use on a lot at least 5,750 SF. The existing lot is 41' wide and contains 6,636 SF.

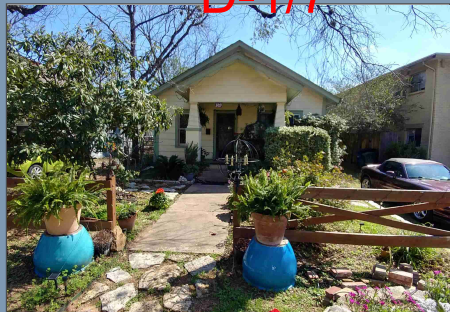
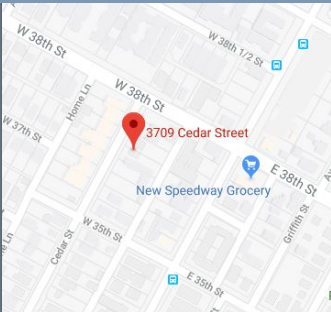
Second variance: North University NCCD No. 040826-058 Part 7 (1) requires a 5' side setback and the Owner requests a variance to place a new accessory building (garage) with a 3' setback from the south side property line.

Note - North University NCCD No. 040826-058 Part 7 (3) (d) " a non-complying accessory building may be reconstructed at its existing location, but may not be less than 3' from the rear and interior side property lines". The owner requests to remove the existing garage and replace it with a new garage 3' from the south property line - not on its existing location.

PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

2132 E 9th St, Suite 310, Cleveland, OH 44115
LB# 10193993 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



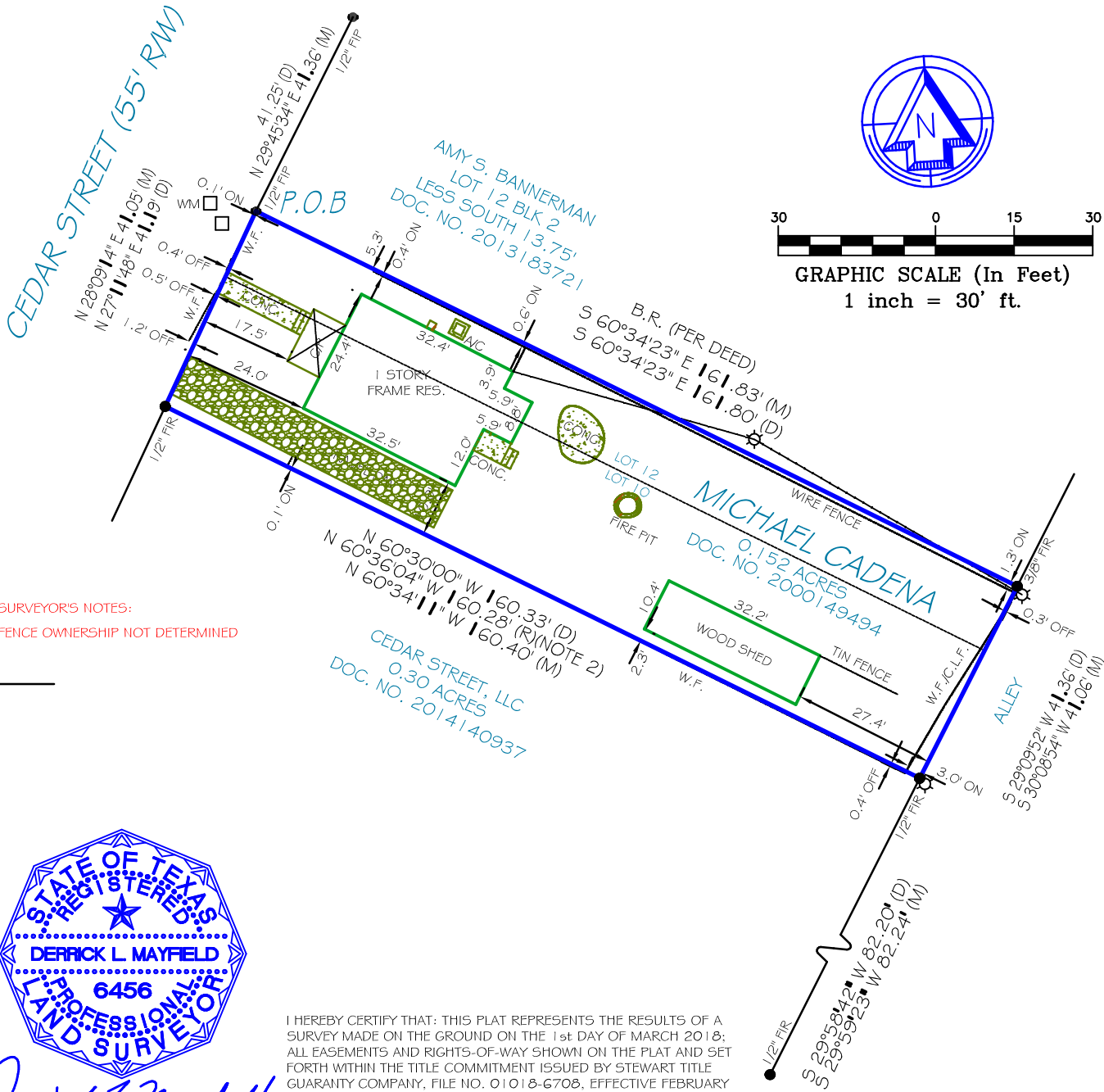
PROPERTY ADDRESS: 3709 CEDAR STREET, AUSTIN, TEXAS 78705

SURVEY NUMBER: 1802.2630

18022630

(REVO 3/6/2018)

BOUNDARY SURVEY
TRAVIS COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED



Derrick L. Mayfield

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 1st DAY OF MARCH 2018; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01018-6708, EFFECTIVE FEBRUARY 15, 2018, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 10/06/16.

POINTS OF INTEREST
NONE VISIBLE

POWERED BY:

surveystars

www.surveystars.com

CLIENT NUMBER:

DATE: 3/6/2018

BUYER: Suzannah C Barnebey

SELLER: MICHAEL CADENA

CERTIFIED TO: SUZANNAH C BARNEBEY

This is page 1 of 2 and is not valid without all pages.

EXACTA TEXAS SURVEYORS, INC

2132 E9th St, Cleveland OH 44115
LB# 10193993 | P: 866.735.1916 | F: 773.305.4011

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 0.152 ACRE TRACT OF LAND, BEING A PORTION OF LOT 10 AND LOT 12 OF BUDINGTON'S SUBDIVISION, A SUBDIVISION OUT OF OUTLOT 71, DIVISION AND RECORDED IN VOLUME 1, PAGE 54 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.152 ACRE TRACT BEING THE SAME AS CONVEYED IN A GENERAL WARRANTY DEED WITHVENDOR'S LIEN FROM JANET RAGSDALE TO RAYMUNDO LOPEZ, JR. AND MARGARET E. LOPEZ AND RECORDED IN VOLUME 12378, PAGE 556, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.152 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND ON THE SOUTHEAST LINE OF CEDAR STREET AND THE NORTHWEST LINE OF LOT 10, AT THE NORTH CORNER OF THE BYLER, INC. TRACT OF LAND RECORDED IN VOLUME 8815, PAGE 1082, AND THE WEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, ALONG THE COMMON LINE OF THIS TRACT AND CEDAR STREET, NORTH 27° 11' 48" EAST (RECORD = NORTH 27° 17' 39" EAST), A DISTANCE OF 41.19 FEET (RECORD = 41.13 FEET) TO A 1-1/4" PIPE FOUND AT THE WEST CORNER OF THE WILLIAM CHRISTENSEN TRACT OF LAND RECORDED IN VOLUME 11852, PAGE 511, AND THE NORTH CORNER OF THIS TRACT HEREIN DESCRIBED;THENCE, DEPARTING THE SOUTHEAST LINE OF CEDAR STREET AND ALONG THE COMMON LINE OF THIS TRACT AND SAID CHRISTENSEN TRACT, SOUTH 60° 34' 23" EAST (RECORD æ "BASIS OF BEARING"), A DISTANCE OF 161.30 FEET (RECORD = 161.80 FEET) TO A 1/2" IRON PIPE FOUND ON THE NORTHWEST LINE OF AN ALLEYWAY, AT THE SOUTH CORNER OF THE CHRISTENSEN TRACT AND THE EAST CORNER OF THIS TRACT HEREIN DESCRIBED;THENCE, ALONG THE COMMON LINE OF THIS TRACT AND SAID ALLEYWAY, SOUTH 29° 09' 52" WEST (RECORD SOUTH 29° 22' 38" WEST), A DISTANCE OF 41.36 FEET (RECORD = 41.31 FEET) TO A 1/2" REBAR SET FOR THE SOUTH CORNER OF THIS TRACT HEREIN DESCRIBED AT THE EAST CORNER OF THE AFOREMENTIONED BYLER, INC. TRACT, FROM WHICH A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF LOT 8 BEARS SOUTH 29° 09' 42" WEST, A DISTANCE OF 79.52 FEET;THENCE, DEPARTING THE NORTHWEST LINE OF SAID ALLEYWAY AND ALONG THE COMMON LINE OF THIS TRACT AND SAID BYLER, INC. TRACT, NORTH 60° 30' 00" WEST (RECORD = NORTH 60° 30' 00" WEST), A DISTANCE OF 150 FEET (RECORD = 160.31 FEET) TO THE POINT OF BEGINNING.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 60 DEGREES 34 MINUTES 23 SECONDS EAST IS BASED ON THE PROPERTY LINE OF , LOCATED WITHIN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN FILM CODE NO. OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193993 is physically located at 2132 E 9th St, Suite 310, Cleveland, OH 44115.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor . These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT

CONCRETE

WATER

BRICK or TILE

COVERED AREA

WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK

CENTERLINE

COMMON ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FIND OR SET MONUMENT

GUYWIRE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

(C)	CALCULATED	E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT	A.E.	ACCESS EASEMENT
(D)	DEED	ELEV.	ELEVATION	NAVDS88	NORTH AMERICAN VERTICAL	R/W	RIGHT OF WAY	A.N.E.	ANCHOR EASEMENT
(F)	FIELD	EM	ELECTRIC METER		DATUM OF 1988	RES.	RESIDENCE	C.M.E.	CANAL MAINTENANCE ESMT.
(M)	MEASURED	ENCL.	ENCLOSURE	NGVD29	NATIONAL GEODETIC	RGE.	RANGE	C.U.E.	COUNTY UTILITY ESMT.
(P)	PLAT	ENT.	ENTRANCE		VERTICAL DATUM OF 1929	S.B.L.	SET BACK LINE	D.E.	DRAINAGE EASEMENT
(R)	RECORD	EUB	ELECTRIC UTILITY BOX	O.C.S.	ON CONCRETE SLAB	S.C.L.	SURVEY CLOSURE LINE	D.U.E.	DRAINAGE AND UTILITY ESMT.
(S)	SURVEY	F.F.	FINISHED FLOOR	O.G.	ON GROUND	S.T.L.	SURVEY TIE LINE	ESMT.	EASEMENT
A.S.B.L.	ACCESSORY SETBACK LINE	F.O.P.	EDGE OF PAVEMENT	O.R.B	OFFICIAL RECORD BOOK	S.W.	SEAWALL	I.E./E.E.	INGRESS/EGRESS ESMT.
A/C	AIR CONDITIONING	F/DH	FOUND DRILL HOLE	O.R.V.	OFFICIAL RECORD VOLUME	S/GD	SET GLUE DISC	IRR.	IRRIGATION EASEMENT
B.C.	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT	O/A	OVERALL	S/W	SIDEWALK	L.A.E.	LIMITED ACCESS ESMT.
B.F.P.	BACKFLOW PREVENTOR	FIP	FOUND IRON PIPE	O/S	OFFSET	SCR.	SCREEN	L.B.E.	LANDSCAPE BUFFER ESMT.
B.R.	BEARING REFERENCE	FIPC	FOUND IRON PIPE & CAP	OFF	OUTSIDE OF SUBJECT PARCEL	SEC.	SECTION	L.E.	LANDSCAPE ESMT.
B.R.L.	BUILDING RESTRICTION LINE	FIR	FOUND IRON ROD	OH.	OVERHANG	SEP.	SEPTIC TANK	L.M.E.	LAKE OR LANDSCAPE
B/W	BAY/BOX WINDOW	FIRC	FOUND IRON ROD & CAP	OHL	OVERHEAD LINES	SEW.	SEWER		MAINTENANCE EASEMENT
BLDG.	BUILDING	FN	FOUND NAIL	ON	INSIDE OF SUBJECT PARCEL	SIRC	SET IRON ROD & CAP	M.E.	MAINTENANCE EASEMENT
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC	P.B.	PLAT BOOK	SN&D	SET NAIL & DISC	P.U.E.	PUBLIC UTILITY EASEMENT
BM	BENCHMARK	FND.	FOUND	P.C.	POINT OF CURVATURE	SQ.FT.	SQUARE FEET	R.O.E.	ROOF OVERHANG ESMT.
BSMT.	BASEMENT	FPKN	FOUND PARKER-KALON NAIL	P.C.C.	POINT OF COMPOUND	STY.	STORY	S.W.E.	SIDEWALK EASEMENT
C	CURVE	FPKN&D	FOUND PK NAIL & DISC	P.C.P.	CURVATURE	SV	SEWER VALVE	S.W.M.E.	STORM WATER MANAGEMENT
C.B.	CONCRETE BLOCK	FRRS&K	FOUND RAILROAD SPIKE		PERMANENT CONTROL POINT	T.O.B.	TOP OF BANK		EASEMENT
C.L.F.	CHAIN LINK FENCE	GAR.	GARAGE	P.I.	POINT OF INTERSECTION	TBM	TEMPORARY BENCHMARK	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
C.O.	CLEAN OUT	GM	GAS METER	P.O.B.	POINT OF BEGINNING	TEL.	TELEPHONE FACILITIES	U.E.	UTILITY EASEMENT
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION	P.O.C.	POINT OF COMMENCEMENT	TWP.	TOWNSHIP		
C/L	CENTER LINE	ILL.	ILLEGIBLE	P.P.	PINCHED PIPE	TX	TRANSFORMER		
C/P	COVERED PORCH	INST.	INSTRUMENT	P.R.C.	POINT OF REVERSE CURVATURE	TYP.	TYPICAL		
C/S	CONCRETE SLAB	INT.	INTERSECTION	P.R.M.	PERMANENT REFERENCE MONUMENT	U.R.	UTILITY RISER		
CATV	CABLE TV RISER	L	LENGTH	P.T.	POINT OF TANGENCY	UG	UNDERGROUND		
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS	P/E	POOL EQUIPMENT	UR	UTILITY RISER		
CHIM.	CHIMNEY	LS#	LICENSE # - SURVEYOR	P/G	PAGE	V.F.	VINYL FENCE		
CONC.	CONCRETE	M.B.	MAP BOOK	PLS	PROFESSIONAL LAND SURVEYOR	W.F.	WOODEN FENCE		
COR.	CORNER	M.E.S.	MITERED END SECTION	PLT	PLANTER	W/C	WITNESS CORNER		
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W/F	WATER FILTER		
D.F.	DRAIN FIELD	MES	MITERED END SECTION			WM	WATER METER/VALVE BOX		
D.H.	DRILL HOLE	MH	MANHOLE			WV	WATER VALVE		
D/W	DRIVEWAY	N.R.	NON RADIAL	R	RADIUS or RADIAL				

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
Suzannah C Barnebey

EXACTA

10% OFF

OF FUTURE SURVEYING SERVICES

ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

JOB NUMBER: 1802.2630	DATE: 3/6/2018	REVISION DATE(S): (REV.0 3/6/2018)

Description of a 0.152 acre tract of land, being a portion of Lot 10 and Lot 12 of Budington's Subdivision of part of Out Lot 77 in Division D of the Austin City Out Lots, a subdivision recorded in Volume 1, Page 54 of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), being all of that called 0.152 acre tract of land conveyed to Michael Cadena, A single man, by Warranty Deed With Vendor's Lien, as recorded in Document No. 2000149494 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), said 0.152 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found for the Southwest corner of that tract called "Lot 12, Block 2 of said Buddington Subdivision, less the South 13.75 feet", as conveyed to Amy S. Bannerman by General Warranty Deed recorded in Document No. 2013183721 O.P.R.T.C.Tx., and the Northeast corner and **POINT OF BEGINNING** hereof;

THENCE, over and across said Lot 12, with the South line of said Bannerman tract and the North line hereof, South 60° 34' 23" East (Record South 60° 34' 23" East), a distance of 161.83 feet (Record 161.80 feet) to a 1/2" iron pipe found on the Northwest line of an alley, for the Southeast corner of said Bannerman tract and the Northeast corner hereof;

THENCE, with said Northwest line of an alley, the East line of said Lot 12, the East line of said Lot 10, and the East line hereof, South 30°08'54" West (Record South 29° 09' 52" west), a distance of 41.06 feet (Record 41.36 feet) to a 1/2" iron rod found for the Southeast corner hereof and the Northeast corner of that called 0.30 acre tract of land conveyed to Cedar Street, LLC by Special Warranty Deed, as recorded in Document No. 2014140937 O.P.R.T.C.Tx., as established by that Final Judgement recorded in Document No. 2008172202 O.P.R.T.C.Tx., from which a 1/2" iron rod found at the Southeast corner of said 0.30 acre tract of land bears South 29° 59' 23" West (Record South 29°58'42 West), a distance of 82.24 feet (Record 82.20 feet);

THENCE, departing the Northwest line of said alleyway, over and across said Lot 10, with the North line of said 0.30 acre tract of land and the South line hereof, as established by said Final Judgement, North 60°34'11" West (Record North 60°36'04" West), a distance of 160.40 feet (Record 160.28 feet) to a 1/2" iron rod found on the Southeast right-of-way line of Cedar Street and the Northwest line of said Lot 10, at the Northwest corner of said 0.30 acre tract and the Southwest corner hereof;

THENCE with said Southeast right-of-way line of Cedar Street, said Northwest line of Lot 10, said Northwest line of Lot 12, and and the Northwest line hereof, North 28°09'14" East (Record North 27° 11' 48" East), a distance of 41.05 feet (Record 41.19 feet) to the **POINT OF BEGINNING**, and containing 0.152 acres (6,613 sq. ft.) of land, more or less.

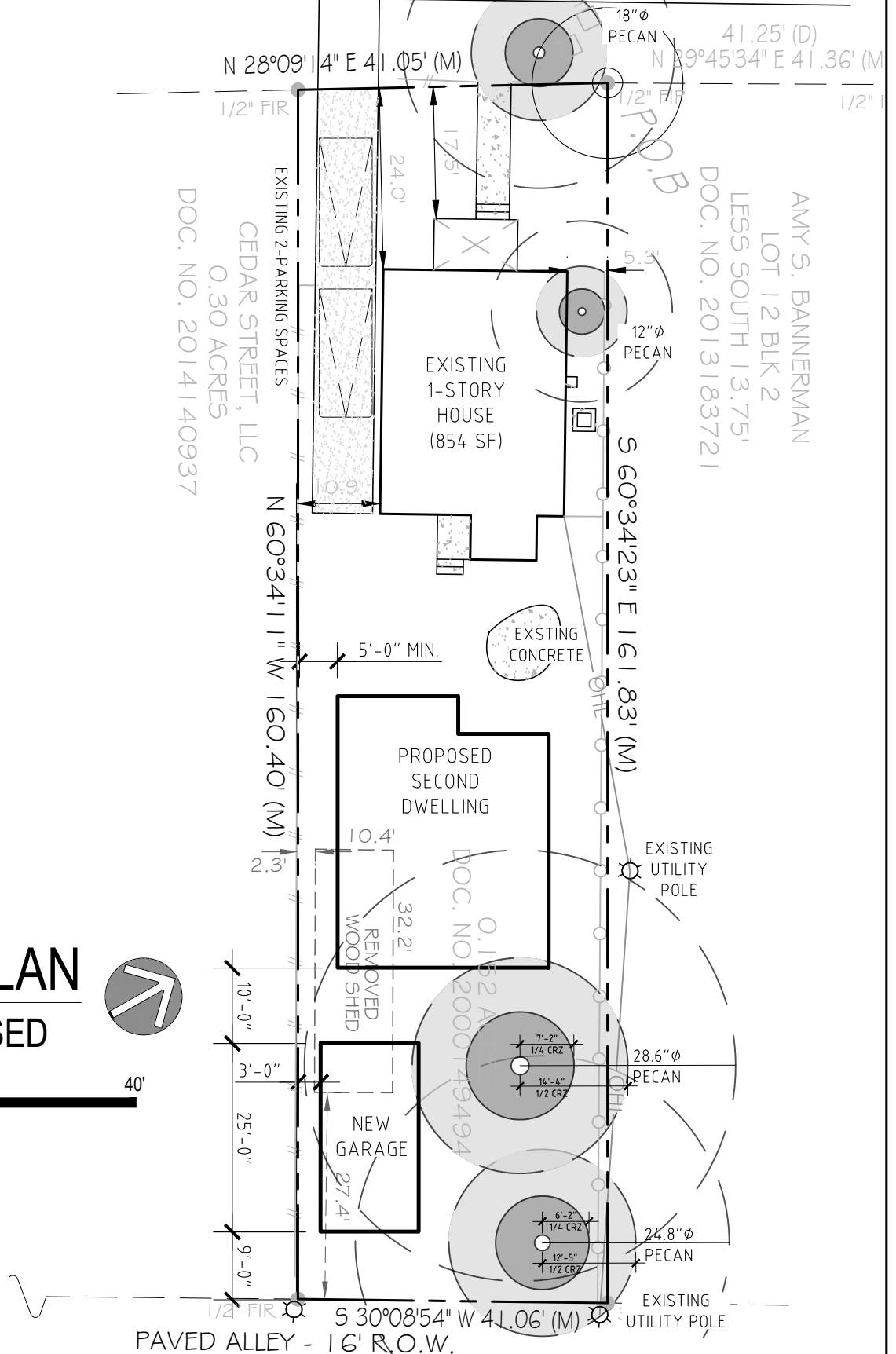
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D-1/10

CEDAR STREET (55' R/W)

SITE PLAN PROPOSED



3709 CEDAR STREET

AUSTIN, TEXAS 78751
PROPOSED SECOND DWELLING
BOARD OF ADJUSTMENT EXHIBIT

For interim review only.
Not intended for Regulatory
Approval, Permitting, or
Construction
Karen McGraw, Architect
#6495

Karen McGraw Architect PLLC

4315 Avenue C Austin, Texas 78751
512-917-1761
mcgrawka@earthlink.net

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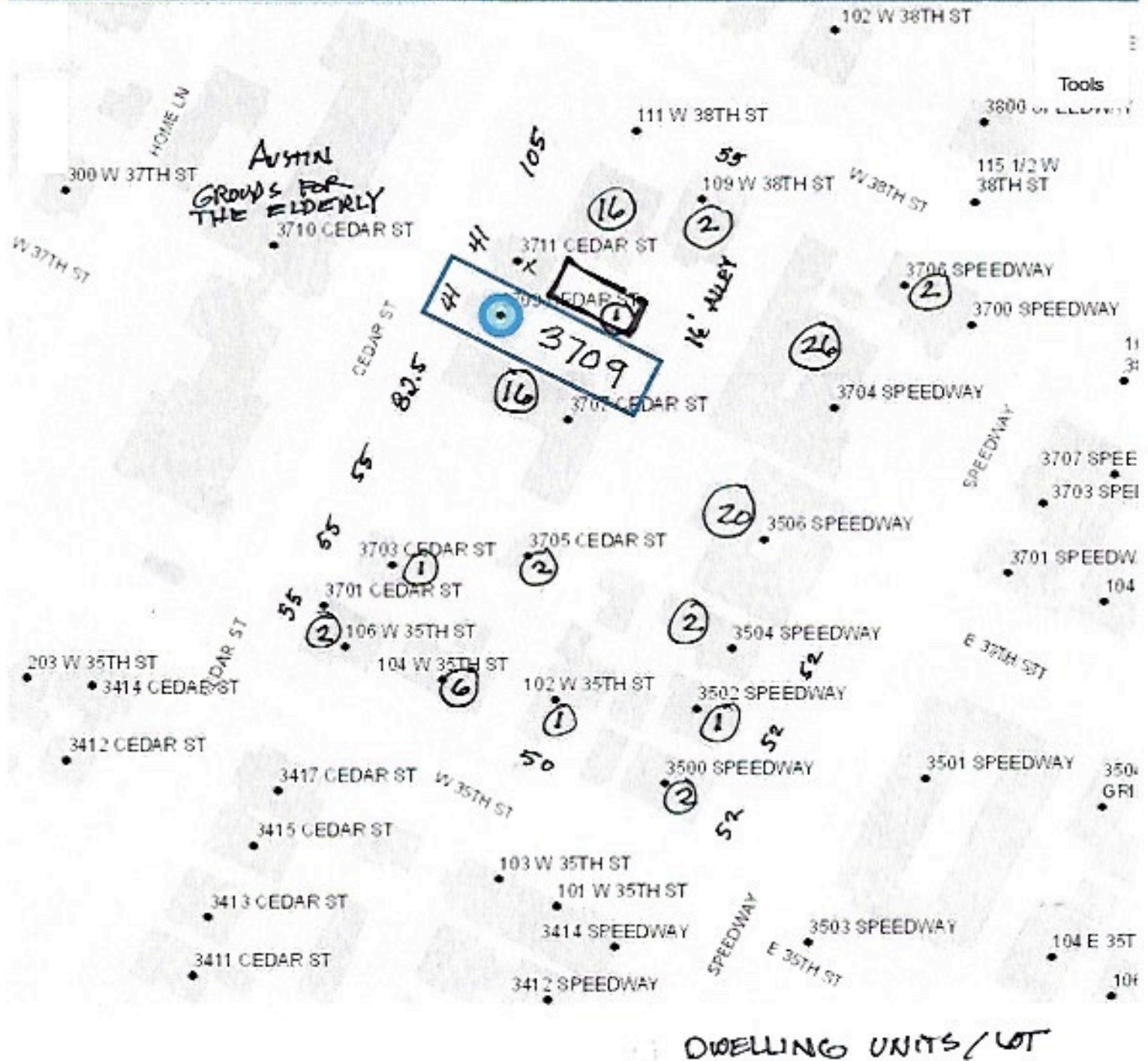
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Property Profile

A DEVELOPMENT SERVICES TOOL



ORDINANCE NO. 040826-58

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 38TH STREET TO THE NORTH, SAN JACINTO BOULEVARD AND 27TH 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 38th Street to the north, San Jacinto Boulevard and 27th 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; 502 W 30TH ST	CS	GR-NCCD-NP
APD-846	501, 503 W 30TH ST; 2910 FRUTH ST	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 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-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-861	3001 CEDAR ST (N 156 FT OF S 176 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP

TRACT	ADDRESS	FROM	TO
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; 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
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-737A	404 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-742	408, 410 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742B	400 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
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

TRACT	ADDRESS	FROM	TO
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-1-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	LO-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 (W1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY; 3104 (E1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 (S45FT OF E69FT OF LOT 5 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-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; 2827 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 S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	MF-3	CS-NCCD-NP
TD-727	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	CS	CS-H-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB) 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 46FT 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	2703 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.

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

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

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

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

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

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

HABITABLE SPACE has the meaning used in the Building Code.

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

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

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

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

TANDEM PARKING means one car behind another so that one car must be moved before 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 27th to 38th 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 30th Street to 38th Street. It includes Districts 2 and 2A.
3. The Adams Park District - generally located within one-half block of Adams Park between 29th Street and 30th Street. It includes Districts 3 and 3A.
4. The San Jacinto District – generally located in the area bounded by Duval Street, West 31st Street, Speedway and San Jacinto Street. It includes District 4.
5. The Guadalupe District – generally located along the east side of Guadalupe Street from 27th Street to 38th 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 34th Street to 38th Street. It includes District 6.
7. The Waller Creek/Seminary District – generally located from 27th Street to 30th 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						
Residential Uses								
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	--	--	--	--	--	--	--	--

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						
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
Commercial Uses	2	2	2A	3	3A	4	5	6
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	--

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						
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--
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	--	--	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	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--

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						
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	--
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	--
Industrial Uses	2	2	2A	3	3A	4	5	6
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(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						
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	--	--	--	--	--	--	--	--
Civic Uses	2	2	2A	3	3A	4	5	6
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

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						
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 (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	--

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						
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								
(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
Residential Uses			
Bed & Breakfast (Group 1)	P	P	P
Bed & Breakfast (Group 2)	P	P	P
Condominium Residential	P	P	P
Duplex Residential	P	P	P

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
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	--	--	--
Single-Family Residential	P	P	P
Small Lot Single-Family Residential	--	--	--
Townhouse Residential	P	P	P
Two-Family Residential	P	P	P
Commercial Uses	7	7A	7B
Administrative and Business Offices	P(2)	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(2)	P	--
Construction Sales and Services	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Consumer Convenience Services	P(2)	P	--
Consumer Repair Services	--	--	--
Convenience Storage	--	--	--
Drop-Off Recycling Collection Facility	--	--	--
Electronic Prototype Assembly	--	--	--
Equipment Repair Services	--	--	--
Equipment Sales	--	--	--
Exterminating Services	--	--	--
Financial Services	C(2)	P	--
Food Preparation	P(2)	P	--
Food Sales	P(2)	P	--
Funeral Services	--	--	--
General Retail Sales (Convenience)	--	P	--
General Retail Sales (General)	--	--	--
Hotel-Motel	P(2) (3)	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	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Pawn Shop Services	--	--	--
Personal Improvement Services	--	--	--
Personal Services	--	--	--
Pet Services	--	--	--
Plant Nursery	--	--	--
Printing and Publishing	--	--	--
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	--	--	--
Industrial Uses	7	7A	7B
Basic Industry	--	--	--
Custom Manufacturing	--	--	--
General Warehousing and Distribution	--	--	--
Light Manufacturing	--	--	--
Limited Warehousing and Distribution	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Recycling Center	--	--	--
Resource Extraction	--	--	--
Urban Farm	P	P	P
All Other Agricultural Uses	--	--	--
Civic Uses	7	7A	7B
Administrative Services	P	P	P
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	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Guidance Services	P	P	--
Hospital Services (General)	--	--	--
Hospital Services (Limited)	--	--	--
Local Utility Services	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	--	--	--
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 5,000GSF – C over 5,000 SF per tenant (2) Total commercial uses shall not exceed 10,000 SF (does not apply to accessory uses); A display window for commercial uses may not be visible from 30 th St.; A commercial building entrance or sign may not be located on or visible from 30 th St.; (3) Limited to temporary housing of Seminary faculty, students and staff			

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 35th Street. The maximum lot size for the use is 12,500 square feet.
 - c. A multi-family residential use, condominium residential use, or any combination of multifamily 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.
 - 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. 35th 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.

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.

1. Pedestrian-oriented uses. A pedestrian-oriented use, a civic 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 33rd Street and West 34th Street shall front on West 33rd 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.
 - c. Except as otherwise provided in this section, the maximum gross floor area of the rear dwelling unit of a two-family residential use is 850 square feet. On a corner lot, the rear dwelling unit may exceed 850 square feet if:
 - 1) living space is provided on the ground floor.
 - 2) one unit has frontage on a north-south street; and
 - 3) one unit has frontage on an east-west street.
6. Duplex residential use. In the Residential District, a duplex 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.
7. Parking.
 - a. Except as otherwise provided in this section, a parking space for a residential use may not be located in a street side yard.
 - b. The maximum number of parking spaces in all street yards on a site is two.
 - c. Pavement for a parking space in a front yard may not be located in front of a principal structure.

- d. Except for a single-family or two-family residential use, excess parking is prohibited.
 - e. This subsection applies to an existing single-family, duplex, or two-family residential. If 400 square feet or more are added to the conditioned gross building floor area, the use must comply with current parking regulations. This includes conversion of accessory space to habitable space.
 - f. A person may not reduce existing parking spaces to a number less than the number of spaces prescribed in the City Code for the present use nor may a person reallocate existing parking spaces to a new use unless the prior use is terminated or reduced in size.
 - g. For a multi-family use, a parking space must be provided for each bedroom in a dwelling unit.
 - 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 into 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	1600	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 0.4:1	0.5:1	0.5:1	0.5:1	0.35:1
Max. building coverage	40%	45%	50%	55%	35%

RESIDENTIAL DISTRICT		SITE DEVELOPMENT STANDARDS			
	SF-2/SF-3	MF-1	MF-2	MF-3 thru MF-6	NO
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 Part 6. Subsections 5 & 6 (General Provisions)					
**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 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.
- 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:
 - The front property line of a residential use is 60 feet.
 - The setback map determines any other street yard setback.
- 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 34th 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 3701 Cedar Street, the maximum number of multifamily units is 40 units per acre.
 5. On 208 E. 31st 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 34th Street (Tract RDE 809) and 309 E. 34th 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	0.75 : 1	0.75 : 1	0.5:1	0.7:1	0.5:1	2.0:1

ORDINANCE NO. 20110804-040

AN ORDINANCE AMENDING ORDINANCE NO. 040826-58 TO CLARIFY THE PROVISIONS FOR A TWO-FAMILY RESIDENTIAL USE FOR PROPERTY LOCATED WITHIN THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.

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

PART 1. Ordinance No. 040826-58 (the “Original Ordinance”) zoned property and established a neighborhood conservation-neighborhood plan combining district to approximately 234.87 acres of land in the City of Austin, Travis County, Texas, generally known as the North University conservation-neighborhood plan combining district (“NUNA”) and more particularly described and identified in Zoning Case No. C14-04-0022. The Original Ordinance was amended by Ordinance No. 20070111-077 in Zoning Case No. C14-06-0186, and by Ordinance No. 20081120-026.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood conservation-neighborhood plan (NCCD-NP) combining district to neighborhood conservation-neighborhood plan (NCCD-NP) combining district on approximately 234.87 acres of land described in Zoning Case No. C14-04-0022.01, on file at the Planning and Development Review Department, and generally identified in the map attached as Exhibit “A” incorporated into this ordinance, (the “Property”), locally known as the area bounded by 38th Street to the north, San Jacinto Boulevard and 27th Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas.

PART 3. Section 5 of Part 6 (*General Provisions*) of the Original Ordinance is amended as shown in this Part.

5. Two-family residential use.

- a. [~~In the Residential District, a~~] 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 48 [50] feet.

b. Two-family use is permitted on a lot that is at least 5,750 square feet if all other Code and NCCD requirements are met and if the floor-to-area ratio as defined by Subchapter F of the Code does not exceed 0.4 to 1.0.

~~{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.~~

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

- 1) living space is provided on the ground floor.
- 2) one unit has frontage on a north-south street; and
- 3) one unit has frontage on an east-west street.

PART 4. Except as otherwise specifically provided in this ordinance, the Property in the NUNA neighborhood plan area is subject to Ordinance No. 040826-58, as amended, that established the North University neighborhood conservation-neighborhood plan combining district.

PART 5. This ordinance takes effect on August 15, 2011.

PASSED AND APPROVED

August 4, 2011

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§
§



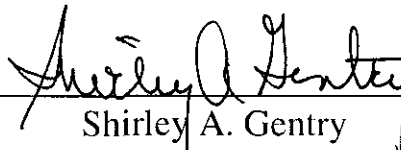
Lee Leffingwell
Mayor

APPROVED:

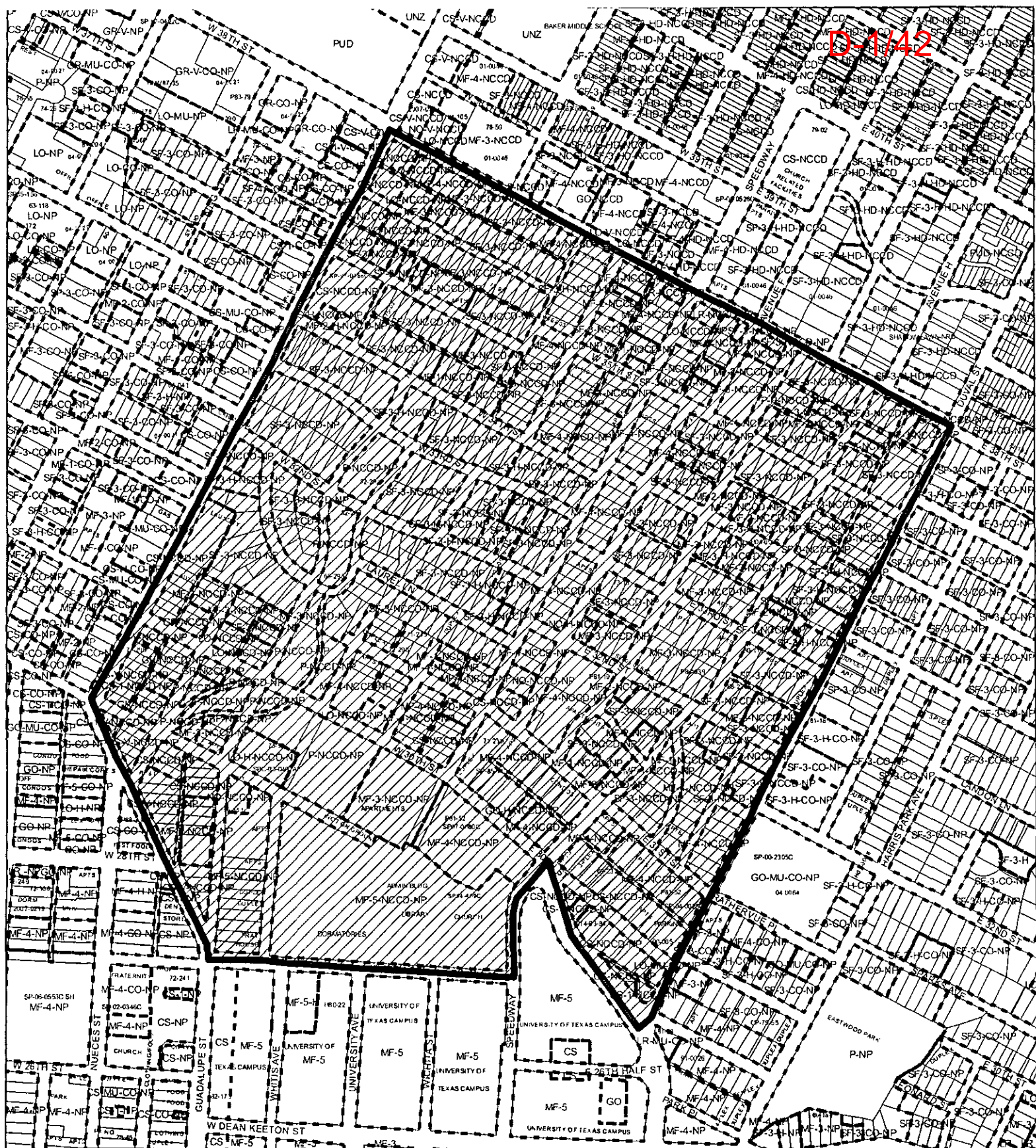


Karen M. Kennard
City Attorney

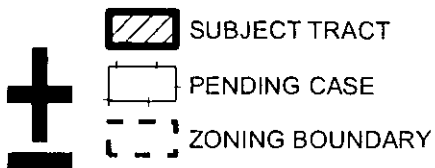
ATTEST:



Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-04-0022.01
 LOCATION: W 38TH ST
 SUBJECT AREA: 234.87 ACRES
 GRID: J24/J25
 MANAGER: C.PATTERSON



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3700 Block of Cedar Street - Views to East Side of street

D-1/43



corner (38th Street at 3713 Cedar) - apartments



3713 Cedar to 3711 Cedar (Bannerman)



3711 Cedar to 3709 Cedar (Cox)



3709 Cedar to 3707 Cedar (Cedar Flats apartments)



3707 Cedar to 3705 Cedar (Morris) to 3703 Cedar (Chapman)



3705 Cedar (Morris) to 3703 Cedar (Chapman)



3703 Cedar (Chapman) to 3701 Cedar (rental duplex)

Adjacent Properties viewed from 3709 Back Yard



3506 Speedway - alley view



3704 Speedway - alley view



3711 Cedar Street - South side view



3707 Cedar Street - North side view