

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

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 OF 2307 LONGVIEW STREET IN TRACT 49, BEING APPROXIMATELY 0.20 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 a tract of land described in File C14-04-0021 (PART), as follows:

Tract 49                      2307 Longview Street;

(the "Property") as shown on the attached Exhibit "A",

generally known as the West University neighborhood plan combining district, locally known as the area bounded by Lamar Street on the west, 38<sup>th</sup> 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 district for the tract of land is changed from multifamily residence medium density (MF-3) district to family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, and as more particularly described and identified in the chart below.

Tract No.	Property	From	To
49	2307 Longview Street	MF-3	SF-3-CO-NP

1 **PART 3.** The following applies to an existing legal lot with single-family residential use  
2 or secondary apartment special use within the boundaries of the NP combining district:

- 3
- 4 1. The minimum lot area is 2,500 square feet.
  - 5
  - 6 2. The minimum lot width is 25 feet.
  - 7
  - 8 3. For a lot with an area of 4,000 square feet or less, the impervious coverage may  
9 not exceed 65 percent.

10

11 **PART 4.** The following applies to a single-family residential use, a duplex residential  
12 use, or a two-family residential use within the boundaries of the NP:

- 13
- 14 1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
  - 15
  - 16 2. Impervious cover and parking placement restrictions apply as set forth in  
17 Section 25-2-1603 of the Code.
  - 18
  - 19 3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the  
20 Code.
  - 21
  - 22 4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of  
23 the Code.

24

25 **PART 5.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following conditions:

27

28 The maximum height of a building or structure is 30 feet from ground level.

29

30 Except as specifically restricted under this ordinance, the Property may be developed and  
31 used in accordance with the regulations established for the family residence (SF-3) base  
32 district and other applicable requirements of the City Code.

33

34 **PART 6.** Except as otherwise provided in this ordinance, the Property is subject to  
35 Ordinance No. 040826-57 that established the West University neighborhood plan  
36 combining district.

1  
2 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2004.

3  
4  
5 **PASSED AND APPROVED**

6  
7 §  
8 §  
9 \_\_\_\_\_, 2004 § \_\_\_\_\_

10 Will Wynn  
11 Mayor

12  
13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

15 David Allan Smith  
16 City Attorney

Shirley A. Brown  
City Clerk