

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 06/10/2004
PAGE: 1 of 2**

SUBJECT: C14-04-0021 - Central Austin Combined Neighborhood Plan (West University Neighborhood) Combining District Zonings - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the West University Neighborhood Plan Area, bounded on the north by 38th Street, on the south by Martin Luther King Jr. Blvd., on the west by Lamar Blvd. and on the east by Guadalupe Street. The proposed zoning change will create a Neighborhood Plan (NP) combining district covering the entire area. Under the proposed West University NP, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," and "Impervious Cover and Parking Placement Restrictions" are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 15-16, 20, 20A, 22-27, 31-32, 40-42, 46-48, 58, 64-74, 77-97, 111-113, 115-125, 127-129, 138-143, 143C, 145-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 183, 192-196, 209-210, 213-214, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residence (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area (PDA) combining district, Mixed Use (MU) combining district; or Neighborhood Conservation (NC) combining district may also be added to these zoning base districts. Planning Commission Recommendation: To grant the requested zoning as requested. Applicant: City of Austin. Applicant: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755 and Glenn Rhoades, 974-2775. Note: Valid petitions have been filed in opposition to this rezoning request.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

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Neighborhood Planning & Zoning Department

505 Barton Springs Road
P.O. Box 1088
Austin, TX 78767



NEIGHBORHOODS FIRST

TO: Mayor and Members of the City Council

FROM: Alice Glasco, Director, Neighborhood Planning & Zoning

DATE: May 4, 2004

RE: Scheduling of the Central Austin Combined Neighborhood Plan and the University Neighborhood Overlay (UNO) proposed Code Amendment

The purpose of this memo is to inform you of a change in the scheduling of the Central Austin Combined Neighborhood Plan and the associated rezonings due to an agenda posting error that occurred on the May 25, 2004 Planning Commission agenda. The commission heard all three neighborhood plans and the UNO code amendment as posted and made a recommendation to Council. However, the agenda described two of the planning area's rezonings with incorrect boundaries: the North University and West University areas. Today, the Law Department, after receiving a call from a citizen (an attorney), advised me of the need to go back to the Planning Commission for proper action on the two outstanding zoning cases.

At this Thursday's Council meeting, NPZD will be making a presentation on the entire Central Austin Combined Neighborhood Plan, (West University, North University, and Hancock Future Land Use Plans) and the University Neighborhood Overlay Code Amendment. Due to the agenda posting error, staff will ask the Council to take action on three items associated with the plan. First, take action on the Hancock portion of the plan (Future Land Use Map [FLUM]) and associated rezonings on 1st reading. Second, postpone action on the North University and West University portions of the plan (FLUM) and associated rezonings until Thursday, May 27, 2004. This would give the staff ample time to go back to the Planning Commission for action. Third, offer approval of the UNO Code amendment on 1st reading. The 2nd and 3rd readings on the remainder of the Central Austin Combined Neighborhood Plan, rezonings, and the UNO Code amendment will take place on either June 10 or June 17, 2004.

Cc: Toby H. Futrell, City Manager
Lisa Y. Gordon, Assistant City Manager

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0021 - West University NPCD **P.C. DATE:** April 13, 2004
C14-04-0022 - North University NCCD-NPCD April 27, 2004
C14-04-0023 - Hancock NPCD May 22, 2004

C.C. DATE: June 10, 2004

AREA: Total of 1231 acres;
West University NPCD, approximately 454.74 acres
North University NCCD-NPCD, approximately 234.87 acres
Hancock NPCD, approximately 541.38 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Mark Walters, Thomas Bolt, Jackie Chuter, Laura Patlove

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Glenn Rhoades

NEIGHBORHOOD ORGANIZATIONS:

#25 Eastwoods Association
#31 Hancock Neighborhood Association
#33 Heritage Neighborhood Association
#34 Hyde Park Neighborhood Association
#47 Beau Site Neighborhood
#48 North University Neighborhood Association
#58 Judges' Hill Neighborhood Association
#66 Rosedale Neighborhood Association
#69 University Area Partners
#88 West Austin Neighborhood Group
#113 Wilshire Wood – Dellwood I Neighborhood Association
#141 Cherrywood Neighborhood Association
#142 Five Rivers Neighborhood Association
#156 Brykerwoods Neighborhood Association
#159 North Capitol Area Neighborhood Association
#173 Old Enfield Homeowners Association
#259 Shoal Crest Neighborhood Association
#283 North Austin Neighborhood Alliance
#294 West University Neighborhood
#344 M.K. Hage
#402 Downtown Austin Neighborhood Association
#438 Downtown Austin Alliance
#493 Dellwood Neighborhood Association
#511 Austin Neighborhoods Council
#603 Mueller Neighborhoods Coalition
#609 EYE-H35/Airport Blvd. Neighborhood Association
#623 City of Austin Downtown Commission
#631 Alliance to Save Hyde Park
#644 Pemberton Heights Neighborhood Association
#682 Caswell Pease Neighborhood Association

#687 North Loop Neighborhood Association
 #689 Upper Boggy Creek Neighborhood Planning Team
 #698 West Campus Neighborhood Association
 #700 Keep the Land
 #937 Taking Action Inc.
 #972 Poder people Organized in Defense of Earth and Her Resources
 #981 Anberly Airport Association

AREA OF PROPOSED ZONING CHANGES: The Central Austin Combined Neighborhood Plan encompasses the Hancock, North University and West University planning areas. The Central Austin Combined Planning Area is bounded by Lamar Blvd. and Duval St. to the west, 38th St and 45th St. to the north, IH 35 to the east and MLK Jr. Blvd to the south, excluding the University of Texas at Austin campus.

AREA STUDY: Central Austin Combined Neighborhood Planning Area

TIA: Is not required

WATERSHEDS: Shoal Creek; Waller Creek;
Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS:

Maplewood Elementary
 Lee High School; Robbins High School

SUMMARY STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area. In addition to the NPCD, properties within the North University Planning area will also have a Neighborhood Conservation Combining District (NCCD)

For each of the approximate 750 tracts, the attached chart lists the existing zoning, and proposed zoning. A description of the proposed zoning base district follows the list.

LIST OF ATTACHMENTS:

Attachment 1:	Description of proposed Base Districts, and Special Uses and Design Tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback
Attachment 2	Central Austin Combined Neighborhood Plan
Attachment 3;	Central Austin Combined Planning Area Future Land Use Map
Attachment 4:	West University Future Land Use Map
Attachment 4a:	West University Tract Map
Attachment 4b:	West University Tract Table
Attachment 4c:	West University Exhibits with Legal Descriptions and Metes and Bounds
Attachment 4d:	West University Conditional Overlay, Infill Options and Design Tools
Attachment 5:	Future Land Use Map for North University Planning Area

Attachment 5a:	North University Tract Map
Attachment 5b:	North University Tract Table
Attachment 5c:	North University Exhibits with Legal Descriptions and Metes and Bounds
Attachment 5d:	North University Neighborhood Conservation Combining District (NCCD)
Attachment 6:	Future Land Use Map for Hancock Planning Area
Attachment 6a:	Hancock Tract Map
Attachment 6b:	Hancock Tract Table
Attachment 6c:	Hancock Conditional Overlay, Infill Options and Design Tools

PLANNING COMMISSION RECOMMENDATION:

April 27, 2004

MOTION: APPROVE STAFF RECOMMENDATION FOR THE NEIGHBORHOOD PLAN AND ZONING WITH ADDENDA PROVIDED TO THE PLANNING COMMISSION. FOR UNRESOLVED ZONING CASES ASK THAT STAFF CONTINUE TO INITIATE DISCUSSION BETWEEN THE VARIOUS PARTIES AND FIND APPROPRIATE COMPROMISES BEFORE COUNCIL. IF ZONING CASES ARE NOT RESOLVED CLEARLY INDICATE STAFF RECOMMENDATIONS OF THE OWNER OR NEIGHBORHOOD ASSOCIATIONS.

VOTE: 8-0 (MA-1st, DS-2nd, NS recused)

May 22, 2004

MOTION: STAFF RECOMMENDATION FOR WEST UNIVERSITY, EXCEPT RECOMMEND SF-4A for TRACT 133 AND 133A, AND INCLUDE 100 FEET OF NORTH PORTION OF TRACT 1013 (BEND AROUND SHOAL CREEK) WITH RECOMMENDATION OF LO-MU-CO-NP ON TRACT 44.

VOTE: 8-0 (MA-1st, DS-2nd; CG- ABSTAIN)

MOTION: APPROVE STAFF RECOMMENDATIONS FOR NORTH UNIVERSITY NEIGHBORHOOD PLAN, WITH RECOMMENDATION THAT FOR PROPERTIES THAT ARE STILL UNDER NEGOTIATION, EXISTING LEGAL USES SHOULD BE ALLOWED TO CONTINUE UNDER THE PROPOSED ZONING.

VOTE: 7-0 (MA-1st, DS-2nd; NS- RECUSE; CG-ABSTAIN)

ISSUES:

The neighborhoods want to preserve the historic residential character of the single-family neighborhoods.

The Heritage Neighborhood Association wants to create a hard edge of commercial, office and multi-family uses along the perimeter of the neighborhood. The association expressed concern about the large number of multi-family properties with single-family uses in the neighborhood and has expressed a desire to make the land use and the zoning on these sites consistent.

The West University Neighborhood Association and the Shoal Crest Neighborhood Association want to limit the incursion of multi-family zoning into their single-family neighborhoods and have expressed that any new multi-family transition form greater to less density as it approaches the neighborhoods.

The University Area Partners along with the other neighborhood groups inside the CACNPA have identified an area generally known as West Campus as one where significantly increased density would be appropriate and desired as long as safe guards are put in place to protect the adjacent single-family neighborhoods (Shoal Crest and West University). This is to be accomplished by the University Neighborhood Overlay (UNO) code amendment that has emerged as a recommendation from this planning process.

The participants in the North University Planning Area in choosing to incorporate the Neighborhood Conservation Combining District (NCCD) into the Planning process to identify and create areas where bulk and scale are compatible with older established single-family areas. The NCCD allows for the flexibility to make site development regulations more permissive or restrictive. In a few cases specific negotiations with property owners has resulted in zoning site development regulations specially tailored for individual tracts of land. The Mixed Use Building option allowed with the adoption of a Neighborhood Plan was not selected in this area due to some development parameters though to be too restrictive. The NCCD allows for the same types of mixed use within buildings, allows for a reduced building setback and includes parking provisions for restaurant uses located within a structure designed for both commercial and residential use.

CITY COUNCIL DATE: May 6, 2004, June 10, 2004

ACTION: May 6, 2004 - Postponed by staff, re-notified for June 10, 2004 hearing.

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

STAFF RECOMMENDATION

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the approximate 750 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

BACKGROUND

At the direction of the Austin City Council, Neighborhood Planning staff began working to develop a combined neighborhood plan for Central Austin in April 2002. The First Workshop was held on December 7th, 2002. Staff, residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for 18 months.

The plan's goals, objectives, and action items were developed at numerous Central Austin Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning case.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP may modify the base district of an individual parcel within the neighborhood to allow for the following special uses and design tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback. The North University Planning area has proposed a Neighborhood Conservation Combining District to address the goals and objectives of the plan pertaining to the North University Planning Area. The ability to have mixed use within the planning area has been accommodated in the permitted land use charts contained in the proposed NCCD.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Crestview / Wooten Combined Neighborhood Plan:

Goals – Land Use

- Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
- Preserve and enhance existing neighborhood-friendly businesses and encourage new neighborhood-friendly ones in appropriate locations.
- Enhance the safety and attractiveness of the neighborhoods.
- Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
- Promote enhancement of major corridors by encouraging better quality development and redevelopment and discouraging strip development.

- Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment.
- Target and encourage redevelopment of dilapidated or vacant multifamily structures into quality multifamily.

Objectives – Land Use

- Rezone property as needed to ensure that new development is compatible with the desired residential character of the neighborhood.
- New single-family construction in residential areas should complement, reflect, and respect the vernacular building traditions of single-family houses in the area.
- Promote quality multi-family redevelopment that is compatible with single-family neighborhoods and preserves neighborhood ambiance
- Limit new commercial and multi-family spread into the single-family core of the neighborhoods by establishing a perimeter of apartments, offices and commercial uses.

EXISTING CONDITIONS

Zoning and Land Use

<u>Existing Land Use:</u>		<u>Existing Zoning:</u>	
Single Family	39.6 %	Single Family	43 %
Multi Family	24.5%	Multi-Family	28 %
Commercial	10.8%	Commercial	17.5%
Office	5 %	Office	8.8 %
Industrial	9 %	Industrial	0%
Civic	9.8 %	Public	1.6 %
Open Space	9.2 %	Mixed Use	.6%
Utilities	.1 %		
Undeveloped	1.1 %		

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-3, Multi-family Residence (Medium Density)	65 %

MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence	45 %
P, Public	varies (refer to Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

The Neighborhood Conservation Combining District (NCCD) has established varying impervious cover percentages based on the district in which the property is located. The proposed limits are established in the base zoning district site development regulations for each district contained in the attached NCCD.

Environmental

The neighborhood is not located over the Edwards Aquifer Recharge Zone. The neighborhood is located in the Shoal Creek and Waller Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone/ Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

The sites are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is flood plain within the neighborhood area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO ROUTE	BICYCLE PLAN ROUTE
Guadalupe	90'	Varies	Arterial	Varies	N/A	N/A
MLK	80'	Varies	Arterial	Varies	N/A	N/A
Lamar Blvd.	80'	Varies	Arterial	Yes	N/A	N/A
24 th Street	60'	Varies	Arterial	Varies	#19	N/A
29 th Street	60'	Varies	Collector	No	N/A	#40
38 th Street	60'	Varies	Arterial	Varies	N/A	#36
Dean Keaton	Varies	60'	Arterial	Yes	#21, #22	#42
Duval	70'	44'	Collector	Varies	#7, #60	#49
IH-35	Varies	Varies	Arterial	No	#26, #38, #60	N/A
Red River	100'	60'	Arterial	Yes	#7	#51
41 st Street	Varies	Varies	Collector	Yes	N/A	#34
45 th Street	80'	50'	Arterial	Yes	#60	#32

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The area is served with City water and wastewater utilities. If lot, or tract, or site require water or wastewater utility improvements, offsite main extension, or system upgrades, or utility relocation, or adjustment, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria. The construction must be inspected by the City.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

DESCRIPTION OF ZONING DISTRICTS

SF-2 – Single Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-2 -- Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 -- Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 -- Multifamily residence moderate - high density district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

NO – Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO – Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO – General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

LR – Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

GR – Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

CS -- General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 -- Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

LI -- Limited Industrial Services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

P -- Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

Overlay Districts

An overlay or combining district is a type of zoning district that is used in combination with a standard, base zoning district. Any of the above zoning districts could include any one or more of the following zoning districts.

CO -- Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

MU -- Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

PDA -- Planned development area (PDA) combining district is intended to: (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

Special Uses -- Uses allowed in an approved neighborhood plan (NPCD) for a specific location or neighborhood wide. These uses are not normally permitted without the NPCD. The special uses are described on the following page.

NPCD or (NP) -- Neighborhood Plan combining district is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special uses. These special uses are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide.

Neighborhood Special Uses

The following special uses are being recommended as part of the Central Austin Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base zoning district.

Small Lot Amnesty

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

Mixed Use Building

A Mixed Use Building is a structure located in a commercial zoning district that has commercial or retail uses on the ground floor and residential units on one or more upper floors. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

Neighborhood Urban Center

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

Neighborhood Design Tools

The following design tools are being recommended as part of the Central Austin Combined Neighborhood Plan. Once adopted, the "Parking Placement and Impervious Cover Restrictions" and Garage Placement" design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The "Front Porch Setback" design tool is optional.

Parking Placement and Impervious Cover Restrictions

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

Garage Placement

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

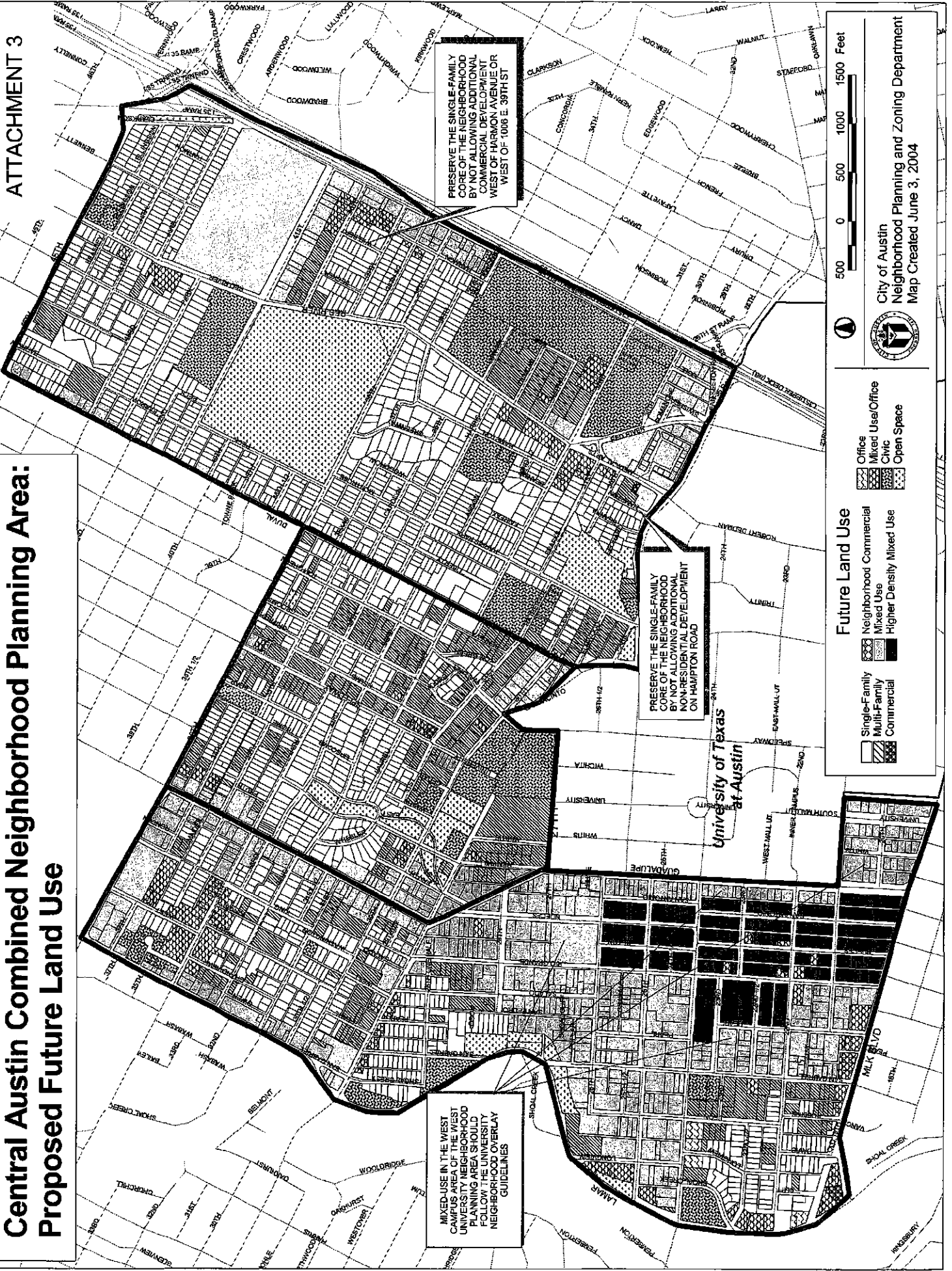
No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

Front Porch Setback

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence, and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

Central Austin Combined Neighborhood Planning Area: Proposed Future Land Use











ATTACHMENT 3



West University Neighborhood Planning Area: Proposed Future Land Use

MIXED-USE IN THE WEST CAMPUS AREA OF THE WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA SHOULD FOLLOW THE UNIVERSITY NEIGHBORHOOD OVERLAY GUIDELINES

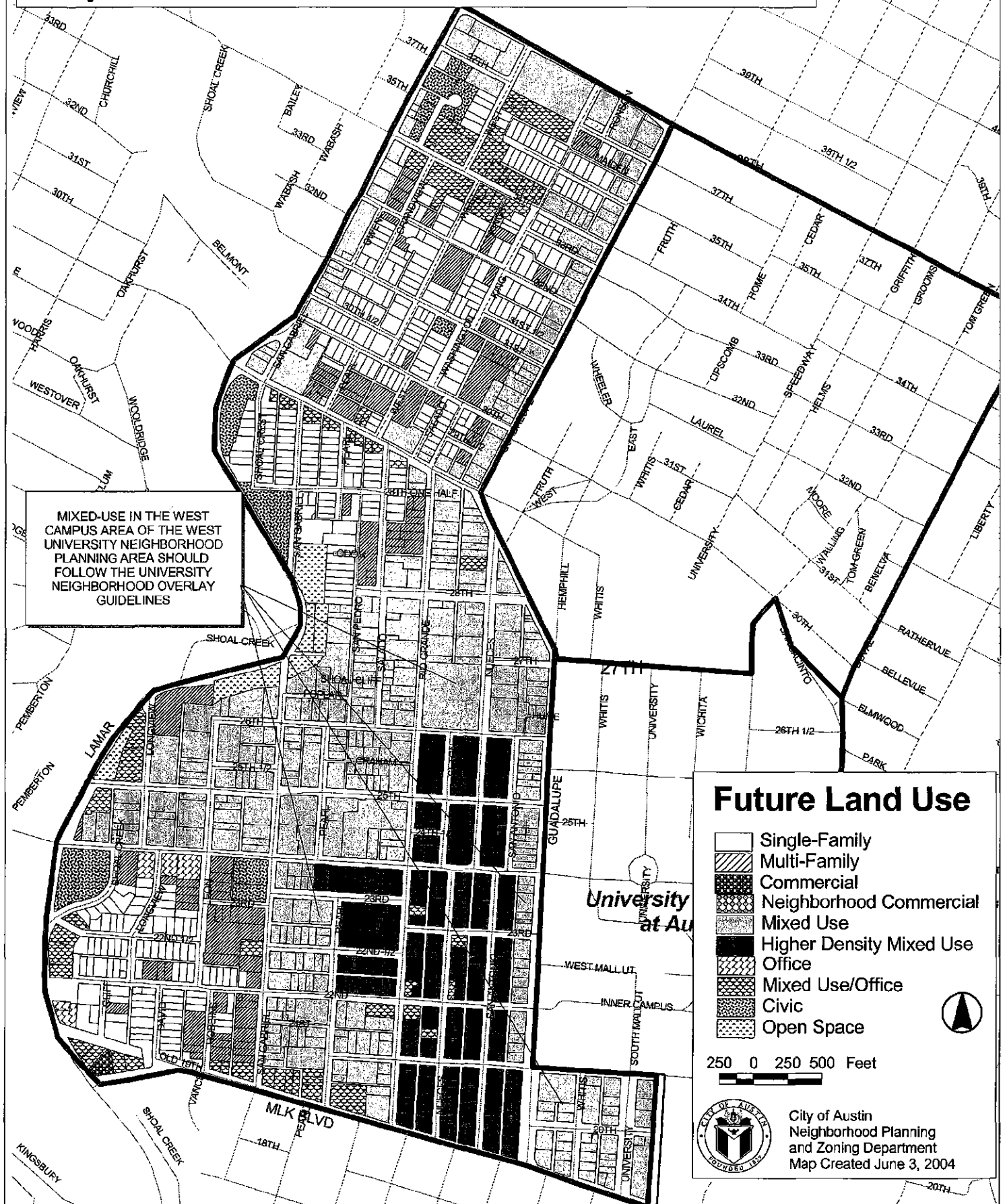
Future Land Use

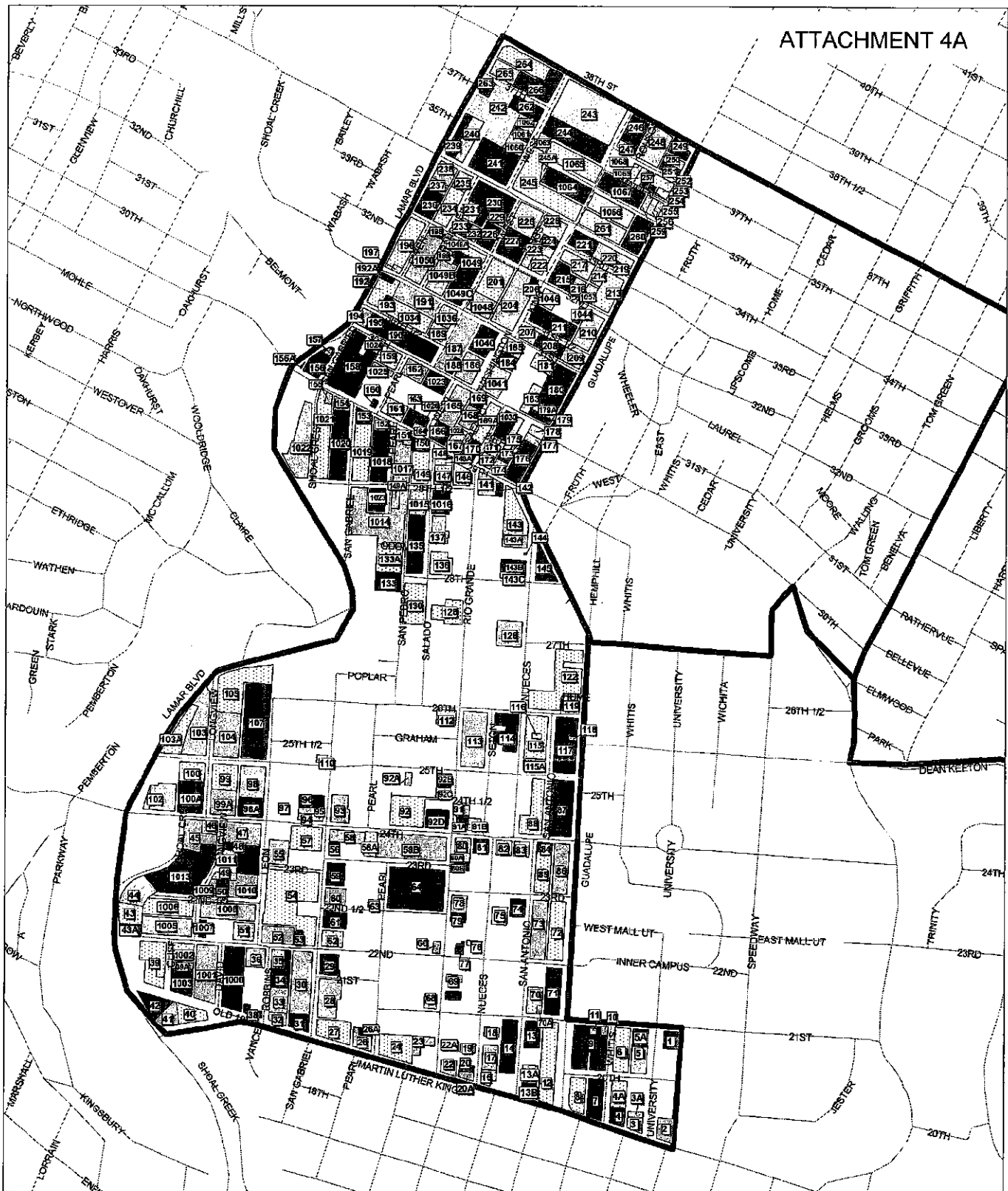
-  Single-Family
-  Multi-Family
-  Commercial
-  Neighborhood Commercial
-  Mixed Use
-  Higher Density Mixed Use
-  Office
-  Mixed Use/Office
-  Civic
-  Open Space

250 0 250 500 Feet



City of Austin
Neighborhood Planning
and Zoning Department
Map Created June 3, 2004





West University Neighborhood Planning Area: Tracts Proposed for Rezoning

Case #C14-04-0021

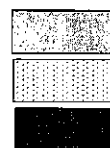


City of Austin
Neighborhood Planning and Zoning Department
Map Created June 3, 2004



500 0 500 1000 1500 Feet

Legend



Properties with
proposed
zoning changes

999

Tract Number

West University Neighborhood Planning Area: Proposed Zoning Changes

Case C14-04-0021 6/3/04

TRACT	ADDRESSES	FROM	TO
1	2007 UNIVERSITY AVE	CS	CS-NP
2	1909 UNIVERSITY AVE	CS	CS-NP
3	200, 208 MARTIN LUTHER KING JR BLVD	CS	CS-NP
3A	1902 UNIVERSITY AVE	GR	GR-NP
4	216, 222 W MARTIN LUTHER KING JR BLVD	GR, CS	CS-MU-CO-NP
4A	205 W 20TH ST; 1907, 1909, 1911 WHITIS AVE		
5	2000, 2002, 2004 UNIVERSITY AVE	GR	GR-NP
5A	2010 UNIVERSITY AVE	CS	CS-NP
6	2009, 2015 WHITIS AVE	CS	CS-NP
7	301 W 20TH ST; 300 W MARTIN LUTHER KING JR BLVD; 1902, 1908 WHITIS AVE	CS	CS-NP
8	1901, 1915 GUADALUPE ST	CS	CS-NP
9	2001, 2003, 2021 (LOT 1-3 & 18-20 OLT 21 DIV D LOUIS HORST SUBD PLUS ADJ VAC ALLEY SAVE AND EXCEPT THOSE TRACTS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBITS A [3,965 SQ FT] AND B [2,898 SQ FT]) GUADALUPE ST; 2000, 2002 WHITIS AVE	CS	CS-NP
10	2021 (A 3,965 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) GUADALUPE ST	CS-1	CS-1-NP
11	2021 GUADALUPE ST (A 2,898 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B)	CS-1	CS-1-NP
12	1904, 1906, 1914, 2000, 2002, 2004, 2010, 2024 GUADALUPE ST; 400 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
13	2011 SAN ANTONIO ST	CS	CS-NP
13A	414 W MARTIN LUTHER KING JR BLVD; 1907 SAN ANTONIO ST	GR-CO	GR-NP
13B	414 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
14	1908, 1930, 2020 SAN ANTONIO ST	CS	MF-4-NP
16	506, 510 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
17	1903, 1905, 1907 NUECES ST	CS	MF-4-NP
18	1911, 1915 NUECES ST	MF-4, NO	MF-4-NP
19	1908 NUECES ST	GO	MF-4-NP
20	1902 NUECES ST	CS	CS-NP
20A	600 W MARTIN LUTHER KING JR BLVD	CS-1	CS-1-NP
22	610 W MARTIN LUTHER KING JR BLVD; 1901 RIO GRANDE ST	CS	CS-NP
22A	1907 (S 35 FT LOT 3 & N 20 FT LOT 4 OLT 23 DIV D HORST SUBD) RIO GRANDE ST	LO	LO-NP
23	1900 (A 0.960 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT D SAVE AND EXCEPT THE TRACT DESCRIBED BY METES AND BOUNDS IN EXHIBIT C), 1904 RIO GRANDE ST	GR-CO	GR-CO-NP
24	706 W MARTIN LUTHER KING JR BLVD	GO	GO-NP
26	1900 PEARL ST	GO	GO-NP
26A	1904 PEARL ST	LO	LO-NP
27	906, 908, 910, 912 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
28	911, 915 W 21ST ST; 1905, 1907, 1909, 1911 SAN GABRIEL ST	MF-4	MF-4-CO-NP
29	910 W 21ST ST; 911, 915 W 22ND ST; 2101 SAN GABRIEL ST	MF-4	MF-4-CO-NP
30	1005 W 22ND ST; 1904, 1906, 1908, 2100, 2102, 2108, 2110 SAN GABRIEL ST	MF-4	MF-4-CO-NP
31	1902 SAN GABRIEL ST	GO	GO-CO-NP
32	1010, 1014 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
33	1903, 1905, 1907, 1909 ROBBINS PL	MF-4	MF-3-NP
34	1007 W 22ND ST; 1911, 1913, 1915 ROBBINS PL	MF-4	SF-3-CO-NP
35	1919 ROBBINS PL	MF-4	MF-4-CO-NP
36	1103 W 22ND ST; 1916, 1918 ROBBINS PL	MF-3	SF-3-CO-NP
38	1104 W MARTIN LUTHER KING JR BLVD; 1900 ROBBINS PL	MF-3	SF-3-CO-NP
39	1300 OLD 19TH ST; 1305, 1307 W 22ND ST; 1908 CLIFF ST	SF-3, MF-3	SF-3-CO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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PROPERTY	ADDRESSES	FROM	TO
39A	1909 (LOT 14 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD) CLIFF ST	MF-2	MF-2-CO-NP
40	0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W MARTIN LUTHER KING JR BLVD	GO	GO-NP
41	1901 N LAMAR BLVD	LR-CO	LR-CO-NP
42	1905, 1907 N LAMAR BLVD	GO	GO-NP
43	2205 N LAMAR BLVD	SF-3	GO-MU-CO-NP
43A	2201 N LAMAR BLVD	LO	LO-MU-CO-NP
44	2209, 2301 SHOAL CREEK BLVD	SF-3	LO-MU-CO-NP
45	2317 SHOAL CREEK BLVD; 1201 (LOT 2 * & N 20 FT OF LOT 3 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	MF-4	MF-4-CO-NP
46	1201 (LOT 1 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	GO	GO-CO-NP
47	1111 W 24TH ST; 2306 LEON ST	GO	GO-CO-NP
48	2220, 2300, 2302, 2304 LEON ST; 2313 LONGVIEW ST	SF-3, MF-3	MF-3-CO-NP
49	2305, 2307 LONGVIEW ST	MF-3	SF-3-CO-NP
50	1110 W 22ND 1/2 ST	MF-3	MF-3-CO-NP
51	1102, 1104 W 22ND ST; 2200 LEON ST	MF-3	SF-3-CO-NP
52	1006, 1008, 1010, 1012 W 22ND ST; 2201 LEON ST	MF-4	SF-3-CO-NP
53	1004 W 22ND ST	MF-4	SF-3-CO-NP
54	1011, 1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
54	1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
55	1010 W 23RD ST; 2305, 2307 LEON ST	MF-4	MF-4-CO-NP
56	915 W 24TH ST (S 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	MF-4	MF-4-CO-NP
57	2312 SAN GABRIEL ST	CS-H	CS-H-CO-NP
58	901, 907, 915 W 24TH ST (N 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	LO, LR, CS-MU, CO, CS	CS-MU-CO-NP
58A	904 W 23RD ST	CS-MU-CO	CS-MU-CO-NP
58B	0 (S 1/2 OF LOT 8 *LESS W14.35 FT OLT 38-39 DIVISION D), 708 W 23RD ST; 701 (LOT 9-10 OLT 38-39 DIV D), 705, 801 W 24TH ST	CS	CS-NP
59	915 W 23RD ST	MF-4	MF-4-CO-NP
60	910, 912, 914 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
61	909, 915 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
62	912 W 22ND ST	MF-4	MF-4-CO-NP
63	2210 PEARL ST	MF-2	MF-4-NP
64	715 W 23RD ST; 2216 RIO GRANDE ST	CS, CS-1	CS-NP
66	700 W 22ND ST	LO	LO-NP
68	2100 RIO GRANDE ST	GO	GO-NP
69	2109 RIO GRANDE ST	LO	LO-NP
69A	2103, 2105 RIO GRANDE ST	LO	LO-NP
70	2105 SAN ANTONIO ST	CS-CO	CS-NP
70A	408 W 21ST ST	GR-MU-CO	GR-MU-NP
71	2100, 2106, 2120, 2130 GUADALUPE ST	CS	CS-CO-NP
72	2200, 2220, 2232, 2255, 2266 GUADALUPE ST	CS	CS-CO-NP
73	411 W 23RD ST; 2203, 2207 SAN ANTONIO ST	CS	CS-NP
74	2212, 2214 SAN ANTONIO ST	CS	CS-NP
74A	2200 SAN ANTONIO ST	GO	GO-NP
75	2209, 2211 NUECES ST	GO-CO	GO-NP
76	2202 NUECES ST	NO	MF-4-NP
77	608 W 22ND ST	LO	LO-NP
78	2211 RIO GRANDE ST	GO	GO-NP
79	2209 RIO GRANDE ST	GO-MU	GO-MU-NP
80	607 W 24TH ST; 2313 RIO GRANDE ST	CS	CS-1-NP
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 (N 46.7 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST	GO	GO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESSES	FROM	TO
80B	2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4	GO-MU-CO	GO-MU-NP
81	2306, 2300 NUECES ST	CS	CS-MU-CO-NP
82	2315 NUECES ST	CS	CS-NP
83	501 W 24TH ST	CS	CS-NP
84	411 W 24TH ST	CS-1	CS-1-NP
85	408 W 23RD ST; 2303, 2323 SAN ANTONIO ST	CS	CS-NP
86	2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST	CS	CS-CO-NP
87	2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST	CS	CS-CO-NP
88	504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST; 2406, 2410, 2418, 2422, 2426 SAN ANTONIO ST	CS	CS-NP
91	2405 RIO GRANDE ST	CS	CS-NP
91A	2401 RIO GRANDE ST	CS-1	CS-1-NP
91B	2404 SETON AVE	CS	CS-NP
92	706 (DELPHI CONDOMINIUMS), 806 (CROIX CONDOMINIUMS	CS	MF-4-NP
92A	801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)	CS	MF-4-NP
92B	806 W 24TH ST; 2410 RIO GRANDE ST	GO	GO-NP
92C	806 W 24TH ST	LO	LO-NP
92D	2400, 2402 RIO GRANDE ST; 704 W 24TH ST	CS	CS-NP
93	2401 SAN GABRIEL ST	MF-4, GR-MU-	GR-MU-NP
94	1004 W 24TH ST	CS	CS-NP
95	2402 SAN GABRIEL ST	CS-H	CS-MU-H-NP
96	2406 SAN GABRIEL ST	LR	LR-NP
98	1107 W 25TH ST; 2408 LEON ST	MF-4	MF-4-CO-NP
98A	2400 LEON ST	MF-4	MF-4-CO-NP
99	2407, 2409, 2411 LONGVIEW ST	MF-4	MF-4-CO-NP
99A	1112 W 24TH ST	MF-4	MF-4-CO-NP
100	2410, 2414 LONGVIEW ST	MF-4	MF-4-CO-NP
100A	2400, 2404, 2408 LONGVIEW ST	MF-4	MF-4-CO-NP
102	1300, 1302 W 24TH ST; 0 N LAMAR BLVD (87.46 FT AV BLK 3 OLT 43 DIVISION D [PT GREENBELT] LESS 23971 SF INTO ROW)	MF-3, MF-4	MF-4-CO-NP
103	1200 W 25TH ST; 2520 LONGVIEW ST	GO	GO-MU-NP
104	2505 LONGVIEW ST	MF-4	MF-4-CO-NP
105	2601 N LAMAR BLVD	GO	GO-MU-NP
107	1108 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON ST	MF-4	MF-4-CO-NP
108	1002, 1010 W 26TH ST; 2600 SAN GABRIEL ST	MF-4	MF-4-CO-NP
110	1000 W 25TH ST	LR, MF-4	MF-4-NP
112	2508 (58.25X145 FT OF LOT 2 OLT 52 DIV D GRAHAM J W SUBD), 2512 RIO GRANDE ST	CS	CS-NP
113	2529 RIO GRANDE ST	CS	MF-4-NP
114	601 W 26TH ST; 2513 SETON AVE	CS	MF-4-NP
115	501 (CENTENNIAL CONDOMINIUMS REVISED 1997 SAVE AND EXCEPT A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT E) W 26TH ST; 2503 (LOT 16 OLT 50 DIVISION D) NUECES ST	LR, CS	CS-MU-CO-NP
115A	2501 (LOTS 1-4 BLK A THE WHITESTONES AT 25TH SUBD) NUECES ST; 2500 (LOTS 5-8 BLK A THE WHITESTONES AT 25TH SUBD) SAN ANTONIO ST	CS-MU-CO	CS-MU-CO-NP
116	501 (A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT E) W 26TH ST	CS-1	CS-1-NP
117	2500, 2512, 2514, 2520, 2522, 2538, 2552 GUADALUPE ST; 2509 SAN ANTONIO ST	CS	CS-CO-NP
118	2532 GUADALUPE ST	CS-1	CS-1-CO-NP
119	2600 GUADALUPE ST	CS	CS-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESSES	FROM	TO
122	404, 510 W 26TH ST; 407 W 27TH ST; 2604 (70 X 51FT AV OLT 62 DIVISION D), 2604 (70 X 79FT OLT 62 DIVISION D), 2606, 2608, 2612 GUADALUPE ST; 2602 HUME PL	CS	CS-NP
126	2700, 2702 NUECES ST	CS	MF-4-NP
128	2704 RIO GRANDE ST	GO	GR-NP
130	803 W 28TH ST; 2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
130	2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
131	901, 903 SHOAL CLIFF CT	MF-4	MF-4-CO-NP
132	0 (LOT 1 * W 5FT OF & W5'OF N15' LOT 2 * E 75FT LOT 9 * & E 75FT OF N 15FT LOT 10 OLT 65 DIV D GORTONS ADDN), 2612, 2704, 2706, 2708 SAN PEDRO ST	MF-4	MF-4-CO-NP
133	2710, 2712, 2800 SAN PEDRO ST	SF-3, MF-3, MF	SF-4A-CO-NP
133A	2802, 2804, 2806, 2808 SAN PEDRO ST	SF-3	SF-4A-CO-NP
135	2800, 2802, 2810 SALADO ST	SF-3, MF-4	MF-4-CO-NP
136	710 W 28TH ST	MF-3, GO	MF-4-CO-NP
137	2810 (PART) RIO GRANDE ST; 2811, 2813, 2815 SALADO ST	SF-3, MF-3	MF-4-CO-NP
141	603-605 W 29TH ST (LOT 14 LESS THE N 43 FT OF THE E 20 FT & BLK 15-16 LESS N 25FT AV BLK 3 OLT 68 DIVISION D)	CS, CS-1	CS-CO-NP
142	603-605 W 29TH ST (N 43 FT OF THE E 20 FT LOT 14 BLK 3 OLT 68 DIVISION D)	CS-1	CS-1-CO-NP
143	2814, 2818 NUECES ST; 2820, 2828 GUADALUPE ST	CS	CS-CO-NP
143A	2810, 2812 NUECES ST	MF-5	MF-5-CO-NP
143B	2802 NUECES ST	MF-5	MF-5-CO-NP
143C	2800 NUECES ST	GO	GO-NP
144	2806 NUECES ST (A 10.0 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT F)	LR	LR-NP
145	2800, 2808, 2810 GUADALUPE ST	CS	CS-CO-NP
146	2826, 2828 RIO GRANDE ST	CS	CS-CO-NP
147	2823, 2825, 2827 SALADO ST	SF-3, CS	SF-3-CO-NP
148	710 (LOT 4 BLK 2 OLT 62 DIV D *-6' BYRNES JAMES SUBD) W 29TH ST	CS	CS-CO-NP
148A	2829 SALADO ST	CS	LO-MU-CO-NP
149	2828, 2830, 2832, 2834, 2836 SALADO ST	SF-3, MF-3	SF-3-CO-NP
149A	807 W 28TH 1/2 ST	SF-3	SF-3-CO-NP
150	801, 805 W 29TH ST	SF-3	LO-MU-CO-NP
151	807, 809 W 29TH ST	SF-3	LO-MU-CO-NP
152	905 W 29TH ST; 2842 PEARL ST	SF-3	LO-MU-CO-NP
153	909, 911 W 29TH ST	SF-3, LO	LO-MU-CO-NP
154	913, 915 W 29TH ST	SF-3	LO-MU-CO-NP
155	917 W 29TH ST	SF-3	LO-MU-CO-NP
156	2901 N LAMAR BLVD; 2904, 2906, 2908 (LOTS 1-6 BLK 1 THEODORE LOW SUBD SAVE AND EXCEPT A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT G) SAN GABRIEL ST	GR	GR-CO-NP
156A	0 N LAMAR BLVD (TRI 15X60X62FT ABS 697 SUR 7 SPEAR G W)	GR	P-NP
157	2908 (A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT G) SAN GABRIEL ST	CS-1	CS-1-CO-NP
158	2905, 2915 SAN GABRIEL ST	GR	GR-CO-NP
159	901-905 W 30TH ST; 2912 PEARL ST	SF-3, MF-2	SF-3-CO-NP
160	900 W 29TH ST	MF-2	LR-MU-CO-NP
161	808 W 29TH ST	MF-2, MF-4	MF-3-NP
162	809, 811, 813 W 30TH ST	MF-2	SF-3-CO-NP
163	804, 806 W 29TH ST	SF-3	LO-MU-CO-NP
164	2900 WEST AVE	SF-3	LR-MU-CO-NP
165	2915 WEST AVE	MF-4	MF-4-CO-NP
166	710 W 29TH ST (LOT 18-20 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	CS	CS-CO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESSES	FROM	TO
167	710 W 29TH ST (LOT 1-3 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	GR	CS-CO-NP
168	2914, 2916, 2918 SALADO ST	SF-3, MF-2	SF-3-CO-NP
169	2920 SALADO ST	MF-2	MF-2-NP
169A	621 W 30TH ST; 2906, 2908, 2910, 2912, 2914 RIO GRANDE ST	SF-3, MF-2	SF-3-CO-NP
170	2900, 2902, 2904 RIO GRANDE ST	SF-3, CS	CS-CO-NP
171	607 W 29TH 1/2 ST; 2907 RIO GRANDE ST	MF-2	SF-3-CO-NP
172	620 W 29TH ST	CS	CS-CO-NP
173	603, 605 W 29TH 1/2 ST	SF-3	MF-2-NP
174	606 W 29TH ST	CS	CS-CO-NP
175	604, 606 W 29TH 1/2 ST; 613 W 30TH ST	SF-3	MF-2-NP
176	2900, 2904, 2928 (LOTS 4-7 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-CO-NP
177	2928 (LOT 8 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-1-CO-NP
178	2934 GUADALUPE ST	CS	CS-CO-NP
179	3000 GUADALUPE ST	CS	CS-MU-CO-NP
179A	3002 GUADALUPE ST	CS-H	CS-H-CO-NP
180	609 W 31ST ST; 3004, 3006, 3010, 3016 GUADALUPE ST	GO, CS	CS-CO-NP
181	611, 613, 615, 617 W 31ST ST	SF-3, MF-2	SF-3-CO-NP
183	3000 GUADALUPE ST	MF-4	MF-4-CO-NP
184	3009, 3011 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
186	3000, 3002, 3006 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
187	708, 710, W 30TH ST; 707, 709 W 31ST ST; 3007, 3009, 3011, 3013, 3015, 3019 WEST AVE	SF-3, MF-2	SF-3-CO-NP
188	706 W 30TH ST	MF-2	MF-2-CO-NP
189	3008 WEST AVE	MF-2	SF-3-CO-NP
190	800, 806, 808, 900, 902, 904, 906, 908 W 30TH ST	SF-3, MF-2	SF-3-CO-NP
191	811 W 31ST ST	MF-2	SF-3-CO-NP
192	3007, 3009 (W 109.75 FT OF LOT 1-A OLT 72&75 DIV D WALTON ANNEX), 3011, 3027 N LAMAR BLVD	LR, CS, CS-MU-CO	LR-CO-NP
192A	3015 N LAMAR BLVD	CS	CS-CO-NP
193	3009 N LAMAR BLVD (E 50 FT OF LOT 1-A OLT 72&75 DIV D PLUS 1/2 ADJ VAC ALLEY WALTON ANNEX)	LO	NO-MU-NP
194	3001 N LAMAR BLVD (LOTS 20 & 21 OLT 72&75 DIV D OAKWOOD)	CS	CS-CO-NP
195	3001 N LAMAR BLVD (LOT 22 & W 15FT LOT 23 OLT 72&75 DIV D OAKWOOD)	GR	GR-CO-NP
196	3125 N LAMAR BLVD	CS	CS-CO-NP
197	906 W 31ST ST	MF-3	NO-MU-NP
198	3116 GRANDVIEW ST	MF-2	MF-1-CO-NP
199	3111 GRANDVIEW ST	MF-2	MF-2-CO-NP
201	711 W 32ND ST	MF-4	MF-3-CO-NP
204	703, 705 W 32ND ST; 3100, 3102, 3104, 3106 KING ST; 3101, 3105 KINGS LN; 700, 702, 704, 706 W 31ST ST	SF-3, MF-2, MF-3	SF-3-CO-NP
206	701 W 32ND ST	MF-2	MF-1-CO-NP
207	635 W 31ST 1/2 ST	MF-2	MF-2-CO-NP
208	609, 611, 613, 615, 631 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
209	3100 GUADALUPE ST	CS	CS-CO-NP
210	3110, 3116, 3120 GUADALUPE ST	CS	CS-CO-NP
211	606, 608 610, 612, 614, 616, 618 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
213	3202, 3204, 3208 GUADALUPE ST	CS	CS-CO-NP
214	0 (E 18 FT OF LOT 8 BLK 2 OLT 75-76 DIV D GYPSY GROVE), 607 W 33RD ST	SF-3, CS	SF-3-CO-NP
215	612, 614, 616 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
216	610 W 32ND ST	MF-2	MF-1-CO-NP
217	609, 611, 613, 615 W 33RD ST	SF-3, MF-2	SF-3-CO-NP
219	3300 GUADALUPE ST	CS	CS-CO-NP
220	3316 GUADALUPE ST	CS	CS-MU-CO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESSES	FROM	TO
221	612, 614, 616, 618 W 33RD ST; 627, 631 W 34TH ST; 3313 KING ST	GO, CS	SF-3-CO-NP
222	700, 702 W 32ND ST	MF-2	SF-3-CO-NP
223	706 W 32ND ST; 3208 KING ST	MF-2	MF-2-CO-NP
224	3208, 3210 KING ST	SF-3, MF-2	SF-3-CO-NP
225	707 W 34TH ST; 0 (W50FT OF LOT 4 BLK 2 OLT 75 DIV D SMYTH ADDN), 3300 KING ST	LO	LO-NP
226	709, 715 W 34TH ST; 3211 WEST AVE	LO	LO-NP
227	708 W 32ND ST; 3201, 3205 WEST AVE	SF-3, MF-2	SF-3-CO-NP
228	901, 903 W 31ST ST; 3204 WEST AVE	SF-3, MF-2	SF-3-CO-NP
229	3206 WEST AVE	LO	LO-CO-NP
230	801 W 34TH ST	LO	LO-NP
231	3205, 3207 GRANDVIEW AVE	LO	LO-CO-NP
232	806 W 32ND ST	MF-2	MF-2-CO-NP
233	808, 810 W 32ND ST	MF-2	SF-3-CO-NP
235	3316 (N40FT OF LOT 6-8 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB PLUS ADJ VAC ALLEY) GRANDVIEW ST	LO	LO-NP
236	3201, 3303 (LOT 14-15 * & S 15 FT OF LOT 13 * & N 9 FT OF LOT 16 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS, CS-1	CS-CO-NP
237	3311 (LOT 12 * & N 34 FT OF LOT 13 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS-1	CS-1-CO-NP
238	905 W 34TH ST; 3317 N LAMAR BLVD	CS	CS-CO-NP
239	3401, 3411, 3419, 3423 N LAMAR BLVD	CS	CS-CO-NP
240	3501 N LAMAR BLVD; 3400, 3406, 3408, 3412 OWEN AVE	CS	P-NP
241	800, 808 W 34TH ST; 3408 WEST AVE	LO	LO-NP
242	905, 907 W 37TH ST; 3507 N LAMAR BLVD; 3500, 3501, 3502, 3503 OWEN CIR	MF-2, MF-3, LO, CS	P-NP
243	711 W 38TH ST (N 323.29 FT MEDICAL SCIENCE CENTER CONDOMINIUMS)	LR	GR-CO-NP
244	711 (S 154.55 FT MEDICAL SCIENCE CENTER CONDOMINIUMS) W 38TH ST; 3509, 3511, 3513 WEST AVE	LO, LR	LO-MU-NP
245	700, 702, 704, 706, 710, 712, 714, 720 W 34TH ST; 3409 WEST AVE	SF-3, LO	LO-NP
245A	717 W 35TH ST	LO-CO	LO-CO-NP
246	631 W 38TH ST	GO	GR-CO-NP
247	624 W 37TH ST	MF-4	LR-MU-CO-NP
248	623 W 38TH ST	LO	GR-CO-NP
249	601 W 38TH ST; 3702 (LOT 1 BLK 7 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
250	3702 (LOT 2 BLK 6 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS-1	CS-1-CO-NP
251	604 W 37TH ST; 3700 GUADALUPE ST	CS	CS-CO-NP
252	605 W 37TH ST; 3510 (N 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
253	3510 (S 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS, CS-1	CS-1-CO-NP
254	606 MAIDEN LN	CS	CS-1-CO-NP
255	3500 GUADALUPE (E 100 FT LOTS 1-3 BLK 4 OLT 75-76 DIV D GYPSY GROVE SAVE AND EXCEPT A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H)	CS	CS-CO-NP
256	3500 GUADALUPE (A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H)	CS-1	CS-1-CO-NP
257	607 W 37TH ST	CS	CS-CO-NP
259	604 W 35TH ST	CS	CS-CO-NP
260	3402, 3404, 3406 GUADALUPE ST	CS	CS-CO-NP
261	612, 616, 620, 624, 630 W 34TH ST	CS	CS-CO-NP
262	3680 WEST AVE	LO, GO	GR-MU-CO-NP
263	3515 N LAMAR BLVD	CS	CS-CO-NP
264	901, 911 W 38TH ST	CS	CS-CO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACEL	ADDRESSES	FROM	TO
265	3701 N LAMAR BLVD	CS	CS-CO-NP
266	806 W 37TH ST; 801 W 38TH ST	GR	GR-NP
1000	1107 W 22ND ST; 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917 DAVID ST	SF-3	SF-3-CO-NP
1001	1113 W 22ND ST; 1900, 1902, 1904, 1906, 1910, 1912, 1914, 1916 DAVID ST	SF-3	SF-3-CO-NP
1002	1207 W 22ND ST; 1909 (S 25 FT LOT 15 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD), 1913 CLIFF ST	SF-3	SF-3-CO-NP
1003	1901, 1907 CLIFF ST	SF-3	SF-3-CO-NP
1005	0 (LOT 8 BLK B OLT 29 DIV D LAWLESS PLUS ADJ 1/2 VAC STREET), 1202, 1204, 1208, 1210, 1216 W 22ND ST; 2200, 2202 LONGVIEW ST	SF-3	SF-3-CO-NP
1006	1201, 1203, 1205, 1207, 1209, 1211, 1215 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1007	1114 W 22ND ST	SF-3	SF-3-CO-NP
1008	1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1009	1114 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1010	1100, 1102, 1104, 1106 W 22ND 1/2 ST; 2218 LEON ST	SF-3	SF-3-CO-NP
1011	2309, 2311 LONGVIEW ST	SF-3	SF-3-CO-NP
1013	1200, 1202, 1204, 1206, 1208 W 22ND 1/2 ST; 2212, 2306, 2308, 2310 LONGVIEW ST; 2303, 2305, 2307, 2309, 2311, 2313 SHOAL CREEK BLVD	SF-3	SF-3-CO-NP
1014	805, 905 W 28TH 1/2 ST; 2810, 2814, 2816 SAN PEDRO ST; 2815, 2819, 2825 SAN GABRIEL ST; 0 (S 44.6FT OF E 29FT OF LOT 1&2 BLK 3 OLT 70 DIV D BYRNES JAMES SUBD) PEARL ST	SF-3	SF-3-CO-NP
1015	2818, 2820, 2822, 2826 SALADO ST	SF-3	SF-3-CO-NP
1016	2817, 2819, 2821 SALADO ST	SF-3	SF-3-CO-NP
1017	804, 806 W 28TH 1/2 ST; 2831, 2833, 2835, 2837 PEARL ST	SF-3	SF-3-CO-NP
1018	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840 PEARL ST	SF-3	SF-3-CO-NP
1019	2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2845 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1020	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1021	2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1022	2830, 2832, 2834, 2838, 2840, 2842, 2844, 2848 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1023	801, 803, 805, 807 W 30TH ST; 2810, 2812, 2814, 2824 PEARL ST	SF-3	SF-3-CO-NP
1024	907 W 30TH ST	SF-3	SF-3-CO-NP
1025	2910 PEARL ST	SF-3	SF-3-CO-NP
1026	2902, 2904 WEST AVE	SF-3	SF-3-CO-NP
1028	710 W 29TH ST (LOT 4 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	SF-3	SF-3-CO-NP
1030	615 W 30TH ST; 2911, 2913, 2915, 2917 RIO GRANDE ST	SF-3	SF-3-CO-NP
1034	804, 808, 810, 900, 902, 904 W 30TH 1/2 ST	SF-3	SF-3-CO-NP
1035	807 W 31ST ST	SF-3	SF-3-CO-NP
1036	3012, 3018 WEST AVE	SF-3	SF-3-CO-NP
1040	3008, 3010, 3014 WASHINGTON SQ	SF-3	SF-3-CO-NP
1041	3001, 3005, 3007 WASHINGTON SQ	SF-3	SF-3-CO-NP
1044	607 W 32ND ST	SF-3	SF-3-CO-NP
1046	615 W 32ND ST; 3109 KING ST	SF-3	SF-3-CO-NP
1048	3101, 3103 WEST AVE	SF-3	SF-3-CO-NP
1049	3112 WEST AVE	SF-3-H	SF-3-H-CO-NP
1049A	807, 809 W 32ND ST; 3114 WEST AVE	SF-3	SF-3-CO-NP
1049B	806, 810 W 31ST ST; 0 (E 40FT OF S19FT LOT 65 * & E40FT OF W39FT LOT 66 OLT 72-75 DIV D OAKWOOD), 3107, 3109 GRANDVIEW ST	SF-3	SF-3-CO-NP
1049C	804 W 31ST ST; 3102, 3104, 3108, 3110 WEST AVE	SF-3	SF-3-CO-NP
1050	900, 902 W 31ST ST; 3104, 3108, 3110, 3112 GRANDVIEW ST; 3113 OWEN AVE	SF-3	SF-3-CO-NP
1057	606, 608 W 32ND ST	SF-3	SF-3-CO-NP

West University Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESSES	FROM	TO
1060	3410, 3504 WEST AVE	SF-3	SF-3-CO-NP
1061	3506 WEST AVE	SF-3-H	SF-3-H-CO-NP
1062	3508, 3510 WEST AVE	SF-3	SF-3-CO-NP
1063	3413, 3415 WEST AVE	SF-3	SF-3-CO-NP
1064	703, 705, 707, 709, 711, 713, 715 W 35TH ST; 3404 KING ST	SF-3	SF-3-CO-NP
1065	700, 702, 704, 706, 708, 710, 712, 714, 716 W 35TH ST; 3504 KING ST	SF-3	SF-3-CO-NP
1066	607, 609, 611, 615, 617, 619, 621 W 35TH ST; 3403 KING ST	SF-3	SF-3-CO-NP
1067	606, 610, 614, 616, 618, 620 W 35TH ST	SF-3	SF-3-CO-NP
1068	611 W 35TH ST	SF-3	SF-3-CO-NP
1069	609 W 37TH ST	SF-4A	SF-4A-CO-NP

**WEST UNIVERSITY NEIGHBORHOOD PLAN COMBINING DISTRICT
EXHIBITS FOR ZONING CASE C14-04-0021**

EXHIBIT A

A 3,965 SQUARE FOOT AREA BEING THE NORTH 61 FEET OF THE EAST 65 FEET OF LOT 20, OUTLOT 21, DIVISION D, LOUIS HORST'S SUBDIVISION, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK "Z," AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84 ° 01' W 107.00 Feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE S 84° 01' E 46.00 feet to the POINT OF BEGINNING.

locally known as 2021 Guadalupe Street and 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT B

A 2,898 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOTS 1, 2, 19, AND 20, LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION "D," OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF LOUIS HORST'S SUBDIVISION OF RECORD IN VOLUME "Z" AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84° 01' W 107.00 feet to a point;

THENCE, with a line perpendicular to the south line of West 21st Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21st Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE, S 84° 01' E 46.00 feet to the POINT OF BEGINNING.,

locally known as 2021 Guadalupe Street and the 309-311 West 21st Street, in the City of Austin, Travis County, Texas.

EXHIBIT C

LEGAL DESCRIPTION: BEING A 0.574 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, DESCRIBED AS "TRACT TWO" CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.574 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard and west line of Rio Grande for the southeast corner hereof;

THENCE North 4°30'17" East a distance of 72.26 feet to a point for corner;

THENCE: South 85°08'48" East a distance of 65.16 feet to a point for corner;

THENCE North 4°24'51" East a distance of 79.88 feet to a point for corner;

THENCE South 85°08'09" East a distance of 110.41 feet to a point for corner on the west line of Rio Grande Street;

THENCE South 4°51'00" West a distance of 192.85 feet along said line of Rio Grande Street to the POINT OF BEGINNING and containing 0.574 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT D

LEGAL DESCRIPTION: BEING A 0.960 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN; TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.960 ACRE TRACT BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an iron rod found on the west line of Rio Grande Street at the intersection with the south line of an alley for the northeast corner hereof;

THENCE South 4°51'00" West a distance of 259.55 feet along said line of Rio Grande Street to an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard for the southeast corner hereof;

THENCE North 71° 48'53" West a distance of 179.36 feet along said line of MLK Boulevard to an iron rod found for the southwest corner hereof and southeast corner of that certain 1.120 acre tract conveyed by deed recorded in Volume 13313, Page 2351 of said deed records;

THENCE North 4° 30'17" East a distance of 217.95 feet to an iron pipe found on the south line of an alley for the northwest corner hereof and northeast corner of said 1.120 acre tract;

Thence South 85°13'28" East a distance of 175.84 feet to the POINT OF BEGINNING and containing 0.960 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

EXHIBIT E

A 2, 207 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOT "A," ACME SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 47, AT PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron pin set at the southeast corner of said Lot "A," Acme Subdivision, which point is in the west line of San Antonio Street:

THENCE, with the south line of Lot A, N 84° 02' W 53.27 feet to a point;

THENCE, N 06° 03' E 6.90 feet to the southeast corner and Point of Beginning of this tract;

THENCE, N 83° 57' W. 66.68 feet to the southwest corner of this tract

THENCE, N 06° 03' E 30.90 feet to the most westerly northwest corner of this tract;

THENCE, S 83° 57' E 23.15 feet and N 06° 03' E 4.00 feet to the most northerly northwest corner of this tract;

THENCE, S 83° 57' E 37.30 feet to the most northerly northeast corner of this tract;

THENCE, S 06° 03' W 1.20 feet, S 38° 57' E 7.05 feet and S 83° 57' E 1.20 feet to the most easterly northeast corner of this tract;

THENCE, S 06° 03' W 28.75 feet to the POINT OF BEGINNING,

locally known as 2510-2512 San Antonio Street and 501-513 West 26th Street, in the City of Austin, Travis County, Texas.

EXHIBIT F

A 10.0 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF LOT 27, BLOCK 3, LEANDER BROWN SUBDIVISION, OUTLOT 68, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point at the southeast corner of the said Lot 27, being the northeast corner of Lot 28, being a point in the west right-of-way line of Nueces Street;

THENCE with the west right-of-way line of Nueces St., N 05° 53' E for a distance of 2.0 feet to a point being the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the outboundary of the herein described tract N 84° 21' W for a distance of 5.0 feet to the southwest corner hereof;

THENCE N 05° 53' E for a distance of 2.0 feet to the northwest corner hereof;

THENCE S 84° 21' E for a distance of 5.0 feet to a point in the west right-of-way line of Nueces Street for the northeast corner hereof;

THENCE S 05° 53' W for a distance of 2.0 feet to the PLACE OF BEGINNING.

locally known as 2806 Nueces Street (George Poindexter House), in the City of Austin, Travis County, Texas.

EXHIBIT G

A 1,524 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF LOT 5, BLOCK 1, OF THE THEODORE LOW SUBDIVISION OF A PART OF LOT 2 OUT OF J.B. SEDWICK'S SUBDIVISION OF AN 87 ACRE TRACT OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a point for the southeast corner of the parcel (structure) herein described, from which point the southeast corner of Lot 5, Block 1, of the Theodore Low Subdivision being in the west line of San Gabriel Street, bears the following two (2) courses:

- (1) S 30° 22' W 3.5 feet;
- (2) S 59° 34' E 15 feet;

THENCE, the following five (5) courses:

- (1) N 59° 34' W 17.0 feet;
- (2) N 30° 22' E 8.0 feet;
- (3) N 59° 34' W 18.1 feet;
- (4) S 30° 22' W 5.0 feet;
- (5) N 59° 34' W 14.5 feet to a point for the northwest corner of the parcel herein described;

THENCE, N 30° 22' W 24.9 feet to a point in the east line of Lamar Boulevard for the northwest corner of the parcel herein described;

THENCE, with the east line of Lamar Boulevard, N 72° 06' E 13.2 feet to a point;

THENCE, leaving the east line of Lamar Boulevard, the following three (3) courses;

- (1) S 59° 34' E 23.4 feet;
- (2) N 30° 22' E 3.7 feet;
- (3) S 59°34' E 17.1 feet to a point for the southeast corner of the parcel herein described;

THENCE, S 30° 22' W 41.0 feet to the PLACE OF BEGINNING,

locally known as 2906-2910 San Gabriel Street, in the City of Austin, Travis County, Texas.

EXHIBIT H

A 6,158 SQUARE FOOT TRACT OF LAND OUT OF THE EAST 100 FEET OF LOTS 1, 2, AND 3, BLOCK 4, GYPSY GROVE ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN BOOK 1, PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron stake at the southwest corner of the east 100 feet of Lot 1, Block 4, Gypsy Grove Addition, according to the map or plat of said subdivision recorded in Book 1, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE with the west line of the east 100 feet of Lots 1, 2, and 3, N 29° 51' E 129.34 feet to an iron stake in the south line of Maiden lane and the north line of said Lot 3, for the northwest corner of this tract;

THENCE with the south line of Maiden Lane and the north line of said Lot 3, S 60° 01' E 35.00 feet to a point in the northerly projection of the east wall line of the existing building, for the most northerly northeast corner of this tract;

THENCE S 29° 51' W along the east wall line of the existing building, 98 feet to an inside corner of the said building, for a corner of this tract;

THENCE with the north wall line of the existing building, S 60° 15' E 53 feet to the most southerly northeast corner of the said building; for a corner of this tract;

THENCE with the east wall line of the said existing building, S 29° 51' W 31 feet to a point in the north line of West 35th Street and the south line of said Lot 1, for the southeast corner of this tract;

THENCE with the north line of West 35th Street and the south line of said Lot 1, N 60° 15' W 88 feet to the PLACE OF BEGINNING,

locally known as 3500-3508 Guadalupe Street, 600-606 West 35th Street, 601-607 Maiden Lane, in the City of Austin, Travis County, Texas.

West University Neighborhood Planning Area
Proposed Special Infill Options, Design Tools, and Conditional Overlays
Case # C14-04-0021

To locate tracts, please refer to the rezoning tract map or tract table. The recommendations contained in this document are subject to change until adopted by the City Council.

1. The following applies to an existing legal lot with single-family residential use or a secondary apartment special use within the boundaries of the NP combining district:
 - a) The minimum lot area is 2,500 square feet.
 - b) The minimum lot width is 25 feet.
 - c) For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.
2. All properties within the West University, Shoal Crest, and Heritage Subdistricts of the West University Neighborhood Planning Area (see attached Map) must comply with the following Neighborhood Plan Combining District Restrictions:
 - a) Impervious Cover and Parking Placement (§25-2-1603)
 - b) Garage Placement (§25-2-1604)
 - c) Parking in a Front or Side Yard.
3. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code: 1-3, 3A, 4, 4A, 5, 5A, 6-13, 13A, 13B, 16, 20, 20A, 22, 22A, 23-24, 26, 26A, 27, 31-32, 58, 58A, 58B, 64, 66, 68-69, 69A, 70, 70A, 71-74, 74A, 75, 77-80, 80A, 80B, 81-88, 91, 91A, 91B, 92B, 92C, 92D, 93, 94, 96, 112, 115, 115A, 116-119, 122, 128, 141-143, 143C, 144-146, 148, 156, 157, 158, 166-167, 170, 172, 174, 176-179, 179A, 180, 192, 192A, 193-197, 209, 210, 213, 219-220, 225-226, 230, 235-239, 241, 243-245, 245A, 246-256, 259, 260, 261, 262-266.
4. The maximum height of a building or structure on tracts 34, 36, 38, 39, 39A, 49, 51, 52, 53, 147, 149A, 159, 162, 168, 169, 169A, 171, 181, 184, 185, 186, 187, 188, 189, 190, 191, 198, 199, 204, 206, 207, 208, 211, 214, 215, 216, 217, 221, 222, 223, 224, 227, 228, 231, 232, 233, 1000-1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1028, 1030, 1034, 1036, 1040, 1041, 1044, 1046, 1048, 1049, 1049A, 1049B, 1049C, 1050, 1057, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069 is 30 feet measured from ground level.

5. The maximum height of a building or structure on tracts 30, 33, 35, 39A, 45-48, 50, 54-55, 148, 148A, 151, 152, 153, 154, 155, 163, 164, 166, 201, 244, 257 is 35 feet measured from ground level.
6. The maximum height of a building or structure on tracts 27, 28, 29, 31, 32, 34, 56-57, 59-62, 98A, 99A, 100A, 102, 135, 137, 141, 142, 156-157, 161, 167, 170, 173, 179, 179A, 180, 183, 192A, 194, 195, 209, 210, 213, 219, 252, 253, 254, 255, 256, 259, 260, 261, 262 is 40 feet measured from ground level.
7. The maximum height of a building or structure on tracts 158 and 196 is 45 feet measured from ground level.
8. The maximum height of a building or structure on tracts 98, 99, 100, 103, 104, 105, 107, 130, 136, 143, 143A, 143C, 143B, 143C, 156, 172, 174, 176, 177, 178, 236, 237, 238, 239, 248, 249, 249, 250, 251, and 263 is 50 feet measured from ground level.
9. For tracts 43 and 44 the impervious cover shall not exceed 75%.
10. For tract 43 no more than 21,000 square feet of residential use is allowed.
11. For tract 43 the floor-to-area ratio may not exceed .75 to 1.
12. For Tract 43 and 44 there shall be no access to West 22 1/2 Street for ingress or egress.
13. For tract 43 individual residential units may be no larger than 1,200 square feet.
14. For tracts 43, 43A, 44 no structure
 - located on the rear 90' of the tract may exceed a height of 570' above mean sea level.
 - located elsewhere on the tract may exceed a height of 578' above mean sea level.
15. For tract 43A no more than 3,000 square feet of residential uses are allowed.

16. For Tract 43A there shall be no access to West 22nd Street for ingress or egress.

17. For tract 44 no more than 5,000 square feet of residential uses are allowed.

18. Tract 70 is limited to 2,000 vehicular trips per day.

19. For tracts 148A, 150, 151, 152, 153, 154, 155 the following uses are prohibited

Medical offices under 5,000 square feet
Medical offices over 5,000 square feet

20. For tracts 30, 31-33, 36, 39A, 43, 44, 46-48, 54, 55 133, 135, 137, 185, 188, 198, 201, 206-207, 216, 223, 232 the following use is prohibited

Group residential
Community Recreation (Private)

21. For tracts 30-39, 39A, 40-44, 46-55, 1000-1003, 1005-1011 the following use is prohibited

Club or Lodge
Community Recreation (Private)

22. For tract 23 the following uses are prohibited

Automotive rentals	Financial Services
Automotive repair services	Food sales
Automotive sales	General retail sales
Automotive washing (of any type)	(convenience)
Business support services	General retail sales (general)
Business or trade school	Indoor entertainment
Commercial off-street parking	Indoor sports and entertainment
Community recreation (public)	Outdoor sports and recreation
Community recreation (private)	Pawnshop services
Consumer convenience services	Personal improvement services
Consumer repair services	Pet services
Drop-off recycling collection facility	Research services
Exterminating services	Restaurant (general)
	Restaurant (limited)
	Service station

Theater

23. For tract 41 the following uses are prohibited

Consumer convenience services	Off-site accessory parking
Consumer repair services	Personal services
Food sales	Pet services
Financial Services	Restaurant (limited)
Guidance services	Service station

24. For tracts 196, 237, 238, 239, 263 the following uses are prohibited

Agricultural Sales and Services	Kennels
Automotive Washing of any type	Limited Warehousing and
Campground	Distribution
Commercial Off-Street Parking	Maintenance and Service
Construction Sales and Services	Facilities
Convenience Storage	Monument Retail Sales
Drop-Off Recycling Collection	Outdoor Entertainment
Facilities	Outdoor Sports and Recreation
Electronic Prototype Assembly	Pawn Shop Services
Equipment Repair Services	Transportation Terminal
Equipment Sales	Vehicle Storage
Indoor Sports and Recreation	

25. For tracts 196, 237, 238, 239, 263 the following uses are conditional

Automotive Rentals	Hospital Services—General
Automotive Repair Services	Hotel-Motel
Automotive Sales	Laundry Services
Building Maintenance Services	Research Services
Club or Lodge	Residential Treatment
Commercial Blood Plasma	Service Station
Center	Transitional Housing
Group Home Class II	

26. For tract 236 the following uses are prohibited

Agricultural Sales and Services	Convenience Storage
Campground	Drop-Off Recycling Collection
Commercial Off-Street Parking	Facilities
Construction Sales and Services	Electronic Prototype Assembly

Equipment Repair Services
Equipment Sales
Indoor Sports and Recreation
Kennels
Limited Warehousing and
Distribution
Maintenance and Service
Facilities

Monument Retail Sales
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Transportation Terminal
Vehicle Storage

27. For tract 236 the following uses are conditional

Building Maintenance Services
Club or Lodge
Commercial Blood Plasma
Center
Group Home Class II
Hospital Services—General

Hotel-Motel
Laundry Services
Research Services
Residential Treatment
Service Station
Transitional Housing

28. For tracts 156, 157, 158, 195 the following uses are prohibited

Automotive Washing of any type
Commercial Off-Street Parking
Indoor Sports and Recreation
Kennels
Outdoor Entertainment

Outdoor Sports and Recreation
Pawn Shop Services
Transportation Terminal
Vehicle Storage

29. For tracts 156, 158, 195 the following tracts are conditional

Automotive Rentals
Automotive Repair Services
Automotive Sales
Business or Trade School
Group Home Class II

Hospital Services—General
Hotel-Motel
Residential Treatment
Service Station

30. For tract 157 the following use is prohibited

Cocktail lounge

31. For tracts 249 and 264 the following uses are prohibited

Accessory use drive through
services
Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Building Maintenance Services
Business or Trade School
Campground
Construction Sales and Services
Convenience Storage
Drop-Off Recycling Collection
Facilities
Electronic Prototype Assembly

Equipment Repair Services
Equipment Sales
Indoor Sports and Recreation
Kennels
Limited Warehousing and
Distribution
Maintenance and Service
Facilities
Monument Retail Sales
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Service Station
Transportation Terminal
Vehicle Storage

32. For tracts 249 and 264 the following uses are conditional

Business or Trade School
College and University Facilities
Commercial Blood Plasma
Center
Commercial Off-Street Parking
Group Home Class II
Hospital Services—General
Hotel-Motel

Indoor Entertainment
Indoor Sports and Recreation
Laundry Services
Plant Nursery
Research Services
Residential Treatment
Transitional Housing

33. For tracts 243, 246, 248, 262, 266 the following uses are prohibited

Accessory use drive through
services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Business or Trade School
Construction Sales and Services

Drop-Off Recycling Collection
Facilities
Indoor Sports and Recreation
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Service Station

34. For tracts 243, 246, 248, 262, 266 the following uses are conditional

Business or Trade School
College and University Facilities
Commercial Off-Street Parking

Group Home Class II
Hospital Services—General
Hotel-Motel

Indoor Entertainment
Research Services

Residential Treatment
Transitional Housing

35. For tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 259, 260 the following uses are prohibited

Arts and craft studio (industrial)
Campground
Drive through restaurant and services.
Exterminating services
Kennels
Vehicle storage

36. For tract 257 the following uses are prohibited

Arts and craft studio (industrial)
Campground
Drive through restaurant and services.
Exterminating services
Kennels

37. For tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, 260 the following uses are conditional

Accessory use of drive through
services
Automotive repair
Building maintenance services
Club or lodge
Commercial blood plasma center
Commercial off street parking
Construction sales and services
Convenience storage

Drop-off recycling collection
facility
Equipment repair services
Equipment sales
Hospital services (general)
Laundry services
Off-site accessory parking
Service station

38. For tract 261 the following uses are prohibited

Accessory use of drive through
services
Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Sales

Automotive Washing of any type
Building Maintenance Services
Business Support Services
Campground
College and University Facilities

Commercial Blood Plasma
Center
Commercial Off-Street Parking
Construction Sales and Services
Convenience Storage
Custom Manufacturing
Drop-Off Recycling Collection
Facilities
Electronic Prototype Assembly
Equipment Repair Services
Equipment Sales
Funeral Services
Hospital Services—General
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Limited Warehousing and
Distribution

Maintenance and Service
Facilities
Monument Retail Sales
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Plant Nursery
Private Primary Educational
Facilities
Private Secondary Educational
Facilities
Public Primary Educational
Facilities
Public Secondary Educational
Facilities
Research Services
Residential Treatment
Transportation Terminal
Vehicle Storage

39. For tract 261 the following uses are conditional

Exterminating Services
Group Home Class II
Hospital Services—Limited
Off-Site Accessory Parking
Service Station
Transitional Housing

40. For tracts 141, 142, 146, 146A, 166, 170, 172, 174 the following uses are prohibited

Accessory use of drive through
services
Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing of any type
Building Maintenance Services
Business or Trade School
Business Support Services
Campground
College and University Facilities

Commercial Blood Plasma
Center
Commercial Off-Street Parking
Construction Sales and Services
Convenience Storage
Drop-Off Recycling Collection
Facilities
Electronic Prototype Assembly
Equipment Repair Services
Equipment Sales
Funeral Services
Hospital Services—General

Hospital Services—Limited
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Limited Warehousing and
Distribution
Maintenance and Service
Facilities
Medical Offices exceeding 5,000
sq/ft of gross floor area
Medical Offices not exceeding
5,000 sq/ft of gross floor area
Monument Retail Sales
Outdoor Entertainment

Outdoor Sports and Recreation
Pawn Shop Services
Private Primary Educational
Facilities
Private Secondary Educational
Facilities
Public Primary Educational
Facilities
Public Secondary Educational
Facilities
Research Services
Residential Treatment
Transportation Terminal
Vehicle Storage

41. For tracts 141, 142, 146, 146A, 166, 170, 172, 174 the following uses are conditional

Club or Lodge
Exterminating Services
Group Home Class II
Laundry Services

Off-Site Accessory Parking
Plant Nursery
Service Station
Transitional Housing

42. For tracts 160 and 164 the following uses are prohibited

Accessory use of drive through services
Financial services
Service station

43. For the northern part of tract 43 no more than 21,000 square feet of residential use.

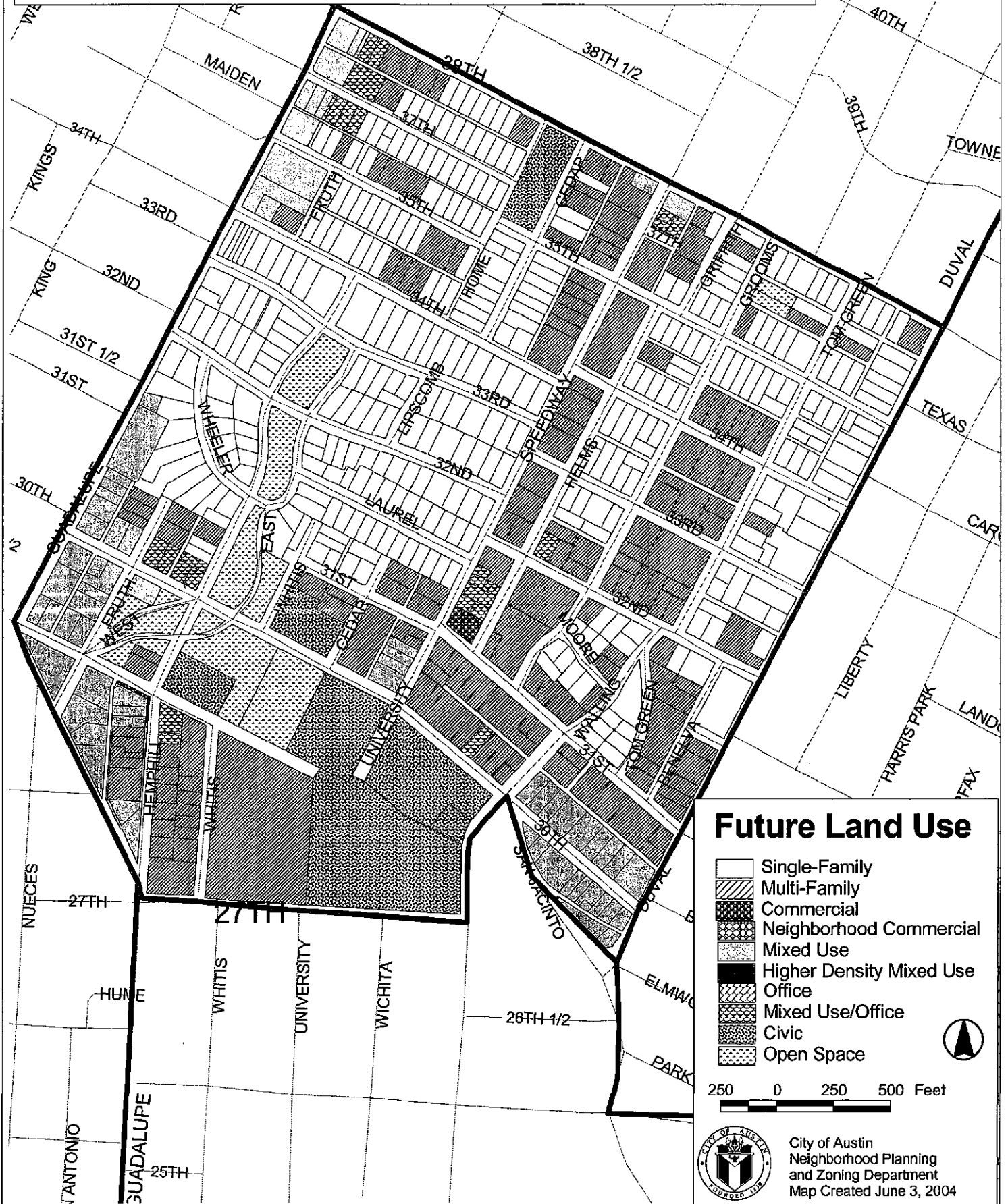
44. For the northern part of tract 43 the floor-to-area ratio may not exceed .75 to 1.

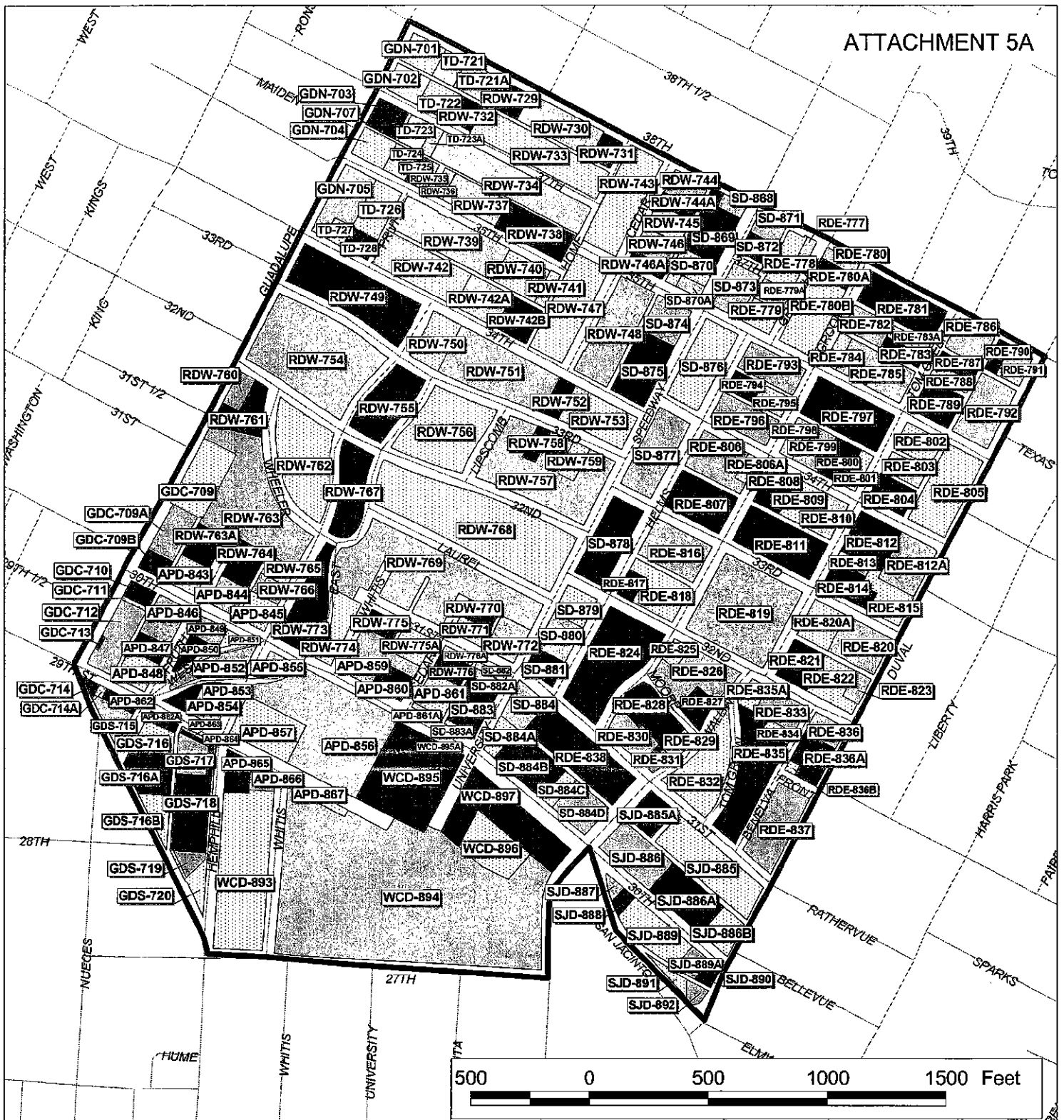
45. For the northern part of tract 43 individual residential units may be no larger than 1,200 square feet.

46. For the northern part of tract 43 no structure
located on the rear 90' of the tract may exceed a height of 570' above mean sea .
located on the rear elsewhere on the tract may exceed a height of 578' above
mean sea level.

North University Neighborhood Planning Area: Proposed Future Land Use

ATTACHMENT 5



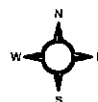


North University Neighborhood Conservation Combining District: Proposed Tracts for Rezoning




Case #C14-04-0022



City of Austin
Neighborhood Planning and Zoning Department
Map Created June 3, 2004



Legend

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
- ABC-123** Tract Number

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST; 502 W 30TH ST	CS	GR-NCCD-NP
APD-844	404 W 30TH ST; 3005 FRUTH ST	LO	LO-NCCD-NP
APD-845	3004 HEMPHILL PARK; 400, 402 W 30TH ST	LO	LO-NCCD-NP
APD-846	501, 503 W 30TH ST; 2910 FRUTH ST	LO	GR-NCCD-NP
APD-847	2908 FRUTH ST	CS-1-MU	CS-1-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-849	407 W 30TH ST	GR	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-854	2902 HEMPHILL PARK; 400 W 29TH ST	MF-3	MF-3-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 (BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN);	P, UNZ	P-NCCD-NP
APD-857	300 W 29TH ST	LO-H	LO-H-NCCD-NP
APD-859	3001 (LOT 1 FIRST ENGLISH LUTHERAN CHURCH SUBDIVISION SAVE AND EXCEPT A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	MF-4	MF-4-NCCD-NP
APD-860	3001 (A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	LO	LO-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	GO	MF-4-NCCD-NP
APD-862	2819 (LOT 3 & ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
APD-862A	2815 FRUTH ST; 409 W 29TH ST	CS	CS-NCCD-NP
APD-863	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-864)	CS	CS-NCCD-NP
APD-864	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-863)	CS-MU-CO	CS-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	CS, MF-5	NO-NCCD-NP
APD-866	301 W 29TH ST	MF-5	MF-5-NCCD-NP
APD-867	210 (A 0.256 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B) W 27TH ST	MF-5	MF-5-NCCD-NP
GDC-709	3105 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709A	3009, 3021, 3023, 3025, 3101 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709B	3001 GUADALUPE ST	CS	CS-NCCD-NP
GDC-710	2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-711	2927 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-712	512 W 29TH ST; 2909, 2915, 2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-713	2909 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714	2825 (W 53FT AV LOT 2 & ADJ TRI OF LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-1-NCCD-NP
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-701	3711 GUADALUPE ST; 505 W 38TH ST (LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO, CS	CS-NCCD-NP
GDN-702	506 W 37TH ST	CS	CS-NCCD-NP
GDN-703	507, 509, 519 W 37TH ST	CS	CS-NCCD-NP
GDN-704	510-512 W 35TH ST (LOT 1&2 LOT 3 *LESS S 5FT BLK 1 OLT 77 DIV B STEINLE ADDN)	SF-3, CS	CS-NCCD-NP
GDN-705	3401 (S 94.2 FT OF W 63.9 FT & W 150 FT OF S CEN 65.8 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB), 3423 (W 150 FT OF THE N 155 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	CS	CS-NCCD-NP
GDN-707	507 W 37TH ST	LO	LO-NCCD-NP

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
GDS-715	2819 (LOTS 4-6 & ADJ 16 FT VAC ALLEY & E 37.79 FT LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS, CS-1	CS-NCCD-NP
GDS-716	2815 FRUTH ST	CS	CS-NCCD-NP
GDS-716A	2811, 2827 GUADALUPE ST	CS	CS-NCCD-NP
GDS-716B	2801 GUADALUPE ST	CS	CS-NCCD-NP
GDS-717	2806, 2808, 2810, 2812, 2814, 2816 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-718 & GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-718	2806, 2808, 2810 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-720)	MF-6-CO	MF-6-NCCD-NP
GDS-719	2711 GUADALUPE ST (PART; SEE ALSO GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-720	2806, 2808, 2810 HEMPHILL PARK; 2711 (PART; SEE ALSO GDS-719), 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-718)	CS	CS-NCCD-NP
RDE-777	107 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-778	105, 107 E 38TH ST; 110 E 37TH ST	MF-3	MF-3-NCCD-NP
RDE-779	104, 106 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-779A	3504 GRIFFITH ST	MF-2	MF-2-NCCD-NP
RDE-780	209 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-780A	3706 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-780B	3504, 3606, 3608, 3704 GROOMS ST; 3705 GRIFFITH ST; 200, 202, 204 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-781	301, 303, 305, 309, 311, 313 E 38TH	SF-3	SF-3-NCCD-NP
RDE-782	3601, 3703 GROOMS ST	P	P-NCCD-NP
RDE-783	3506, 3710 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST	MF-3	MF-1-NCCD-NP
RDE-785	3502 TOM GREEN ST; 302, 304, 306, 308 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-786	401, 403, 405 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-787	3709 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-788	3707 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-789	400, 402, 404 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-790	407 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-791	409 E 38TH ST	MF-3	MF-3-NCCD-NP
RDE-792	3500, 3502, 3504, 3506, 3508 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-793	201, 203, 205, 207, 209 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-795	3402, 3404 GROOMS ST; 3405 HELMS ST	SF-3	SF-3-NCCD-NP
RDE-796	200, 202, 204, 206, 208 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-797	301, 303, 305, 307, 309, 311, 313 E 35TH ST; 3406 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-798	3401 GROOMS ST	MF-2	MF-2-NCCD-NP
RDE-799	302, 304 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-800	306, 308 E 34TH ST	MF-2	MF-2-NCCD-NP
RDE-801	3400 TOM GREEN ST	MF-3-H	MF-3-H-NCCD-NP
RDE-802	401, 403, 405 E 35TH ST; 3409 TOM GREEN STREET	SF-3	SF-3-NCCD-NP
RDE-803	3405 TOM GREEN ST; 3407 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-804	400, 402, 404 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-805	407 E 35TH ST; 3400, 3402, 3406, 3408, 3410, 3412 DUVAL ST	MF-3, SF-3	SF-3-NCCD-NP
RDE-806	201, 203, 205, 207 E 34TH ST; 3306 GROOMS ST; 3307 HELMS ST	SF-3	SF-3-NCCD-NP
RDE-806A	209 E 34TH ST	SF-3-H	SF-3-H-NCCD-NP
RDE-807	200, 202, 204, 206, 208 E 33RD ST; 3304 GROOMS ST; 3305 HELMS ST	MF-3, MF-2, SF-3	SF-3-NCCD-NP
RDE-808	301 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD-NP
RDE-810	309, 311 E 34TH ST	MF-4, MF-3	MF-3-NCCD-NP
RDE-811	300, 304 E 33RD ST; 3300, 3304 TOM GREEN ST; 3305 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-812	401, 405 E 34TH ST; 3305, 3307 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-812A	3300, 3306, 3312 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-813	3300 DUVAL ST; 3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-814	400, 408 E 33RD ST; 3300 DUVAL ST; 3303 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-815	408 E 33RD ST; 3300 DUVAL ST	SF-3-H	SF-3-H-NCCD-NP
RDE-816	201, 203, 207, 209 E 33RD ST; 3205 HELMS ST; 3206 GROOMS ST	SF-3	SF-3-NCCD-NP

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
RDE-817	200 E 32ND ST	NO-MU-H	NO-H-NCCD-NP
RDE-818	202, 210 E 32ND ST; 3202 GROOMS ST; 3203 HELMS ST	MF-4, MF-3	MF-3-NCCD-NP
RDE-819	300, 302, 304, 306, 308 E 32ND ST; 301, 307 E 33RD ST; 3200, 3204 TOM GREEN ST; 3205, 3207 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-820	405 E 33RD ST; 3208 (S 85FT OF LOT 8 * & W 61FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3208 (S 85FT OF LOT 6 * & E 11FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3210 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-820A	401, 403 E 33RD ST; 3205 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-822	3200 DUVAL ST	MF-3	MF-3-NCCD-NP
RDE-823	3203 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-824	110, 114 E 31ST ST; 3115 HELMS ST	MF-4	MF-4-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304 MOORE BLVD; 303, 305 E 32ND ST; 3110, 3112 WALLING DR	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	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
RDE-835	3101, 3103, 3111, 3115 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-835A	3119 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-836	3126 DUVAL ST (N 100 FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-836A	3126 DUVAL ST (S 178 FT BLK 6 DIV D GROOMS ADDN EXCLUDING W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3-H	SF-3-H-NCCD-NP
RDE-836B	3126 DUVAL ST (W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-837	404, 3102, 3104, 3106, 3110 DUVAL ST	MF-4	MF-4-NCCD-NP
RDE-838	105, 107, 109, 203, 209 E 31ST ST; 3004, 3006 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-729	403, 407, 410 W 38TH ST	MF-4, MF-3	MF-3-NCCD-NP
RDW-730	305, 307, 309, 311, 313, 315, 401 W 38TH ST	SF-3	SF-3-NCCD-NP
RDW-731	301 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-732	408 W 37TH ST	MF-3	MF-3-NCCD-NP
RDW-733	300, 302, 304, 306, 308, 310, 312, 314, 400, 402, 404, 406 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-734	301, 303, 305, 307, 309, 311, 313, 315, 401, 403, 405, 407 (N1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 407 (S1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 409, 411 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-735	500 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-736	406 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-737	400, 404 W 35TH ST	MF-4, MF-3	MF-3-NCCD-NP
RDW-738	300, 302, 304, 306, 308, 310 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739	311, 313, 315, 317, 401, 403, 405, 407, 409, 411 W 35TH ST	MF-4, SF-3	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-741	301 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-742	314, 316, 400, 402, 404, 406, 408, 410 W 34TH ST	MF-4, MF-3, SF-3	SF-3-NCCD-NP
RDW-742A	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-742B	300, 302, 304 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-743	3710 CEDAR ST	SF-3-H	SF-3-H-NCCD-NP
RDW-744	109, 111 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-744A	3709, 3711 CEDAR ST	SF-3	SF-3-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-746A	3701 CEDAR ST	MF-4	MF-4-NCCD-NP

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
RDW-747	203, 207 W 35TH ST; 3400, 3402, 3404, 3406, 3408, 3410, 3412 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748	110 W 34TH ST; 3401, 3405, 3407, 3409, 3411, 3413, 3415, 3417 CEDAR ST	MF-3, SF-3	SF-3-NCCD-NP
RDW-749	400, 404, 406, 408, 500, 502, 504, 506, 508, 510, 512 W 33RD ST	SF-3	SF-3-NCCD-NP
RDW-750	212 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-751	112, 114, 200, 202, 204, 206, 208, 210 W 33RD ST	SF-3	SF-3-NCCD-NP
RDW-752	110 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-753	100, 102, 104, 108 W 33RD ST	SF-3	SF-3-NCCD-NP
RDW-754	404, 406, 408, 410, 412 W 32ND ST; 401, 405, 407 (LOT 38 * LESS E7FT OF BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 407 (E 7FT OF LOT 38 BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 501, 503, 507 W 33RD ST; 3200, 3202, 3204, 3206, 3208, 3210 HEMPHILL PARK; 3201, 3205 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-756	200, 202, 204, 206, 208 W 32ND ST; 201, 203, 205, 207, 209 W 33RD ST; 3204 LIPSCOMB ST	SF-3	SF-3-NCCD-NP
RDW-757	100, 102, 204, 206, 108, 110, 112 W 32ND ST; 101, 103, 107, 109, 111, 113 W 33RD ST	SF-3	SF-3-NCCD-NP
RDW-758	109 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-759	105 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-760	415 W 32ND ST	SF-3	SF-3-NCCD-NP
RDW-761	3120, 3124 WHEELER ST	SF-3-H	SF-3-H-NCCD-NP
RDW-762	401, 407 W 32ND ST; 3101, 3103, 3105, 3107, 3109 WHEELER ST; 3102, 3104, 3106 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-763	3014 HEMPHILL PARK; 3100, 3102, 3108, 3110, 3112 (LOT 2 MARKOVITS & DILLER ADDN), 3114, 3116, 3118 WHEELER ST; 3117 GUADALUPE ST	MF-3, SF-3	SF-3-NCCD-NP
RDW-763A	3006, 3008, 3010 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-764	3009, 3011 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-765	3010 HEMPHILL PARK	MF-3	MF-3-NCCD-NP
RDW-766	3005, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP
RDW-767	0 HEMPHILL PARK (1.05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-768	103, 105, 107, 109, 113, 115, 117, 201, 203, 205, 207 W 32ND ST; 3121, 3123, 3125 HEMPHILL PARK; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122 LAUREL LN; 3116 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-769	101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123 LAUREL LN; 202, 204, 208 W 31ST ST; 3100 WHITIS AVE; 3102, 3104 CEDAR ST; 3105, 3107 WHITIS AVE; 3107, 3111, 3115, 3117 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-1-NCCD-NP
RDW-771	3101 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-772	3100, 3106 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
RDW-775	3011 WHITIS AVE	MF-4	MF-4-NCCD-NP
RDW-775A	201 W 31ST ST, 3008 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-776	3001 CEDAR ST (S 102 FT OF N 132 FT OF BENCHMARK CONDOMINIUMS AMENDED)	MF-4	MF-4-NCCD-NP
RDW-776A	3001 CEDAR ST (N 30 FT OF BENCHMARK CONDOMINIUMS)	MF-4	MF-4-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869	3506, 3704 SPEEDWAY	LR, MF-4	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-871	3707 SPEEDWAY	LR	LR-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	LO-NCCD-NP
SD-873	3501 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-875	3400, 3406, 3408 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-876	3401 SPEEDWAY	MF-4	MF-4-NCCD-NP

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
SD-877	103 E 34TH ST; 3301, 3305, 3307, 3311 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-878	101 E 33RD ST; 104 E 32ND ST; 3201 SPEEDWAY; 3202 HELMS ST	MF-4	MF-4-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3101, 3105, 3109, 3111 SPEEDWAY; 3104, 3108 HELMS ST	CS	NO-NCCD-NP
SD-881	100, 102 E 31ST ST	CS	CS-NCCD-NP
SD-882	101 (N 30 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (N 30 FT OF W 50FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST	MF-4	MF-4-NCCD-NP
SD-882A	101 (S 14 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (S 14 FT OF W 50 FT OF LOT 8 & W 50 FT OF LOT 9 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST; 3010 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-883	3000 (N 24 FT LOT 14 & LOT 13 BLK 6 OLT 73 DIV D FRUTH ADDN), 3004, 3006, 3008 UNIVERSITY AVE	CS	CS-NCCD-NP
SD-883A	3000 UNIVERSITY AVE (S 20 FT LOT 14 BLK 6 OLT 73 DIV D FRUTH ADDN)	CS	CS-NCCD-NP
SD-884	101, 103 E 31ST ST; 3007 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-884A	3005 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-884B	102, 106, 110 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884C	200 E 30TH ST	GO-H	GO-H-NCCD-NP
SD-884D	202, 204 E 30TH ST; 3000, 3002 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-885	307, 311, 405, 411 E 31ST ST; 3006 DUVAL ST	MF-4	MF-4-NCCD-NP
SJD-885A	3007, 3011 SPEEDWAY	MF-4	MF-4-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-886B	3000 DUVAL ST	CS	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, 415 E 30TH ST	CS, LR	CS-NCCD-NP
SJD-890	415 E 30TH ST; 2906 DUVAL ST	CS-1	CS-1-NCCD-NP
SJD-891	2805 (PART OF LOT 4-6 & ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C) SAN JACINTO BLVD; 2900 (LOTS 4-6 AND ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C) DUVAL ST	CS	CS-NCCD-NP
SJD-892	A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C (LOCALLY KNOWN AS 2801-2805 SAN JACINTO BLVD AND 2800-2904 DUVAL ST)	CS-1	CS-1-NCCD-NP
TD-721	409, 501, 503 W 38TH ST	LO	LO-NCCD-NP
TD-721A	409 W 38TH ST	MF-4	MF-4-NCCD-NP
TD-722	506 W 37TH ST	MF-4	LO-NCCD-NP
TD-723	503, 505 W 37TH ST	LO	LO-NCCD-NP
TD-723A	501 W 37TH ST	LO	LO-NCCD-NP
TD-724	504, 506 W 35TH ST	SF-3	SF-3-NCCD-NP
TD-725	502 W 35TH ST	MF-4	MF-3-NCCD-NP
TD-726	3401 (E 117.39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB), 3423 GUADALUPE ST (E 117.15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)	CS, 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-893	300 W 27TH ST; 2707, 2711, 2713, 2715, 2721, 2801, 2803 HEMPHILL PARK; 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710, 2712, 2714, 2800, 2802, 2804, 2808 WHITIS AVE; 2703 GUADALUPE ST	CS, MF-5	MF-5-NCCD-NP

North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 6/3/2004

TRACT	ADDRESS	FROM	TO
WCD-894	100 E 27TH ST; 210 W 27TH ST (APPROX 7 ACR OLT 12&13 DIV D SCOTTISH RITE DORMITORY SAVE AND EXCEPT A 0.256 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B); 205 E 30TH ST; 2900 SPEEDWAY	MF-5	MF-5-NCCD-NP
WCD-895	2910 (ALL OF BLK 5 & ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-895A	2910 (N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, BLK 5, ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-896	103 E 30TH ST (A 2.214 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D)	MF-4	MF-4-NCCD-NP
WCD-897	103 E 30TH ST (N 150 FT SOUTH OF AND PARALLEL TO E 30TH ST, THE WEST PORTION BEING 100 FT EAST OF AND PARALLEL TO UNIVERSITY AVE, SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, LOT A AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDN)	MF-4	MF-4-NCCD-NP

**NORTH UNIVERSITY CONSERVATION COMBINING DISTRICT
EXHIBITS FOR ZONING CASE C14-04-0022**

EXHIBIT A

A 0.315 ACRE TRACT OF LAND OUT OF LOTS 14, 13, AND A PORTION OF LOT 12, BLOCK 7 OF THE FRUTH ADDITION AS RECORDED IN BOOK 2, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.315 ACRES BEING 0.038 ACRES OF LAND OUT OF AND A PART OF LOTS 11 AND 12 OF SAID BLOCK 7 AS CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 698, PAGE 497 OF THE TRAVIS COUNTY DEED RECORDS, AND 0.277 ACRES OF LAND CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 756, PAGE 401 OF THE TRAVIS COUNTY DEED RECORDS; SAID 0.315 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of said Lot 14, said point being also in the north R.O.W. of West 30th Street;

THENCE N 29° 41' E along the east line of a 16 foot wide alley vacated by instrument recorded in volume 3358, Page 1656, of the Deed Records of Travis County, Texas, a distance of 100.00 feet to a point in the west line of said Lot 12, from which the northwest corner of Lot 12 bears N 29° 41' E, 32.00 feet;

THENCE S 60° 12' E 137.00 feet to a point in the West R.O.W. of Cedar Street, and the east line of said Lot 12, from which the northeast corner of Lot 12 bears N 29° 41' E, 32.00 feet

THENCE S 29° 41' W along the west R.O.W. of Cedar Street, 100.00 feet to the southeast corner of said Lot 14;

THENCE N 60° 12' W along the south line of Lot 14 and being also along the North R.O.W. of West 30th Street, 137.00 feet to the PLACE OF BEGINNING and containing 0.315 acres, more or less,

locally known as 3000, 3002, and 3004 Cedar Street, and 200-204 W 30th Street in the City of Austin, Travis County, Texas.

EXHIBIT B

LEGAL DESCRIPTION FOR APPROXIMATELY 0.256 ACRES OF LAND OUT OF THE JAMES ROGERS SURVEY NO. 6 AND THE J.G. DUNN SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF OUTLOT 12 AND 13, DIVISION D OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN ACCORDING TO THE MAP ON FILE AT THE GENERAL LAND OFFICE FOR THE STATE OF TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SCOTTISH RITE DORMITORY BY DEED RECORDED IN VOLUME 329 AT PAGE 116 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; SAID APPROXIMATELY 0.256 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being that portion of the said Scottish Rite Dormitory tract bounded on the north by the south right-of-way (60.00') line of West 29th Street; bounded on the east by a line being the southerly prolongation of the centerline of Wichita Street (Cedar Street), a fifty foot (50.00') wide street dedicated by the plat of the Fruth Addition, a subdivision of record found in Book 2, Page 157 of the Plat Records of Travis County, Texas; bounded on the south by a line forty feet (40.00') south of and parallel to the south right-of-way line of West 29th Street, and bounded on the west by the east right-of-way line of Whitis Avenue.

EXHIBIT C

A 7,225 SQUARE FOOT TRACT OF LAND OUT OF LOTS 4-5 AND ADJACENT VACATED ALLEY BLOCK 2 OUTLOT 10 DIVISION D MOORE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southwestern most point of the owner's property, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard, and said point also being in the common, brick wall which separates owner's property from the Mae Crockett Estate's property and from said point of beginning;

THENCE N 50° 48' E 36.8 feet to a point lying in the back wall of the building;

THENCE with the back wall of said building S 58° 4' E 23.3 feet to a point;

THENCE continuing with the back wall of said building, N 86° 41' E 16.12 feet to the most northeasterly corner of the building;

THENCE with the east wall of said building S 3° 19' E 15.0 feet to the most southeasterly corner of the building;

THENCE with the south wall of said building S 86° 41' W approximately 34 feet to a point in the south wall where said wall bears farther to the south;

THENCE with said wall bearing approximately S 67° 41' W approximately 22 feet to a point, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard;

THENCE with the north right-of-way line of San Jacinto Boulevard, N 38° 50' W approximately 20 feet to the point of beginning;

locally known as 2801-2805 San Jacinto Boulevard and 2800-2904 Duval in the City of Austin, Travis County, Texas.

EXHIBIT D

A 2.214 ACRE TRACT OF LAND OUT OF THE J.G. DUNN SURVEY AND THE THOMAS GREY SURVEY NO. 10 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDITION RECORDED IN PLAT BOOK 82, PAGES 14 THROUGH 15 INCLUSIVE OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.214 ACRES BEING ALL OF SAID LOT A, SAVE AND EXCEPT THE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a portion of said Lot A bounded on the north by a line one hundred and fifty feet (150.00') south of and parallel to the north line of said Lot A, same being the south right-of-way (60') line of East 30th Street, bounded on the east by the northwest line of Resubdivision of Reserve No. 14, Block 4 Grooms Addition, a subdivision of record found in Plat Book 1, Page 36 of said Plat Records, bounded on the south by the most southwesterly line of said Lot A, and bounded on the west by a line one hundred feet (100.00') east of and parallel to the most westerly line of said Lot A, same being the southeasterly right-of-way (60') line of University Avenue.

"This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

NORTH UNIVERSITY NEIGHBORHOOD: NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

PURPOSE: The purpose of a neighborhood conservation (NC) combining district is to preserve neighborhoods with distinctive architectural styles that were substantially built out at least 30 years before the date an application for an NC combining district classification is filed. (25-2-173)

The Neighborhood Conservation (NC) Combining District modifies use and site development regulations of a base district located in the NC combining district in accordance with a neighborhood plan. (25-2-371)

The purpose of the NUNA NCCD is to
protect the large number of surviving original houses in the neighborhood that provide its
unique character;
revise existing zoning to preserve the original development patterns of the North University
Neighborhood;
provide opportunities for redevelopment of older multi-family housing stock and to
encourage additional density and mixed use in appropriate locations.

PART 1. TRACT MAP

(SEE MAP EXHIBIT A)

PART 2. DESCRIPTION OF BASE DISTRICT CHANGES. –

(SEE CHART)

Proposed "H" zonings:

506 W. 34th from CS to CS-H-NCCD
3500 Speedway St. from MF-4 to MF-1-H-NCCD-NP
305 E. 34th from MF-4 to MF-3 H-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 DRIVEWAYS 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.

DRAFT

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

DRIVEWAY RUNNERS means a pair of pavement strips provided as a driveway.

EXCESS PARKING means parking spaces that exceed the parking required by the Land Development Code and these NCCD regulations.

FRONT OF BUILDING means the side of a building that includes the main entrance to the building and that references the address of the building.

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

MANUEVERING means managing a vehicle into or out of a parking space from a public way.

PEDESTRIAN-ORIENTED USES means uses that serve the public by providing goods or services in a manner readily accessible by pedestrians or readily accessible by the occupants of the structure in which they are located.

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. Only one car may be parked behind one other, whether in a garage or open parking area.

PART 4. DISTRICTS

The North University NCCD is divided into the following DISTRICTS that are more particularly identified on the map attached.

(See EXHIBIT B – NORTH UNIVERSITY NEIGHBORHOOD NCCD).

1. **THE RESIDENTIAL DISTRICT** - includes all property not included in another district from 27th Street to 38th Street and from Guadalupe Street to Duval Street. (See map)
2. **THE SPEEDWAY DISTRICT** – generally located along portions of both sides of Speedway Street. (See map)
3. **THE ADAMS PARK DISTRICT** – generally located within one-half block of Adams Park. (See map)
4. **THE SAN JACINTO STREET DISTRICT** - from San Jacinto Street to E. 31st St. from Speedway to Duval Street. (See map)
5. **THE GUADALUPE DISTRICT** – generally located from Guadalupe Street to one-half block east of Guadalupe Street from 27th Street to 38th Street but excluding single family property. (See map)

6. THE TRANSITION DISTRICT - adjoins the Guadalupe District north of 34th St.. (See map)
7. THE WALLER CREEK / SEMINARY DISTRICT – generally from 27th Street to 30th Street and from Speedway to the Adams Park District. (See map)

PART 5. LAND USE - Permitted and Conditional Uses.

1. RESIDENTIAL BASE DISTRICTS

- a. Single-Family Attached Residential use is not permitted. (*Pending*)
- b. Group Residential use is not permitted in the Residential District, the Transition District, the San Jacinto District or in the Speedway District.
- c. Civic Uses, except for Religious Assembly, that are permitted in Residential Base districts are permitted up to 5,000 Gross Square Feet and are Conditional if larger.

LAND USES IN COMMERCIAL BASE DISTRICTS

- a. The following table establishes the permitted and conditional uses for property in commercial zoning districts and in some multi-family zoning districts (identified in 2.b) in the North University NCCD.
- b. Use regulations in this section may be modified in Section 3 of this part.

Columns (A1) and (A2) apply to property in the Speedway District that has commercial zoning,

Column (B) applies to property in the Adams Park District that is in sub-district 3A.

Column (C) applies to property located in the San Jacinto District that has commercial zoning.

Column (D) applies to property located in the Guadalupe District.

Column (E) applies to property located in the Transition District that has commercial zoning.

Column (F) applies to property located in the Waller Creek/Seminary District. Civic uses and associated accessory uses per the Land Development Code apply in sub-district 7A.

NUNA NCCD DISTRICTS	Speedway	Speedway	Adams	San	GUAD.	Transition	Waller Crk/
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		2A	Park	Jacinto			Seminar y F
Residential Uses	A1	A2	B	C	D	E	F
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P
Condominium Residential	P	P	P	P	C	P	P
Duplex Residential	--	P	--	--	--	P	P
Group Residential	--	P	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
Retirement Housing (Large Site)	C	C	C	C	P	C	C
Single-Family Attached Residential	--	--	--	--	--	--	--
Single-Family Residential	--	P	P	P	--	P	P
Small Lot Single-Family Residential	--	P	--	--	--	--	--
Townhouse Residential	--	P	--	--	--	--	P
Two-Family Residential	P	P	P	P	--	P	P
Commercial Uses	A1	A2	B	C	D	E	F
Administrative and Business Offices	P	P	P	P	P	P	-P
Agricultural Sales and Services	--	--	--	--	--	--	--
Art and Craft Studio (Limited)	P	P	P	P	P	P	P
Art and Craft Studio (General)	--	P	P	C	P	C	--
Art and Craft Studio (Industrial)	--	--	--	--	--	--	--
Automotive Rentals	--	--	--	--	P*	--	--
Automotive Repair Services	--	--	--	--	P*	--	--
Automotive Sales	--	--	--	--	P*	--	--
Automotive Washing (of any type)	--	--	--	--	P*	--	--
Building Maintenance Services	--	--	--	--	--	--	--
Business or Trade School	--	P	C	C	C	--	--
Business Support Services	--	--	P(1)	P(1)	P*	--	--
Campground	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--
Cocktail Lounge	--	--	P(10)	C*	--	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--
Communications Services	P	P	P	P	P	P	P

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Construction Sales and Services	--	--	--	--	--	--	--
Consumer Convenience Services	P	P	P	P	P	--	P
Consumer Repair Services	P	P	P	P	P	--	--
Convenience Storage	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--
Financial Services	--	P(2)	--	--	P(2)	--	P(2)
Food Sales	P(4)	P	P(4)	P/C	P(3)	--	P
Funeral Services	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	P	P	P	P	--	P
General Retail Sales (General)	P/C	P	P	P	P	--	--
Hotel-Motel	P	P	P	P	P	C	P
Indoor Entertainment	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	P	C	C	C	--	P
Kennels	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	P**	--	--
Liquor Sales	--	--	--	--	--	--	--
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	C	C	C	--	P
Outdoor Entertainment	--	--	--	--	--	--	--
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	--	--
Professional Office	P	P	P	P	P	--	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--

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Recreational Equipment Sales	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--
Research Services	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--
Restaurant (Drive-In, Fast Food)	--	--	--	--	--	--	--
Restaurant (General)	P(4)	P/C(7)	P	P	P	--	P/C
Restaurant (Limited)	P	P	P	P	P	--	P/C
Scrap and Salvage	--	--	--	--	--	--	--
Service Station	--	P(8)	--	--	P*	--	--
Software Development	P	P	P	P	P	P	P
Special Use Historic	C	C	C	C	P	C	P
Stables	--	--	--	--	--	--	--
Theater	P/C	P	P	P	P	--	P
Vehicle Storage	--	--	--	--	--	--	--
Veterinary Services	P(4)	P(4)	--	--	P	--	--
Industrial Uses	A1	A2	B	C	D	E	F
Basic Industry	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	P(4)	P(4)	P(4)	P(4)	--	--
General Warehousing and Distribution	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--
Urban Farm	P	P	P	--	--	P	P
All Other Agricultural Uses	--	--	--	--	--	--	--
Civic Uses	A1	A2	B	C	D	E	F
Administrative Services	P(4)	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--
College and University Facilities	--	C	--	C	C	--	P
Communication Service Facilities	C	P	C	C	C	--	P
Community Events	--	--	--	--	--	--	--
Community Recreation (Private)	--	P(9)	C	C	C	--	P
Community Recreation (Public)	--	--	C	C	C	--	P

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Congregate Living	--	P	--	--	--	--	C
Convalescent Services	--	--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	P	--	C
Cultural Services	P	P	P	P	P	C	P
Day Care Services (Commercial)	C	C	C	C	C	--	P
Day Care Services (General)	C	C	C	C	P	--	P
Day Care Services (Limited)	P	P	P	P	P	P	P
Detention Facilities	--	--	--	--	--	--	--
Employee Recreation	--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P
Group Home, Class I (General)	--	P	C	C	C	C	P
Group Home, Class I (Limited)	--	P	P	P	P	P	P
Group Home, Class II	--	C	--	--	C	--	P
Guidance Services	--	C	--	--	C	--	P
Hospital Services (General)	--	--	--	--	--	--	--
Hospital Services (Limited)	--	P	--	--	C	--	--
Local Utility Services	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	P
Private Secondary Educational Facilities	--	--	C	C	C	C	P
Public Primary Educational Facilities	--	--	P	P	P	P	P
Public Secondary Educational Facilities	--	--	P	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--
Religious Assembly	P	P	P	P	P	P	P
Residential Treatment	--	C	--	--	--	--	--
Safety Services	C	C	C	C	C	--	--
Telecommunication tower -- subject to SS 25-2-839 (13-2- 235 and 13-2-273)	P7	P7	P7	P7	P7	P7	P7
Transitional Housing	--	--	--	--	C	--	--
Transportation Terminal	--	--	--	--	--	--	--

All other Civic Uses	--	--	--	--	--	--	--
* Limited to south of 29th.							
** Permitted at 3001 Guadalupe							
(1) Limited to 5,000 Gross Square Feet							
(2) No Drive-Through Services							
(3) Limited to 10,000 Gross Square Feet							
(4) Limited to 2,500 Gross Square Feet							
(5) South of 30 th St. only							
(6) Limited to 8,000 Gross Square Feet							
(7) Conditional over 3,500 Gross Square Feet							
(8) Limited to 2,000 Gross Square Feet							
(9) Indoor only							
(10) Limited to CS-1 only							
P/C P under 5,000GSF - C over 5,000 SF per tenant							

3. This section applies to the uses established in Section 2 of this part.

- a. No drive-through services are permitted.
- b. An automotive repair services use is a permitted use 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. Commercial uses permitted in the Guadalupe District are permitted on the Eastern half of the tract that includes 3415 Guadalupe in the Transition District if vehicle access is provided only via Guadalupe or West 35th Street and any commercial uses in the Transition District of this tract are screened per LDC 25-2-1066.

PART 6. GENERAL PROVISIONS the following provisions apply to all property within the NCCD.

1. **PEDESTRIAN-ORIENTED USES** Pedestrian-oriented uses or habitable spaces must be located at the front of a building on the ground floor.

3. FRONT OF BUILDING AND LOT –

- a. 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 except:
- b. A building on a through lot located west of Speedway between West 33rd Street and West 34th St. shall front on West 33rd Street.
- c. The entrance of a building in which a principal use is located shall be located on the front façade of a building or perpendicular to the front façade between two walls that make up the front facade.

4. STREET YARD SETBACKS

- a. AVERAGED FRONT SETBACK (see 3 above for determination of front.). The front setback shall not be more than 5' different from the average of the front yard setbacks of the principal single family buildings on the same side of the street on a block.
- b. STREET YARD SETBACKS -
 - 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. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.
 - 2) If there are no primary buildings on the same side of the block to establish an average setback, then street yard setbacks are per the attached map. (See EXHIBIT C.)
- d. Notwithstanding any other provision in this section, a street yard setback may not be less than five feet.

5. SINGLE FAMILY CONSTRUCTION IN A LESS RESTRICTIVE ZONING DISTRICT -

Except in the Guadalupe District, this section applies to construction of a single family, duplex, single-family attached or 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 standards of the City Code.

6. TWO-FAMILY USE –

- a. A two-family residential use is permitted in the Residential District on a lot that is 7000 square feet or larger and has a front lot width of at least 50'.
- b. In sub-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'.

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- d. Unit size - 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 the following conditions and other applicable site development regulations are satisfied:

- 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.

7. DUPLEX USE -

- a. A duplex residential use is permitted in the Residential District on a lot that is 7000 square feet or larger and has a front lot width of at least 50'.

8. PARKING

- a. A required or excess parking space for a residential use may not be located in a street yard except that one of the following is permitted on a site as follows:
- 1) Pavement for up to two parking spaces may be located in a front yard but may not be located directly in front of the primary structure, or
 - 2) Up to two parking spaces may be located in a street yard.
- b. Except for a single-family or two-family residential use, excess parking is prohibited.
- c. For an existing single-family, duplex, or two-family residential use compliance with current City parking regulations is required if 400 square feet or more are added to the conditioned gross building floor area; this includes conversion of accessory space to habitable space.
- d. 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 they reallocate those parking spaces to a new use unless the old use is terminated or reduced in size.
- e. For a multi-family use, each dwelling unit must have a parking space provided for each bedroom.
- f. The following provision applies to required parking spaces
- 1) For a single-family or duplex residential use, tandem parking is permitted; and
 - 2) For a multi-family use, tandem parking is permitted if both spaces are assigned to the same unit.
 - 3) TANDEM PARKING is not permitted for the required parking spaces for any duplex or two-family use that exceeds a total of 2,500 gross square feet. Each space must be individually accessible.

- g. **ADDITIONAL PARKING** - For 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.

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. A driveway apron shall comply with City of Austin specifications. 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. . At least 25' maneuverability space to a perpendicular parking area is required and may include the alley width.
 - c. The following provisions apply in all Districts except the Guadalupe District.
 - 1) Access to a site is limited to one curb cut. 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 12 feet from the driveway apron to the building setback line for a one lane driveway, and 18' for a two lane driveway, and may not exceed 24 feet from the building setback line to a parking area;
 - 3) For a commercial, civic, multifamily residential, or condominium residential use with three or more units, a driveway may not exceed the greater of 20' or the minimum allowed by the City.
 - 4) A one-lane circular driveway is permitted on lots over 50' wide.
 - d. No more than a total of 2 driveway lanes are permitted in the street yards of a single-family, duplex or two-family development.
9. **EXTENT OF ACCESSORY BULDINGS** - Accessory buildings may not cover more than 10 percent of a site.
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.
- [REDACTED]

13. MINIMUM SITE AREA FOR MULTI-FAMILY USES:

- a.

**RESIDENTIAL, SPEEDWAY &
TRANSITION DISTRICTS**

	Effcy	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							
NO	3600	4000	4400	4800	5200	5600	6000
LO/LR	1600	2000	2400	2800	3200	3600	4000
GO/GR/ CS/CS-	1200	1400	1600	1800	2000	2200	2400

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ADAMS PARK & 7

	Effcy	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							
NO	2500	3000	3500	4000	4500	5000	5500
LO/LR	1200	1400	1600	1800	2000	2200	2400
GO/GR/ CS/CS-	700	800	900	1000	1100	1200	1300

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**SAN JACINTO, GUADALUPE, 2A,
7A, 7B**

	Effcy	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	700	800	900	1000	1100	1200	1300
MF-5	700	800	900	1000	1100	1200	1300
MF-6							
NO	2500	3000	3500	4000	4500	5000	5500
LO/LR	700	800	900	1000	1100	1200	1300
GO/GR/ CS/CS-	700	800	900	1000	1100	1200	1300

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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.

The following site development regulations apply in the Residential District.

1. SITE DEVELOPMENT STANDARDS TABLE. The following table applies to the Residential District except as modified below:

RESIDENTIAL DISTRICT	SITE DEVELOPMENT STANDARDS			
	SF-2/SF-3	MF-1	MF-2	MF-3 thru MF-6
Min. Lot Size	5750*	8000*	8000*	8000*
Min. Lot Width	50**	50**	50**	50**
Max. FAR	duplex 0.4 : 1	0.5 : 1	0.5 : 1	0.5 : 1
Max. Building Coverage	40%	45%	50%	55%
Max. Impervious Cover	45%	55%	60%	65%
Max. Height	'------(see Height Map)-----'			
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' ***
Min. Rear Setback - Primary Structure	10'****	10'****	10'****	10'****
<p>* See 6. TWO-FAMILY USE and 7. DUPLEX USE below.</p> <p>** See 6. TWO-FAMILY USE and 7. DUPLEX USE below.</p> <p>*** Any new primary structure must be at least 10' from a primary structure on an adjacent lot.</p> <p>**** Where a rear setback occurs at a street, the setback is 15'.</p>				

2. PORCH SETBACK

- a. -A porch may extend a maximum of eight feet beyond the street yard setback, where a primary building has a setback of at least 25'
- b. On any other street, a porch may extend a maximum of five feet beyond the street yard setback.
- c. A porch must set back at least five feet from a property line.

3. ACCESSORY BUILDING SETBACKS

- a. Street yard setback - for an accessory building the minimum setback from:
 - 1) The front property line of a residential use is 60 feet.
 - 2) The SETBACK MAP determines any other street yard setback.
 - b. 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. 3701 Cedar is limited to 40 units per acre.
5. 208 E. 31st is limited to 28 units per acre.
6. COMPATIBILITY STANDARDS relating to height and setback do not apply to the rear 70' of the common property line between 305 and 309 E. 34th St..

PART 8. SPEEDWAY DISTRICT - The following provisions apply in the 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.

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1. APPLICABLE PROVISIONS - Provisions 2 AND 3 of the Residential District apply to the Speedway District except as modified as follows:

2. SITE DEVELOPMENT STANDARDS TABLE

SPEEDWAY DISTRICT	SITE DEVELOPMENT STANDARDS						
	SF-3	MF-1	MF-4	NO	LO	LR	CS
Min. Lot Size	5750*	8000*	8000*	5750*	5750*	5750*	5750*
Min. Lot Width	50**	50**	50**	50**	50**	50**	50**
Max. FAR	duplex 0.4 : 1	0.5 : 1	0.75 : 1	0.35:1	0.7:1	0.5:1	1:1
Max. Building Coverage	40%	45%	60%	35%	50%	50%	95%
Max. Impervious Cover	45%	55%	70%	60%	70%	80%	95%
Max. Height	'------(see HEIGHT MAP)-----'						
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'***	5'***	5'***
Min. Rear Setback	10'****	10'****	10'****	10'****	10'****	10'****	10'****
* See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.							
** See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.							
*** Any new primary structure must be at least 10' from a primary structure on an adjacent lot.							
**** Where a rear setback occurs at a street, the setback is 15'.							

3. FRONT of BUILDING – All buildings shall front onto Speedway unless they have no Speedway lot frontage.
4. PARKING FOR A RESTAURANT USE WITH OUTDOOR SEATING - This section applies to a restaurant use at

Parcel 0218040303 - 3706 Speedway
 Parcel 0218040412 - 3705 Speedway
 Parcel 0216040706 - 100 E. 31st
 Parcel 0216040707 - 100 E. 31st
 Parcel 0216041214 - 3000 University

- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection of this

ordinance and is not used to determine the parking requirement if:

- 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
- b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.
5. 3414 Speedway (includes 101 & 103 West 35th St.)– As long as the building to the south of this property exceeds a height of 30', it will not trigger a height or setback compatibility regulation along the southern property line of 3414.
6. 3408 Speedway - As long as the building to the north of this property exceeds a height of 30', it will not trigger a height or setback compatibility regulation along the northern property line of 3408.
7. The following apply to Lots 8-14, Block 6, Fruth Addition
- a. The FAR is 1.0259:1 which is a total gross floor area of 43,289 square feet.
 - b. The FAR may be up to 1.258 or a total gross floor area of 53,083 square feet.:1 if the project meets the UNO Design Guidelines and the project provides streetscape improvements per the streetscape drawing shown in the CACNP.
 - c. Density - Limited to 114 bedrooms and total of 50 units.
 - e. d. Parking is required onsite for each bedroom plus visitor parking.
 - e. Maximum parking spaces allowed is 139.
 - g. The University St. frontage will have a pedestrian orientation with housing entrances, sidewalk and street trees.
 - h. No more than one driveway is anticipated on University. It should not exceed 20' in width or the minimum allowed by the City. Project should relate to the proposed bike/pedestrian path proposed to connect to Whitis at 29th.
 - k. Building Setbacks:

W. 30th – average 15' – 10' minimum (this includes porches and stoops)
W. 31st – the lesser of 15' or a setback aligned with adjacent Benchmark building.
University –15'
Alley – 0'
 - l. Building Height:

General height limit of 45' (matches Benchmark) from grade.
 Within 30' of property line on W. 31st limited to three stories and 30' maximum eave height above grade.
 Beyond 30' setback on 31st – 40' max. eave height.
 Within 20' of property line on W. 30th limited to two stories and 20' maximum eave height above grade. Behind that limited to 40' eave height.
 On University the maximum eave height is 40'.

m. Commercial Frontage:

Commercial signs limited to W. 30th St. frontage and frontage of lots 10, 11, 12, 13, 14 along University.

n. Vehicle Access

No more than one driveway off of University-maximum 20' wide or the minimum allowed by the City.

o. Architectural:

-scaled lighting shall be provided on street frontages either on the building or in the right-of-way. This lighting will be shielded.

Parking prohibited in street yard on University.

Commercial project maximum setback from University is 15'.

No pole signs or freestanding signs are permitted.

PART 9. ADAMS PARK DISTRICT. The following provisions apply in the Adams Park District.

The Adams Park District is intended to encourage public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, that encourage pedestrian traffic, and that are compatible with nearby residential areas.

1. APPLICABLE PROVISIONS - Provisions 2 and 3 of the Residential District apply to the Adams Park District except as modified as follows:
2. SITE DEVELOPMENT STANDARDS TABLE. Except as otherwise modified in this part, the following site development regulations apply in the Adams Park District.

ADAMS PARK DISTRICT	SITE DEVELOPMENT STANDARDS
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	MF-1 -MF-3	MF-4	MF-5/MF-6	LO	GR	CS & CS-1
Min. Lot Size	8000*	8000*	8000*	5750*	5750*	5750*
Min. Lot Width	50**	50**	50**	50**	50**	50**
Max. FAR	0.75 : 1	0.75 : 1	1.0 : 1	0.75 : 1	1.0 : 1	1.0 : 1
Max. Building Coverage	55%	60%	60%	50%	50%	60%
Max. Impervious Cover	65%	70%	70%	80%	80%	80%
Max. Height	'----- (see Height Map) -----'					
Min. Front Setback	'----- (see Setback Map) -----'					
Max. Front Setback	'----- (see Setback Map) -----'					
Min. Street Side Yard Setback	'----- (see Setback Map) -----'					
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'****	10'****	10'****	10'****	10'****	10'****
* See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.						
** See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.						
*** Any new primary structure must be at least 10' from a primary structure on an adjacent lot.						
**** Where a rear setback occurs at a street, the setback is 15'.						

3. PARK FRONTAGE REGULATIONS

- a. All primary buildings shall front onto the Park.
 - b. Entrances and windows will be present at every level of a building that fronts on the park or that fronts on W. 29th, Fruth or W. 30th St. and faces the Park.
 - c. Curb cuts are not permitted on the side of a lot that faces W. 29th, Fruth or W. 30th Streets and also faces the park unless there is no other access.
 - d. No loading docks or service areas may face the Park or Fruth or W. 30th St.
 - e. Parking at the ground level may not be visible to the Park. Parking at upper levels must be screened.
4. PATIO SETBACK - A porch or patio (without permanent roofing cover) and with seating may extend up to 5' from the property line abutting the Park or a street adjacent to the Park.
5. PARKING FOR A RESTAURANT USE WITH OUTDOOR SEATING -

- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection of this ordinance and is not used to determine the parking requirement if:
 - 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
- b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.

PART 10. SAN JACINTO STREET DISTRICT. The following provisions apply in the SAN JACINTO STREET DISTRICT.

The San Jacinto District is intended to encourage redevelopment of older housing stock in concert with appropriate commercial uses to foster a dense enclave of housing with supporting commercial use close to the University of Texas campus.

- 1. **APPLICABLE PROVISIONS** - Provisions 3 and 4 of the Residential District apply to the San Jacinto Street District except as modified below.
- 2. **SITE DEVELOPMENT STANDARDS TABLE.** Except as otherwise modified in this part, the following site development regulations apply in the San Jacinto Street District.

SAN JACINTO STREET DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-4	CS & CS-1
Min. Lot Size	8000*	5750*
Min. Lot Width	50**	50**
Max. FAR	0.75 : 1	2.0 : 1
Max. Building Coverage	60%	60%
Max. Impervious Cover	70%	80%
Max. Height	'----- (see Height Map) -----'	

Min. Front Setback	'------(see Setback Map)-----'	
Max. Front Setback	'------(see Setback Map)-----'	
Min. Street Side Yard Setback	'------(see Setback Map)-----'	
Min. Interior Side Yard Setback	5'	0'
Min. Rear Setback	10'****	10'****
<p>* See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.</p> <p>** See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.</p> <p>**** Except as shown on the Setback Map.</p>		

3. FRONT OF BUILDINGS – All buildings shall front onto San Jacinto Street, E. 30th Street or E. 31st Street.
 - a. Building entrances shall face the street.
 - b. No loading docks or service areas may face the streets.
4. PARKING A parking area may be located at ground level under a building if the parking area is screened from the street.
5. PARKING FOR A RESTAURANT USE WITH OUTDOOR SEATING -
 - a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection of this ordinance and is not used to determine the parking requirement if:
 - 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
 - b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.

PART 11. GUADALUPE DISTRICT. The following provisions apply in the Guadalupe District.

The Guadalupe District is intended to support commercial use that serves area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.

- e. **SITE DEVELOPMENT STANDARDS TABLE.** Except as otherwise modified in this part, the following site development regulations apply in the Guadalupe District.

GUADALUPE DISTRICT	SITE DEVELOPMENT STANDARDS
	ALL USES
Min. Lot Size	4000
Min. Lot Width	25
Max. FAR	2:01
Max. Building Coverage	95%
Max. Impervious Cover	95%
Max. Height	(see Height Map)
Min. Front Setback	(see Setback Map)
Max. Front Setback	(see Setback Map)
Min. Street Side Yard Setback	(see Setback Map)
Min. Interior Side Yard Setback	0'
Min. Rear Setback	10'
Min. Accessory Bldg. Setback	10'

- a. For lots 5-8, Block ____, Fruth Addition (2700 Block of Guadalupe), the height of no more than 50% of the building may be up to 70' with no more than 10% additional for parapets and screening or unoccupied space. This additional height above the permitted 60' is subject to an equal area of the building, including at least the front 30' of the building that is adjacent to Guadalupe Street being reduced in height to 50' or less and to the provision of streetscape improvements that meet the UNO guidelines for Guadalupe Street..

2. FRONT of BUILDINGS – All buildings shall front onto Guadalupe Street unless the lot has no Guadalupe frontage.
 - a. BUILDING ENTRANCES shall face the street.
 - b. DOORS AND WINDOWS must face Guadalupe Street on every level of the building
 - c. AWNINGS are required on the front façade of first floor along Guadalupe Street.
 - d. LOADING DOCKS or service areas may not face Guadalupe Street.
3. SIGNS
 - a. A SIDEWALK SIGN is permitted. Section 25-10-153 (*Sidewalk Sign in Downtown Sign District*) applies to a sidewalk sign.
 - b. A PROJECTING SIGN is permitted. Section 25-10-129 (*Downtown Sign District Regulations*) applies to a projecting sign.
5. PARKING FOR A RESTAURANT USE WITH OUTDOOR SEATING -
 - a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection of this ordinance and is not used to determine the parking requirement if:
 - 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
 - b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.
5. The rear setback for development at 2801 Guadalupe is 0'.

PART 12. TRANSITION DISTRICT. The following site development regulations apply in the Transition District.

The Transition District is intended to create a transition between commercial uses on Guadalupe and the single family uses on the streets that intersect Guadalupe Street. The district allows low intensity commercial uses or multi-family uses in a scale and character that respects the single family homes that lie close to this busy arterial.

1. APPLICABLE PROVISIONS - Provisions 2 and 3 of the Residential District apply to the TRANSITION DISTRICT except as modified as follows:
 - f. SITE DEVELOPMENT STANDARDS TABLE. Except as otherwise modified in this part, the following site development regulations apply in the TRANSITION District.

TRANSITION DISTRICT	SITE DEVELOPMENT STANDARDS				
	SF-2, SF-3	MF1,MF2	MF3,MF4	NO,LO,G O	CS
Min. Lot Size	5750*	8000*	8000*	5750*	5750*
Min. Lot Width	50**	50**	50**	50**	50**
Max. FAR	0.4 :1 duplex	0.5 : 1	.75 : 1	1.0 : 1	2.0 : 1
Max. Building Coverage	40%	50%	55%	50%	60%
Max. Impervious Cover	45%	60%	65%	80%	80%
Max. Height	'----- (See Height Map) -----'				
Min. Front Setback	'----- (See Setback Map) -----'				
Max. Front Setback	'----- (See Setback Map) -----'				
Min. Street Side Yard Setback	'----- (See Setback Map) -----'				
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'****	10'****	10'****	10'****	10'****
* See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE. ** See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE. *** Any new primary structure must be at least 10' from a primary structure on an adjacent lot. **** Except as shown on the Setback Map.					

3. For the Eastern half of the tract that includes 3415 Guadalupe,
 - a. a 5' setback at Fruth and W. 35th Streets is allowed
 - b. no vehicle access is permitted to Fruth Street.
 - c. commercial uses must be screened per 25-2-1066.

PART 13. WALLER CREEK / SEMINARY DISTRICT.

The Waller Creek/Seminary District is intended to provide opportunities for continued development of the Austin Presbyterian Seminary, to provide additional housing for its students and their families, and to encourage additional housing density on adjacent tracts that lie close to the University of Texas.

1. APPLICABLE PROVISIONS - Provisions 2 and 3 of the Residential District apply to the WALLER CREEK / SEMINARY DISTRICT except as modified as follows:

In the 7 and 7A areas nothing contained in these regulations shall make any existing use or

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existing building non-conforming or non-complying. These site development regulations shall apply to any new building and to any additions or modifications to existing buildings that increases the size of the building footprint or increases the usable square footage of the building. Any renovations, alterations, improvements or replacements that do not increase the size of the building footprint or increase the usable square footage shall not be required to comply with these regulations. Any new building shall comply with these regulations.

- a. Part 5.1.c does not apply in 7A.
- c. Part 6.does not apply to districts 7 and 7A except for 6.1, 7-a, 8-c-3, and 10.
- e. Part 6.9 does not apply in this district.
- f. **SITE DEVELOPMENT STANDARDS TABLE.** Except as otherwise modified in this part, the following site development regulations apply in the **WALLER CREEK / SEMINARY DISTRICT.**

WALLER CREEK /SEMINARY DISTRICT	SITE DEVELOPMENT STANDARDS		
	MF-2/MF-3	MF-4	MF-5/MF-6
Min. Lot Size	8000*	8000*	8000*
Min. Lot Width	50**	50**	50**
Max. FAR****	0.75 : 1	0.75 : 1	1:01
Max. Building Coverage	55%	60%	60%
Max. Impervious Cover	65%	70%	70%
Max. Height	(see HEIGHT MAP)		
Min. Front Setback	(See SETBACK MAP)		
Max. Front Setback	(See SETBACK MAP)		
Min. Street Side Yard Setback	(See SETBACK MAP)		
Min. Interior Side Yard Setback	5'	5'	5'
Min. Rear Setback	10'***	10'***	10'***
* See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.			

** See Part 7. Subsections 6. TWO-FAMILY USE and 7. DUPLEX USE.

*** Where a rear setback occurs at a street, see Setback Map

**** The FAR for District 7A is 2:1 and for District 7 is 1:1.

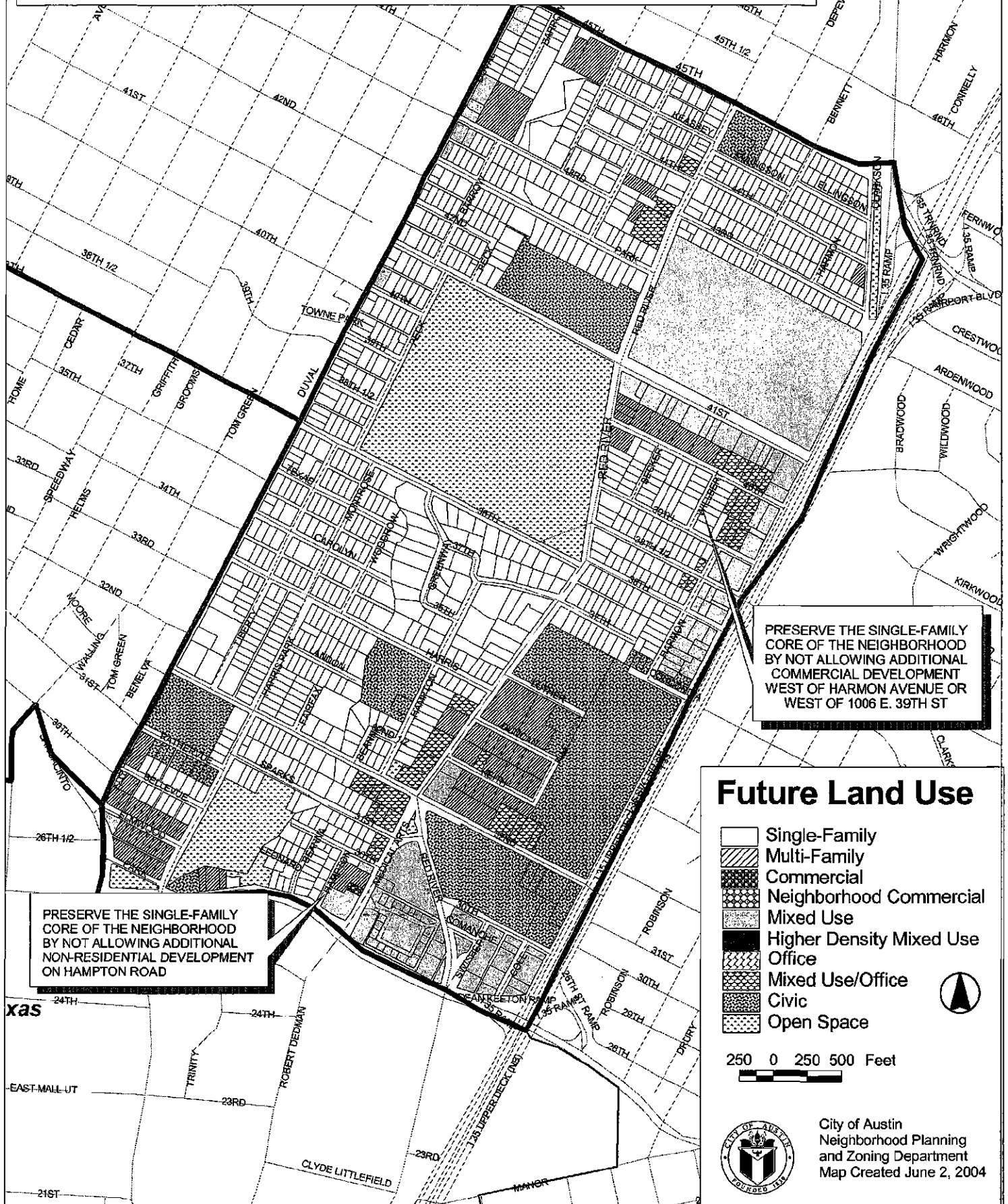
- a. The FAR of Block 13 of the Fruth Addition may be up to 1.5:1 if the project meets the UNO Design Guidelines and the project provides streetscape improvements. The additional FAR above the permitted 1:1 is subject to building design review and approval of NUNA.
- b. As long as any of the existing structures remain at 2807, 2809 and 2811 Hemphill Park and 305 W. 29th Streets, any new Multi-family development that abuts these lots may not exceed 30' in height within 50' of the mutual property line. A 15' setback is required from the property line.
- c. The height limit on the part of District 7 north of Waller Creek is 45' above the grade at the property line along 30th Street within 23' of the property line and 52' on the balance of the lot. The eave line may not exceed 40' above the grade at the 30th Street property line. Within 20' of the property line along 30th St. an intervening eave line not exceeding 20' above grade is required.

The height limit for District 7A is 70'.

- e. In districts 7 and 7A the maximum building cover and the maximum impervious cover is 95% outside the 100 year flood plain and 60% within the 100 year flood plain.
- f. In districts 7 and 7A structured parking is permitted in the 100year, but not the 25 year floodplain.
- g. Parking for uses in districts 7 and 7A shall be _____ (as proposed by the APS).
- h. On tract 7 buildings shall front onto 30th St.

END

ATTACHMENT 6



Case C14-04-0023



City of Austin
Neighborhood Planning and Zoning Department
Map created May 24, 2004



Properties with proposed zoning changes

Tract Number

Hancock Neighborhood Planning Area: Proposed Zoning Changes

Case C14-04-0023 6/3/2004

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	601, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP
505	716 E DEAN KEETON ST; 3013 HARRIS PARK AVE	SF-3	P-NP
506	706 E DEAN KEETON ST	SF-3	MF-3-NP
507	2900, 2902 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2912 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2915 HAMPTON RD	LO	SF-3-CO-NP
508A	WEST 115' OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO, CS	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-NP
515	924, 926 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
517	2900 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 926, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3205, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
528	906 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4-CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP
531	1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1013 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	3828 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 (S 100.29 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP

Hancock Neighborhood Planning Area: Proposed Zoning Changes

Case C14-04-0023 6/3/2004

TRACT	ADDRESS	FROM	TO
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR, CS	CS-CO-NP
543A	1000 E 41ST ST--ONLY 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	CS-1	CS-1-CO-NP
546	906 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-4	LR-MU-CO-NP
551	506 E 40TH ST	MF-4	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
563A	4427, 4429 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	506 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3103, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	701, 705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	714 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 805, 807, 809 LEONARD ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 808 LEONARD ST	SF-3	SF-3-CO-NP
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 818, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE; 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, MF-3	SF-3-CO-NP

Hancock Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESS	FROM	TO
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST; 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4302 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 911, 1001, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST; 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45TH ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE; 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP
2034	815 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 59.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4403, 4404, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	505, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2053	601, 603, 605, 607, 609, 611, 615, 617, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 501, 503, 505, 507 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	500, 502, 504, 506, 508, 512 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	505, 507, 509, 511 E 42ND ST; 4105 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	500, 502, 506, 510, 512 E 41ST ST	SF-3, MF-4	SF-3-CO-NP

Hancock Neighborhood Planning Area: Proposed Zoning Changes
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TRACT	ADDRESS	FROM	TO
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV & 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42ND ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	501, 503, 507, 509, 511 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	510, 512, 514, 516, 518 E 40TH ST	SF-3	SF-3-CO-NP
2064	505, 509, 511, 513, 515, 517 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP
2065	506, 508, 510, 512, 514 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	505, 507, 511, 515 E 39TH ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	506, 508, 512, 514 E 38TH 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	507, 509, 511, 515, 517 E 38TH 1/2 ST; 3807 DUVAL ST; 3806 PECK AVE	SF-3	SF-3-CO-NP
2069	506, 508, 510, 512, 514 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	503, 505, 509 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 502, 506, 508 TEXAS AVE	SF-3	SF-3-CO-NP
2071	501, 505, 507, 509, 511 TEXAS AVE	SF-3	SF-3-CO-NP
2072	500, 506, 508 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	503, 505, 509 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST; 504, 506, 508 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 606 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3501 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 719 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716, 718 HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3301 3305 DUVAL ST; 507, 509, 511 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	500, 502 E 32ND ST; 3209, 3215 DUVAL ST	SF-3	SF-3-CO-NP
2092	500 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3215, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3308 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	701, 703, 705, 707, 709, 711, 713, 715, 717, 719 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST; 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP
2095B	3215 FAIRFAX WALK	SF-3-H	SF-3-H-CO-NP
2096	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1.06ACR OF LOT 18 OLT 6-9 DIV C BEAU SITE)	SF-3	P-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-3	SF-3-CO-NP

Hancock Neighborhood Planning Area: Proposed Zoning Changes

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TRACT	ADDRESS	FROM	TO
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 828, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	3403, 3405, 3407 HAMPTON RD; 818, 820, 822, 824, 826, 828, 830 HARRIS AVE; 3406 RED RIVER ST	SF-3	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

Hancock Neighborhood Planning Area
Proposed Special Infill Options, Design Tools, and Conditional Overlays
Revised 6/3/2004

To locate tracts, please refer to the rezoning tract map or tract table. The recommendations contained in this document are subject to change until adopted by the City Council.

1. The following applies to an existing legal lot with single-family residential use or a secondary apartment special use within the boundaries of the NP combining district:
 - a) The minimum lot area is 2,500 square feet.
 - b) The minimum lot width is 25 feet.
 - c) For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.
2. All properties within the Hancock Neighborhood Planning Area must comply with the following Neighborhood Plan Combining District Restrictions:
 - a) Impervious Cover and Parking Placement (§25-2-1603)
 - b) Garage Placement (§25-2-1604)
 - c) Parking in a Front or Side Yard
3. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code: 501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, 563, 563A.
4. The Neighborhood Urban Center special use is permitted on Tracts 543 and 543A.
5. The maximum height of a building or structure on tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105 shall not exceed 30 feet measured from ground level OR 2 stories.
6. The maximum height of a building or structure on tracts 2099, 2101, 2102, and 2103 is 30 feet measured from ground level OR 2 stories except where the main structure is set back 15 feet or more from all property lines, in which case the maximum height is 35 feet.
7. The maximum height of a building or structure on tracts 503, 503A, 503B, 508A and 512 is 35 feet measured from ground level.
8. The maximum height of a building or structure on tracts 511, 526, 529, 559, 560, 561, 562, 562A, 563, and 563A is 40 feet measured from ground level.

9. The maximum height of a building or structure on tracts 513, 514, 541, 541A is 50 feet measured from ground level.
10. Tract 501 is subject to the following conditions:
 - a. There will be no direct vehicular access permitted from the Property to Elmwood Place within 75 feet of the intersection of San Jacinto Boulevard and Elmwood Place Street. All direct vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
 - b. All direct vehicular access shall be prohibited along the existing westernmost driveway approach on Elmwood Place.
11. Tracts 503, 503A, and 503B are subject to the following conditions:
 - a) The maximum building coverage is 50%.
 - b) The maximum impervious cover is 60%.
 - c) Residential density is limited to 17 units per acre.
12. Tracts 515 and 516 are subject to the following conditions:
 - a) GR-MU-CO-NP zoning applies to an area measured from ground level to a height of 15 feet.
 - b) MF-6-CO-NP zoning applies to an area measured from 15 feet above ground level to a height of 60 feet.
 - c) The maximum height of a building or structure is 60 feet measured from ground level.
 - d) The maximum building coverage is 70%
 - e) The maximum impervious cover is 80%
 - f) There shall be no direct vehicular access permitted from the property to either Red River St. or Dean Keeton St.
13. Tracts 532 and 535 are subject to the following conditions:
 - a. There shall be no more than one curb cut or driveway accessing Harmon Avenue per legal lot.
 - b. No curb cut or driveway accessing Harmon Avenue may exceed 30 feet in width at the curb.
14. Tract 536 is subject to the following conditions:
 - a) Impervious cover shall not exceed 50%.
 - b) The floor-to-area ratio (FAR) shall not exceed 0.33.
15. The floor-to-area ratio (FAR) shall not exceed 0.57 on tracts 536A and 536B.
16. Tracts 540A and 541A are subject to the following conditions:

Notwithstanding any other provision of the Land Development Code applicable to Tracts 540A and 541A on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of Tract 540A or 541A, or any portion of these tracts, shall be approved or released, and no building permit for construction of a building on the tracts, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the tracts, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

17. The maximum building coverage on tract 551 is 40%.

18. Tracts 2099, 2101, 2102, and 2103 are subject to the following conditions:

If the front setback of existing adjacent houses exceeds 25 feet, then the front setback on the subject property shall not be more than 5 feet different from the average of the front yard setbacks of the principal single family buildings on the same side of the street on a block. Alternatively, the setback for a new structure may match the setback of a primary structure that has been removed within the preceding 12 months.

19. Tracts 2099, 2101, 2102, and 2103 are subject to the following condition:

- a) No curb cut shall have a width greater than 18 feet.

20. Tracts 2100, 2100A, 2104, and 2105 are subject to the following conditions:

- a) No curb cut shall have a width greater than 12 feet, except on a side street, where a curb cut shall not exceed 18 feet in width.
- b) Parking structures must be set back at least 60' (sixty feet) from the front property line.
- c) No circular driveways are permitted except on a lot that has a front width of at least 100 feet.

21. For tracts 501, 507, 507A, and 546, the following use is conditional:

Financial Services

22. For tracts 501, 507, 507A and 546, the following uses are prohibited:

Drive-through accessory use
Medical Offices > 5,000 sq/ft of
gross floor area

Residential Treatment
Service Station

23. For tracts 503 and 503A, the following uses are conditional:

Day Care Services (General)

24. For tracts 503 and 503A, the following uses are prohibited:

Congregate Living
Convalescent Services
Group Residential

Hospital Services (Limited)
Multifamily Residential
Residential Treatment

25. For tract 503B, the following uses are conditional:

Day Care Services (Commercial)
Day Care Services (General)
Local Utility Services
Off-Site Accessory Parking

Private Primary Educational Facilities
Private Secondary Educational Facilities
Safety Services

26. For tract 503B, the following uses are prohibited:

Art and Craft Studio (Limited)
Business or Trade School
Business Support Services
College and University Facilities
over 2,400 square feet gross floor
area
Communication Services
Congregate Living
Convalescent Services
Counseling Services
Group Residential
Guidance Services

Hospital Services (General)
Hospital Services (Limited)
Medical Offices over 5,000 square feet
gross floor area
Medical Offices not over 5,000 square
feet gross floor area
Multifamily Residential
Personal Services
Professional Office
Residential Treatment
Restaurant (Limited)
Software Development

27. For tracts 513 and 514, the following uses are conditional:

Commercial Off-Street Parking
Hotel-Motel

Indoor Entertainment

28. For tracts 513 and 514, the following uses are prohibited:

Automotive Rentals	Exterminating Services
Automotive Repair Services	Funeral Services
Automotive Sales	Indoor Sports and Recreation
Automotive Washing of any type	Outdoor Entertainment
Bed and Breakfast Residential (Group 1)	Outdoor Sports and Recreation
Bed and Breakfast Residential (Group 2)	Pawn Shop Services
Drive-through accessory use	Research Services
Drop-Off Recycling Collection Facilities	Residential Treatment
	Service Station

29. For tract 522, the following uses are conditional:

Commercial Blood Plasma Center	Laundry Services
Commercial Off-Street Parking	Monument Retail Sales
Drive-through accessory use	Off-Site Accessory Parking
Hotel-Motel	Plant Nursery
Indoor Entertainment	Research Services

30. For tract 522, the following uses are prohibited:

Agricultural Sales and Services	Equipment Repair Services
Automotive Rentals	Equipment Sales
Automotive Repair Services	Exterminating Services
Automotive Sales	Funeral Services
Automotive Washing of any type	Indoor Sports and Recreation
Bed and Breakfast Residential (Group 1)	Kennels
Bed and Breakfast Residential (Group 2)	Limited Warehousing and Distribution
Building Maintenance Services	Maintenance and Service Facilities
Campground	Outdoor Entertainment
Construction Sales and Services	Outdoor Sports and Recreation
Convenience Storage	Pawn Shop Services
Drop-Off Recycling Collection Facilities	Residential Treatment
Electronic Prototype Assembly	Service Station
	Transportation Terminal
	Vehicle Storage

31. For tract 524, the following uses are conditional:

Off-Site Accessory Parking	Research Services
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32. For tract 524, the following uses are prohibited:

Automotive Rentals	Funeral Services
Automotive Repair Services	General Retail Sales—Convenience
Automotive Sales	General Retail Sales—General
Automotive Washing of any type	Hotel-Motel
Bed and Breakfast Residential (Group 1)	Indoor Entertainment
Bed and Breakfast Residential (Group 2)	Indoor Sports and Recreation
Commercial Off-Street Parking	Outdoor Entertainment
Consumer Convenience Services	Outdoor Sports and Recreation
Consumer Repair Services	Pawn Shop Services
Drop-Off Recycling Collection Facilities	Personal Improvement Services
Exterminating Services	Pet Services
Financial Services	Residential Treatment
Food Sales	Restaurant—General
	Restaurant—Limited
	Service Station
	Theater

33. For tracts 532 and 535, the following uses are conditional:

Automotive Repair Services	Drive-Through Accessory Use
Automotive Washing of any type	Funeral Services
Building Maintenance Services	Hotel-Motel
Commercial Blood Plasma Center	Outdoor Sports and Recreation
Commercial Off-Street Parking	Research Services
Custom Manufacturing	Residential Treatment

34. For tracts 532 and 535, the following uses are prohibited:

Agricultural Sales and Services	Equipment Sales
Automotive Rentals	Kennels
Automotive Sales	Limited Warehousing and Distribution
Campground	Maintenance and Service Facilities
Construction Sales and Services	Monument Retail Sales
Convenience Storage	Outdoor Entertainment
Drop-Off Recycling Collection Facilities	Pawn Shop Services
Equipment Repair Services	Service Station
	Vehicle Storage

35. For tracts 540A, 543, and 543A the following uses are conditional:

Automotive Rentals	Exterminating Services
Building Maintenance Services	Funeral Services
Commercial Blood Plasma Center	Hotel-Motel
Commercial Off-Street Parking	Monument Retail Sales
Custom Manufacturing	Outdoor Sports and Recreation
Drive-through accessory use	Research Services
Drop-Off Recycling Collection	Residential Treatment
Facilities	

36. For tracts 540A and 543, the following uses are prohibited:

Agricultural Sales and Services	Equipment Sales
Automotive Sales	Kennels
Automotive Washing of any type	Limited Warehousing and Distribution
Campground	Maintenance and Service Facilities
Construction Sales and Services	Outdoor Entertainment
Convenience Storage	Pawn Shop Services
Electronic Prototype Assembly	Vehicle Storage
Equipment Repair Services	

37. For tracts 541 and 541A, the following uses are conditional:

Automotive Rentals	Outdoor Sports and Recreation
Automotive Repair Services	Research Services
Commercial Off-Street Parking	Residential Treatment
Exterminating Services	
Funeral Services	
Hotel-Motel	

38. For tracts 541 and 541A, the following uses are prohibited:

Automotive Sales	Outdoor Entertainment
Automotive Washing of any type	Pawn Shop Services
Drive-through accessory use	

39. For tract 543A, the following uses are prohibited:

Adult oriented businesses	Construction Sales and Services
Agricultural Sales and Services	Convenience Storage
Automotive Sales	Electronic Prototype Assembly
Automotive Washing of any type	Equipment Repair Services
Campground	Equipment Sales
Kennels	Outdoor Entertainment
Limited Warehousing and	Pawn Shop Services
Distribution	Vehicle Storage
Maintenance & Service Facilities	

40. For tracts 550 and 557, the following uses are prohibited:

Drive-through accessory use	Residential Treatment
Medical Offices > 5,000 sq/ft of gross floor area	Service Station

41. For tract 551, the following uses are conditional:

Day Care Services (General)

42. For tract 551, the following uses are prohibited:

Bed and Breakfast (Group 2)	Residential Treatment
Condominium Residential	Retirement Housing (Large Site)
Congregate Living	Townhouse Residential
Multifamily Residential	

43. For tracts 559, 561, 562A, 563, the following uses are conditional:

Commercial Off-Street Parking	Monument Retail Sales
Congregate Living	Plant Nursery
Hospital Services—Limited	Service Station
Laundry Services	

44. For tracts 559, 561, 562A, 563, the following uses are prohibited:

Agricultural Sales and Services	Equipment Sales
Automotive Rentals	Exterminating Services
Automotive Repair Services	Funeral Services
Automotive Sales	Hospital Services--General
Automotive Washing of any type	Hotel-Motel
Building Maintenance Services	Indoor Entertainment
Business or Trade School	Indoor Sports and Recreation
Business Support Services	Kennels
Campground	Limited Warehousing and Distribution
College and University Facilities	Maintenance and Service Facilities
Commercial Blood Plasma Center	Medical Offices > 5,000 sq/ft of gross floor area
Construction Sales and Services	Outdoor Entertainment
Convenience Storage	Outdoor Sports and Recreation
Drive-through accessory use	Pawn Shop Services
Drop-Off Recycling Collection Facilities	Research Services
Electronic Prototype Assembly	Residential Treatment
Equipment Repair Services	Vehicle Storage

45. For tract 563A, the following uses are conditional:

Automotive Rentals	Drive-through accessory use
Automotive Repair	Hospital Services—Limited
Automotive Sales	Laundry Services
Automotive Washing of any type	Monument Retail Sales
Commercial Off-Street Parking	Service Station
Congregate Living	

46. For tract 563A, the following uses are prohibited:

Agricultural Sales and Services	Exterminating Services
Building Maintenance Services	Funeral Services
Business or Trade School	Hospital Services--General
Business Support Services	Hotel-Motel
Campground	Indoor Entertainment
College and University Facilities	Indoor Sports and Recreation
Commercial Blood Plasma	Kennels
Center	Limited Warehousing and Distribution
Construction Sales and Services	Maintenance and Service Facilities
Convenience Storage	Outdoor Entertainment
Drop-Off Recycling Collection	Outdoor Sports and Recreation
Facilities	Pawn Shop Services
Electronic Prototype Assembly	Research Services
Equipment Repair Services	Residential Treatment
Equipment Sales	Vehicle Storage

MEETING SUMMARY

MOTION:

Recommend approval with the following amendments:

- 1) *Allow Professional Office as a pedestrian-oriented use only if direct access is provided from the street and where the principal use is not office;*
- 2) *Allow an interested party to appeal to Council a determination made by the Land Use Commission regarding the requirement in section 25-6-591(a)(5) for pedestrian-oriented uses on the ground floor of a parking garage;*
- 3) *When the Land Use Commission waives the requirement of 25-6-591 (a)(5) require a minimum 5' wide landscape buffer to screen the ground floor of the parking garage.*

VOTE: 9-0 (CR-1st, CG-2nd)

4. Neighborhood Plan: Central Austin Combined Neighborhood Plan

Location: The Central Austin Combined Neighborhood Planning Area is bounded by 38th Street and 45th Street to the north, Dean Keeton Street, 27th Street and Martin Luther King Jr. Blvd. to the south, Lamar Blvd. To the west and IH-35 to the east.

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: Conduct a public hearing to consider adopting the Central Austin Combined Neighborhood Plan, encompassing West University, North University and the Hancock Neighborhoods

Staff Rec.: **Recommended**

Staff: Tom Bolt and Glenn Rhoades, 974-2755 974-2775,
thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Mark Walters, Neighborhood Planning and Zoning (NPZ), presented the Central Austin Combined Neighborhood Plan (CACNP).

See Item 8 for meeting summary.

MEETING SUMMARY**5. Zoning:****C14-04-0023 - Central Austin Combined Neighborhood Plan (Hancock Neighborhood)**

Location: 45th Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east.

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: The proposed zoning change will create three Neighborhood Plan Combining Districts (NPCD) and one Neighborhood Conservation Combining District (NCCD). Under the proposed Hancock NPCD, "Small Lot Amnesty," "Garage Placement," and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Neighborhood Mixed Use Building special use is proposed for Tracts 501, 504, 507, 507A, 509, 510, 512, 513, 514, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536A, 541, 541A, 543, and 543A. The Neighborhood Urban Center special use is proposed for Tracts 543 and 543A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning;; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts

Staff Rec.: **Recommended**

Staff: Tom Bolt and Glenn Rhoades, 974-2755;974-2775,
thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Tom Bolt, NPZ, presented the zoning recommendations for the Hancock planning area.

See Item 8 for meeting summary.

MEETING SUMMARY

- 6. Zoning:** **C14-04-0022 - Central Austin Combined Neighborhood Plan (North University)**
- Location:** 45th Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east
- Owner/Applicant:** City of Austin-NPZD
- Agent:** City of Austin-NPZD
- Request:** : Under the proposed North University NPCD, "Small Lot Amnesty" is proposed for the entire area. Mixed Use is proposed for Tracts APD-843-849, APD-862-865, GDC-709-714A, GDN 701-705, GDN-707, GDS-715-717, GDS-719-720, SD-881, SD-883-883A, SJD-886-892, TD-721-723A, TD-726.
- The North University NCCD proposes modified site design and development standards including but not limited to the following: Land Use, Floor Area Ratios (FAR), Building Heights, Mixed Use Developments, Garages, Parking, Outdoor Café seating, Impervious and Building Coverage allowances, Setbacks, and Driveway and Parking Access. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning;; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.
- Staff:** Tom Bolt and Glenn Rhoades, 974-2755 974-2775,
thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Tom Bolt, NPZ, presented the zoning recommendations for the North University planning area.

See Item 8 for meeting summary.

MEETING SUMMARY**7. Zoning: C14-04-0021 - Central Austin Combined Neighborhood Plan (West University)**

Location: 45th Street to the north, Dean Keeton to the south, Duval Street to the west and IH-35 to the east

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: Under the proposed West University NPCD, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," and "Impervious Cover and Parking Placement Restrictions" are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. to the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 15-16, 20, 20A, 22-27, 31-32, 40-42, 46-48, 58, 64-74, 77-97, 111-113, 115-125, 127-129, 138-143, 143C, 145-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 183, 192-196, 209-210, 213-214, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning;; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.

Staff: Tom Bolt and Glenn Rhoades, 974-2755 974-2775,
thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Mark Walters, NPZ, presented the zoning recommendations for the North University planning area.

See Item 8 for meeting summary.

MEETING SUMMARY**8. Code C20-04-004 - University Neighborhood Overlay (UNO)****Amendment:**

Shoal Creek Watershed, West University NPA

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: Conduct a public hearing to consider amendments to Austin's Land Development Code, Title 25, to create a new zoning overlay district, referred to as the University Neighborhood Overlay (UNO), to implement a number of recommendations from the Central Austin Combined Neighborhood Plan. The proposed code amendment would allow increased residential density and promote mixed-use development in the area west of the University of Texas commonly known as West Campus. The proposed code amendment would be an incentive-based zoning overlay that would provide for development bonuses if the developer of a project chooses to follow the provisions of the overlay. A project would receive approval if it meets all of the provisions of the proposed University Neighborhood Overlay code amendment as well as all other applicable land development regulations.

Staff Rec.: **Recommended**

Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us

Ricardo Soliz, 974-3524, ricardo.soliz@ci.austin.tx.us

Neighborhood Planning and Zoning Department

Discussion of postponement request.***Lead speaker in favor of postponement:***

David Kline requested an indefinite postponement of UNO on behalf of the West Campus Neighborhood Association (WCNA).

Commissioner Spelman asked what the WCNA boundaries are.

Mr. Kline replied he did not know.

Rani Ilai, WCNA, stated the boundaries are Lamar Blvd. on the west, Guadalupe on the east, 17th Street on the south and 29th Street on the north.

Commissioner Spelman stated that the CACNP process began in late 2002 and whether Mr. Kline had attended many of the meetings.

Mr. Kline stated that the WCNA wasn't formed until November 2003.

Commissioner Spelman inquired whether members of the neighborhood association participated prior to formation of the WCNA.

MEETING SUMMARY

Mr. Kline replied that the members were not aware of the process and did not receive notifications until the final workshop in December 2003.

Graham Kever, with the Office of Senator Gonzalo Barrientos, stated that Senator Barrientos and Representative Naishtat had requested postponement of UNO but have since received additional information and no longer feel a postponement is required. However, they are still concerned about the height issue and request that the Planning Commission consider measures to mitigate potential impacts on views of the UT Tower. Mr. Kever suggested permitting a reduced height, for example 90 feet, with taller structures requiring additional review similar to a Conditional Use Permit.

Commissioner Riley asked whether Senator Barrientos or Representative Naishtat had heard any concerns from citizens after the newspaper ran an article about the proposals under consideration. Mr. Kever said they had not.

Lead speaker against postponement:

Mike McGinnis, area property owner, stated the CACNP participants welcome the opportunity to work with the representatives on the height issue and are open to the idea of a CUP with perhaps the exception of the already planned project on the Wukasch property on 24th Street. Mr. McGinnis described the CACNP process that lasted two years and had the best attended meetings in the history of the Neighborhood Planning program. Mr. McGinnis stated that over 45,000 notices were sent out during this process and University Area Partners (UAP) held over 20 meetings on the neighborhood plan.

Al Godfrey, local architect, stated that the process was broad-based and inclusive with a high level of collaboration of formerly disparate interests.

No motion was made regarding the postponement request.

Mark Walters, NPZ, presented an overview of the University Neighborhood Overlay. The purpose of the UNO District is to:

- Promote high-quality redevelopment in the area generally west of the UT campus;
- Provide a mechanism for the creation of a dense but livable and pedestrian friendly environment;
- Protect the character of the predominantly single-family residential neighborhoods adjacent to the district.

Mr. Walters stated that UNO is proposed as an incentive zoning overlay and is optional. The base district development standards apply if the project does not take advantage of UNO.

The major elements of the UNO District include:

- Street trees and wider sidewalks;
- Mixed-use development;

MEETING SUMMARY

- Building setbacks to allow light to reach the street, preserve views and provide architectural interest;
- Pedestrian-scaled lighting;
- Encourage plazas and café seating;
- Standards for parking garage design;
- Requirements for affordable units;
- Design guidelines.

In exchange for these standards UNO provides the following code incentives:

- No Compatibility Standards within UNO;
- Eliminate minimum site area requirements for multi-family projects;
- Allow ground floor retail on multi-family parcels;
- Additional height;
- Eliminate FAR restrictions;
- Impervious cover increases;
- Reduced front setbacks;

Mr. Walters also highlighted the following issues for the area:

- UNO could increase review time for projects;
- Possible increased demand on nearby parks due to increased population in West Campus;
- May limit some views of UT Tower from neighborhoods west of West Campus;
- New development may alter character of area;
- Increased supply of new units may affect existing West Campus and student housing rental markets;
- Long-term maintenance of street trees;
- Improvements to water supply may be needed to ensure adequate fire flow;
- An area-wide study should be conducted to establish a master plan for coordinated streetscape improvements throughout UNO;
- An area-wide traffic study is required to assess the effects of increased density on the transportation infrastructure;
- Taller buildings adjacent to historic and single-family properties would affect:
 - 32 properties in Outer West Campus District
 - 14 in Inner West Campus District

This represents approximately 9 acres out of 291 acres or approximately 3% of the area.

Questions from the Commission

Commissioner Riley asked how the 80% of median family income standard was applied to students.

Mark Walters stated that the standard was based on income and student loans.

Commissioner Galindo requested information on the required parking within UNO.

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Mark Walters stated that no parking is required under the following conditions:

- In the Dobie subdistrict new commercial development with less than 6,000 square feet of area;
- In the Guadalupe subdistrict existing or new commercial development with less than 6,000 square feet of area;
- In the Inner West Campus subdistrict new commercial development with less than 6,000 square feet of area;
- In the Outer West Campus subdistrict new commercial development with less than 3,500 square feet of area.

Also the recently approved 20% parking reduction for the urban core would apply in this area. Beyond that parking requirements are the same as the rest of the city.

Commissioner Galindo asked whether there was any consideration of reduced parking for projects that provide alternatives to car ownership such as carsharing?

Mark Walters stated that there wasn't however, UNO requires parking garages to be designed so that the structure can be converted to active use in the future if no longer needed for parking.

Commissioner Galindo asked how a developer who wanted to provide alternatives could reduce the required parking.

Mr. Walters replied the Board of Adjustment would be the alternative.

Commissioner Armstrong stated that at one time reduced parking was under consideration.

Mr. Walters replied that it was the consensus of staff that parking requirements should not be reduced beyond those currently proposed.

Commissioner Sullivan ask what the final vote was for the plan.

Mr. Walters stated that it was in excess of 80% in favor of the plan.

Public Hearing

Speaking In Favor:

Lin Team, Eastwoods resident, stated that this discussion began after the fight over the Villas on Guadalupe and has come to an amazing conclusion. She stated the planning process has worked as proposed and has demonstrated that planning can minimize conflict over zoning and development issues. She requested that the commission support the plan.

Commissioner Moore asked Ms. Team to define the vision of the plan.

MEETING SUMMARY

Ms. Team stated all participants were committed to limiting urban sprawl and wanted to increase density while preserving the character of single-family neighborhoods.

Commissioner Moore asked if that meant putting all of the density in West Campus.

Ms. Team stated that this was not the vision and that density is accepted throughout the area.

The following speakers represented neighborhood associations within CACNP

Barbara Bridges, West University Neighborhood Association.

John Foxworth, President, Shoal Crest Neighborhood Association.

Mikal Grimes, President, Heritage Neighborhood Association.

Rick Iverson, President North University Neighborhood Association.

Mike McHone, UAP.

Dohn Larson, President Hancock Neighborhood Association.

Dana Twombly, President Eastwoods Neighborhood Association.

Cathy Norman, President UAP.

Howard Lenett, General Administrator, student cooperative council.

Commissioner Riley asked Mr. Lenett if he knew of students who want to live in the area without cars.

Mr. Lennett replied that in a recently opened ICC residential project approximately half of the students do not have cars and that the ICC pursued a variance to reduce required parking as part of the project.

Commissioner Riley asked how the process worked.

Mr. Lennett stated that he would prefer if it took less time but the process ultimately worked.

Other speakers in favor:

Juan Coter, Coter + Reed Architects.

Lawrence Foster, President, Episcopal Theological Seminary, stated that the Seminary is still working with surrounding neighbors regarding future growth of the Seminary and that he is hopeful that all agreement will be reached.

Al Godfrey, Heritage Neighborhood Association.

Laurie Limbacher, Heritage Neighborhood Association.

Karen McGraw

John Nyfeler, member Hancock Neighborhood Association and local architect.

Mike McGinnis

Jerry Harris, representing Wukasch family

Don Wukasch, Officer UAP

Rick Hardin

John McKinnerney, Simmons-Vedder

MEETING SUMMARY

Larry Deucer, University Baptist Church

Mary Sanchez, West University Neighborhood Association.

Raymond Tucker, Eastwoods Neighborhood Association.

Jim Damron, West University Neighborhood Association, discussed on-going negotiations on Tracts 43 and 44.

Kent Collins

Nikelle Mead, representing Oliver family on Tracts 236 and 563, stated that a compromise has been reached with the Heritage NA on tract 236 and that all parties are working to resolve issues on tract 563.

Cindy Powell and Kathleen Fish, want to rezone 2802 and 2804 San Pedro to MF from current SF.

In favor, not speaking:

Lyman Labry	Nancy Webber	Darrell Williams	Tish Williams
Mary Gay Maxwell	Colleen Daly	Larry Foster	Jason Andrus
Brent Chaney	Kevin Hunter	Mark Burda	Leon Barish
Terry McGinty	Ed Lindloff	Doris Woodruff	Lillian Beckwith
Linda Guerrero	Susan Van Haitsma	Michael Wilson	Linda Roark
Barb DiDonato	Ford Turner	John Bartlett	Jan Moyle
Joe Powers	Jennifer Evans	Alan Robinson	Susan Pryor
T. Reese	Paul Mitchell	Alison Macor	Kevin Burns
Michelle Carlson	Bob Swaffer	Stephen McNally	Walter Wukasch
Nancy Iverson	Mary Ingle	Philip Schade	Matilda Schade
Matt Mowat	Ann Mowat	Thomas Gunther	Ann Heinen
Kathleen Lawrence	Carol Butler	William Halliday	Jeff Webster
Linda Halliday	Rob Cogswell	Betty Cogswell	

Neutral

Bill Monroe, Judges Hill Neighborhood Association.

Speaking Against:

Jeff Heckler, representing the West Campus Neighborhood Association (WCNA). Mr. Heckler stated that WCNA supports the CACNP but has a number of concerns regarding UNO:

- Building height and its impact of the view of the UT Tower
- Traffic from higher density without adequate transit to support the density
- Affordability
- Lack of compatibility within the overlay district

Mr. Heckler also emphasized that WCNA has filed two open records requests and has not received information from either of these yet and stated that the WCNA is very concerned about the unintended consequences of UNO.

MEETING SUMMARY

Noah Kennedy, resident of Pemberton Heights Neighborhood Association, stated that he was not necessarily against CACNP but was concerned about traffic impacts on the neighborhoods between MoPac and the West Campus area.

Michel Issa, West Campus Neighborhood Association and area property owner, stated that he supports the plan but has concerns over UNO. He stated that WCNA still has not seen a final ordinance for UNO and that traffic and environmental studies have not been finalized.

Larry Paul Manley, resident of NUNA and property owner in Heritage, stated that he is in support of the planning process and UNO. Mr. Manley stated he was against the height, impervious cover and setback limits of the NUNA NCCD as well as restrictions such as garage placement and impervious cover limitations in other single-family neighborhoods. Mr. Manley stated that the purpose of the NCCD is to preserve the character of single-family areas but in fact these areas are very diverse with single-family, duplex and multi-family development throughout. He questioned whether the NCCD standards that are basically SF-3 standards should be applied to these areas.

Ron Thrower, representing several clients:

- Tract SJD 885A in NUNA is currently zoned MF-4 with 60' height, the plan proposes 30' height limit. Client offered 45' height limit based on compatibility standards as a compromise. NUNA has not responded to this compromise offer.
- Tract 44 in WUNA, owner requests GO-MU-CO-NP.
- Tracts 34 and 35 client objects to any downzoning on these tracts.

Mr. Thrower requested that the Planning Commission consider these cases.

Rani Ilai, member WCNA, stated that additional density can be accommodated in West Campus without the heights permitted by UNO. Mr. Ilai also stated that WCNA has not seen a final ordinance for UNO and emphasized that the last major project built in the area, the Villas on Guadalupe, was required to have 30% more parking than required by code while UNO permits less parking.

Jim Mathews, owns property at 310 W. 35th Street, Tract RDW 738. Mr. Mathews stated that he would like to construct two garage apartments on this property and add onto the existing house.

Eugenia Schoch, homeowner and resident of 2212 Nueces, stated that she lives in a house that was built in 1885 and is concerned about height and lack of compatibility in the UNO area.

Karen Orsak, business owner in West Campus and member WCNA, UNO is still being drafted and many aspects of the proposal are still unresolved. Ms. Orsak is especially concerned about the lack of a traffic study and blanket 175-foot height limit. Ms. Orsak requested that the UNO process be slowed down to allow these issues to be resolved.

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Mike Murphy, representing condominium project at 106 East 30th Street, Tract RDE 839, is concerned about the NUNA NCCD and its limitations on the condominiums. Current MF-4 zoning would be reduced while similar condos one block away does not have the same limitations. He stated they are working with NUNA and are hopeful that a compromise can be reached.

Clifford May, representing Guadalupe Square condominium project at 3316 Guadalupe in Heritage, Tract 220. The condominiums owners object to the proposed reduction in height from 60' to 40'.

Malcolm J. Fox, owns property in NUNA at 3003 Fruth, Tract APD 843. Property is currently zoned CS and is proposed to be rezoned to GR. GR would not permit the current use on the property. Requested CS zoning be maintained.

Suran Wije, stated that there has not been enough time to reach consensus on UNO and that the plan should consider long-term sustainability.

Royce Gorley, stated that the UNO plan needs to provide affordable housing for those earning less than 80% of the area median family income.

Against, not speaking:

Melodee Merola
John Dial
Walter Talley
Kristen Macaluso
John Joseph, Jr.
Carina Von Koskull
Rob Kohler
Rebecca Domingo
Marsha Reichel
Stephen Sanderson
Albert Meisenbach
Paul McDonald
Mori Ilai
Cipi Ilai

Rebuttal

Mike McGinnis, stated that UAP and others are open to working on affordability issues and that UNO includes many requirements such as design guidelines and improved streetscapes and finally stated that the NCCD does permit change but also stabilizes the neighborhood which will improve, not reduce property values in the area.

MOTION: CLOSE THE PUBLIC HEARING

VOTE: 8-0 (DS-1st, MA-2nd, NS recused)

MEETING SUMMARY

Discussion:

Commissioner Armstrong described the process used on some earlier neighborhood plans where the Commission described general goals and recommended these for all zoning cases. She suggested this approach for the CACNP and UNO.

Mr. Bolt mentioned that two properties have come to resolution that are not reflected in the latest back-up material provided to the Commission.

Commissioner Riley asked how many unresolved cases remain.

Tom Bolt replied that there are 15 cases in Hancock and Heritage.

Commissioner Armstrong stated that she has noticed two main themes in the contested zoning cases, first that a current use would not be permitted under the proposed zoning and second, that proposed height restrictions were inconsistent with surrounding properties. She asked whether staff is initiating discussions between neighborhoods and property owners to resolve the contested zoning cases.

Tom Bolt stated that generally the party that is contesting the zoning is initiating the discussion.

Commissioner Riley asked whether Commissioner Armstrong was recommending that the Commission act on all of the zoning cases with general instructions as to contested cases.

Commissioner Armstrong made the following motion.

MOTION:

ITEMS 4-7:

Approve Staff recommendation for the neighborhood plan and zoning with addenda provided to the Planning Commission. For unresolved zoning cases ask that staff continue to initiate discussion between the various parties and find appropriate compromises before Council. If zoning cases are not resolved clearly indicate staff recommendations and alternative recommendations of the owner or neighborhood associations.

Commissioner Sullivan seconded the motion.

Commissioner Sullivan pointed out that valid petition rights place the onus on staff to resolve contested zoning cases and should provide incentives to staff and neighborhoods to compromise on some issues. Commissioner Sullivan also stated that he had a number of issues on UNO. He mentioned unresolved issues such as storm water and traffic concerns.

Commissioner Moore questioned the height limitations of the NCCD along Speedway where there are numerous multi-family buildings.

MEETING SUMMARY

Karen McGraw stated that the height limits along Speedway are 35 feet.

Commissioner Moore asked whether population growth goals should be set for this area based on population growth for the city as a whole.

Ms. McGraw stated that you have to ask what type of neighborhood you want this to be in 10 years and that predictability is very important to maintaining property values, however, this would be worth studying.

Commissioner Armstrong stated that she felt like putting these conditions on the plan at this point was not fair. These should have been established at the beginning of the process.

Commissioner Sullivan stated that the density issue is of great concern especially in light of the preferred scenario for Envision Central Texas.

Commissioner Moore suggested a friendly amendment requesting staff to look at including density goals in the plan.

Commissioner Sullivan suggested that this issue be discussed at the Comprehensive Plan Subcommittee.

Commissioner Galindo offered amendment #1 below.

Commissioner Cortez asked whether this should apply to all projects.

Commissioner Galindo stated that it should be limited to projects that offer an alternative to car ownership.

Commissioners Sullivan, Armstrong and Riley discussed various options for increasing the number and level of affordable units provided in the area.

Commissioner Cortez suggested that although he supports UNO he felt it should be treated separately due to remaining issues and unclear recommendations.

Commissioner Sullivan and Armstrong stated that they are comfortable with the concept of UNO and that it should move forward.

Commissioner Cortez stated that for example, although he supports more affordability in the area he has no idea what the appropriate amount is.

Commissioner Medlin raised the issue of compatibility and historic structures within the UNO area and said these issues have not been adequately addressed.

Commissioner Riley inquired as to the status of Compatibility Standards within UNO.

MEETING SUMMARY

Mark Walters stated that they are removed within UNO however he pointed out that there is no single-family zoning within UNO, there is some single-family use constituting approximately 3% of the area within the overlay.

Commissioner Armstrong offered amendment #2 below regarding affordability.

Commissioner Riley offered amendments # 3 and 4 below regarding parking requirements.

ITEM 8:

Approve Staff recommendation for the University Neighborhood Overlay with the following amendments:

- 1) Permit parking requirements to be reduced to 40% of the citywide requirement for projects that implement a car sharing program;***
- 2) Request that the Community Development Officer recommend additional measures in the Affordability Impact Statement for CACNP and UNO with the goal of increasing the amount of affordable housing to 10% of units at 60% of Austin median family income in addition to the currently proposed 10% of units at 80% of Austin median family income;***
- 3) Reduce parking requirements to 60% of the citywide requirements;***
- 4) Within UNO insure that residential units and parking spaces are leased separately.***

VOTE: 8-0 (MA-1st, DS-2nd, NS recused)

9. Subdivision: C8-03-0222.0A - Chen Subdivision
Location: S. Congress Avenue at St. Elmo Road, Williamson Creek Watershed, Proposed East Congress Neighborhood Plan NPA
Agent: John Chen
Request: Application for Subdivision and Variance from LDC 25-6-381(A)--to allow access onto a major roadway from a lot with less than 200 feet of frontage
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Watershed Protection and Development Review

MOTION: APPROVE BY CONSENT

VOTE: 9-0 (DS-1st, MA-2nd)

- 3. Zoning: C14-04-0022 - Central Austin Combined Neighborhood Plan (North University)**
- Location:** 38th Street to the north, 27th Street to the south, Guadalupe Street to the west and Duval Street to the east, Central Austin Combined NPA
- Owner/Applicant:** City Of Austin-Neighborhood Planning and Zoning Department
- Agent:** City of Austin-Neighborhood Planning and Zoning Department
- Request:** Under the proposed North University NPCD, "Small Lot Amnesty" is proposed for the entire area. Mixed Use is proposed for Tracts APD-843-849, APD-862-865, GDC-709-714A, GDN 701-705, GDN-707, GDS-715-717, GDS-719-720, SD-881, SD-883-883A, SJD-886-892, TD-721-723A, TD-726.
- The North University NCCD proposes modified site design and development standards including but not limited to the following: Land Use, Floor Area Ratios (FAR), Building Heights, Mixed Use Developments, Garages, Parking, Outdoor Café seating, Impervious and Building Coverage allowances, Setbacks, and Driveway and Parking Access. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence – Large Lot (SF-1); Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3); Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts.
- Staff Rec.:** **RECOMMENDED**
- Staff:** Tom Bolt and Glenn Rhoades, 974-2755 and 974-2775, thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

SEE ITEM 4 FOR DISCUSSION AND MOTION

- 4. Zoning:** **C14-04-0021 - Central Austin Combined Neighborhood Plan (West University)**
- Location:** 38th Street to the north, Martin Luther King Jr. Blvd. To the south, Lamar Blvd. To the west and Guadalupe Street to the east, Central Austin Combined NPA
- Owner/Applicant:** City Of Austin-Neighborhood Planning and Zoning Department
- Agent:** City of Austin-Neighborhood Planning and Zoning Department
- Request:** Under the proposed West University NPCD, "Small Lot Amnesty" is proposed for the entire area. "Garage Placement," "Front Porch Setback," and "Impervious Cover and Parking Placement Restrictions" are proposed for the Heritage, Shoal Crest, and West University subdistricts. The Heritage subdistrict is bounded by Lamar Blvd. to the west, W. 38th St. to the north, Guadalupe St. to the east, and W. 29th St. to the south. The Shoal Crest subdistrict is bounded by Lamar Blvd. to the west, W. 29th St. to the north, Rio Grande St. to San Pedro St. to the east, and 28th St. to Poplar St. the south. The West University Neighborhood subdistrict is bounded by Lamar Blvd. to the west, W. 24th St. to the north, Leon St. and Robbins Pl. to the east, and MLK Jr. Blvd. to the south. The Neighborhood Mixed Use Building special use is proposed for Tracts 1-13, 15-16, 20, 20A, 22-27, 31-32, 40-42, 46-48, 58, 64-74, 77-97, 111-113, 115-125, 127-129, 138-143, 143C, 145-146, 148, 156-158, 166-167, 170, 172, 174, 176-180, 183, 192-196, 209-210, 213-214, 219-220, 225-226, 230, 235-239, 241, 243-256, 259-266.
- Staff Rec.:** **RECOMMENDED**
- Staff:** Tom Bolt and Glenn Rhoades, 974-2755 and 974-2775, thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

Tom Bolt presented the North University NPCD unresolved issues.

Commissioner Riley asked about the emails he received from people stating that the maps presented this evening are different from previous maps. Mr. Bolt stated that the maps change as issues are resolved. Mr. Bolt said there is a change that resulted in a change along 34th Street, but not aware of any other changes like that.

Mark Walters, NPZ staff, presented the West University NPCD. Commissioner Riley asked Mr. Walters to explain changes in the map. Mr. Walters said there was a change that the owner requested, but Mr. Walters is not aware of a change that the owner was not aware of.

PUBLIC HEARING

FOR

Jerry Roemisch, said that a group of 7 neighborhoods ironed out the differences among the neighborhoods, and created a unified planning effort and processes to help staff. The North

University NCCD provides flexibility to tighten and relax regulations. The result is that they were able to get agreement to preserve some areas, but also allowing new development.

Mark Burch, on behalf of Hancock Neighborhood Association, reiterated their strong support for the proposed neighborhood plans. He stated his appreciation for the staff's work. The complaints he has heard has been about the idea of planning.

Laurie Limbacher, with the Heritage Neighborhood Association, explained the extent of the participation and meetings held both before and during the neighborhood planning process. She explained that the neighborhood worked to understand the compatibility standards and have been working with affected property owners to resolve issues, and stand ready to continue to work with other property owners concerned about the rezonings.

Barbara Bridges said that she hopes the heights do not destroy the neighborhood. They do not want the density to scare away single-family owners. After a condominium project was built, several single-family owners left due to the noise and traffic. The problem with density squeezing out single-family historic properties.

Jim Damron said they he would like to see some changes that appear to be ironed out. He asked that the special mixed-use district on West 24th Street on Lamar Blvd. be deleted. They prefer to be surrounded by office instead of heavy duty dense multi-family. It is important that multi-family is not overlooking their homes. Secondly, they asked that the heights be reduced from 35 feet to 30 feet, which is what the existing properties are in height. For tract 44, the rear of the property has been SF-3. It is naturally suitable for something other than SF-3, but have encouraged light office with some minor mixed-use. They have reached an agreement with the adjacent property for higher density residential uses. For that tract, they would like to have LO-MU-CO. They also ask that one additional be use prohibited in their area from all commercial districts- private community recreational use, which would allow for a party barn, or club, which would be incompatible with the single-family residences.

He clarified for Commissioner Sullivan that the conditions imposed on tract 43, the tract next to tract 44, were to keep the buildings below the height of the cliff to keep the views of the single-family neighborhood.

George Adams, originally going to speak just about tract 133a, is now also speaking on behalf of Shoal Crest Neighborhood Association. In general, Shoal Crest is supportive of the neighborhood plan. On Tract 133a, the staff recommendation for tract 133a was to maintain the SF-3 zoning and to add the CO and the NP consistent with the rest of the neighborhood. Two property owners requested multi-family zoning on the two properties. The staff recommendation then had changed from SF-3 to MF-2. There had been no discussion about the change. Staff does not disagree with maintaining the SF-3. The single-family zoning supports the goals of the plan. Each single-family house that is lost in the area has a disproportionate impact on the area. The neighborhood is vulnerable. Another one of the neighborhood plan goals is to allow mixed-use development. They have allowed that along 29th street. In addition, the neighborhood is accepting secondary apartment as long as they are limited to 650sf. In summation, he asked the Commission to honor the process, principles of the plan and the original staff recommendation for tract 133A.

Mark Walters explained that the property owners of tract 133A approached the staff late in the process, and due to a previous notification error, decided to discuss the possibility with the owners. If an agreement cannot be made, then the original staff recommendation to maintain SF-3 and add the CO-NP will be preserved.

Commissioner Medlin asked if the other property owners of tract 133a requested the change to multi-family. Mr. Walters said they did not request a change, but there is public ROW that separates the tract so that is why there is a break between the single-family and the multi-family.

Commissioner Armstrong asked if there had been discussion of SF-5. Mr. Adams said that it was discussed, but the owner did not attend the meeting, so the neighborhood decided to vote to maintain the SF-3.

Cyndy Powell owns property at 2802 and 2804 San Pedro. The best use of their property is multi-family. The neighborhood is requesting SF-6 instead of MF-2. It is a 3 block street, there are three condominium projects and two fraternity houses, and there are seven apartment complexes. So, it does not have the feel of a neighborhood, and so they request that the zoning remain MF-2.

Commissioner Medlin asked about the size of the lots. Ms. Powell said that the properties are duplexes, with a rental unit in the back, in addition to a single-family house. The lots currently have SF-3 zoning and are approximately 100 feet wide total.

Steve Maida, owner of 3007-3011 Speedway (tract RDE 842, SJD 842), is contracting to develop that property and agrees with the proposed rezoning. The issues are now resolved.

Liana Tomchesson, vice president of Shoal Crest Neighborhood Association, said that for tract 133A, the neighborhood association met and decided to preserve the single-family neighborhood. San Pedro is no longer a street. There are three houses and the street is now a driveway. Shoal Crest is a very small neighborhood and they would like to maintain the single-family zoning. They changed a lot of zoning on West 29th Street to accommodate residential uses. The neighborhood was in consensus that they wanted to maintain single-family zoning.

Commissioner Sullivan asked Mr. Walters about the garage apartment. Mr. Walters said that the neighborhood has a problem with the 650sf, would be a sub-district. There is plenty of buildable area currently for constructing secondary apartments.

Commissioner Armstrong asked about higher density single-family residential. Ms. Tomchesson said that she would like to say they'd support it if the project was nice, but that does not necessarily happen, so they'd like to keep the SF-3. San Pedro is a very narrow street.

John Foxworth said that he would like SF-3 to remain on the properties 2800-2808 San Pedro and 2708, 2710-2712 San Pedro. He distributed plats of the lots on San Pedro Avenue. The one way street channels into an alley, which was illegally paved, and is now a little highway. The neighborhood is not opposed to secondary units, but they do recognize that there are slopes that will make it difficult to add a secondary unit.

Matildi Schade, has owned his property for about 10 years, and has been used as rooming house, as MF-3 and is surrounded by multi-family on all sides. He would like to see the MF-3 remain on 2800 San Pedro (tract 133).

Mark Walters explained that the neighborhood is opposed to MF zoning on tract 133, which includes 2710, 2712 and 2800 San Pedro.

Jon Atkins, owns a condo at 808 West 29th Street, and is against the proposal to allow more multi-family being built. He lives in Dallas, but he feels like that the more apartments are built, the rent will decrease for his condo. His property is on the corner of 29th and Pearl.

Mike Alexander would like to see the single-family maintained in the Shoal Crest neighborhood. The concern is that people will have a large apartment complex like existing ones. In the long term it is better to keep the properties at SF-3 and allow compatibility standards to kick in as sites with existing apartments are redeveloped.

FOR, DID NOT SPEAK

Alison Macor
 Nikelle Meade
 Wilson Nolle
 Dudley Simmons
 Karen McGraw
 Nancy Iverson
 Rick Iverson
 Colleen Daly (donated time to Jerry Roemisch)
 Matt Rowe
 Jerry Buttrey
 Stephen White
 Mary Ingle
 Barbara Buttrey
 Muriel Wright
 Pam Morris
 Mary Gay Maxwell
 Scott Morris
 Jeff Webster
 Mike McHone
 Dana Twombly
 Matildi Schade
 Alfred Godfrey
 Mikal Grimes
 Jan Moyle
 Mary Sanches
 Kathleen Fish
 Richard Hardin (donated time to Jerry Roemisch)

AGAINST

Clifford May, 3316 Guadalupe, member of Heritage Association, Tract 220 of the West University NPA. The various site development regulations and water quality requirements will severely limit redevelopment of the Guadalupe corridor, especially for Neighborhood Mixed-Use Buildings. The rezoning for tract 220 seems unlikely to ever be utilized. If you want to see mixed-use redevelopment, the plan must be re-worked with economic analysis. The Guadalupe Square Neighborhood Association does not support the plan because of the height limits from compatibility standards. The height should remain at 60 feet. The existing buildings would have to be re-developed on tract 220 because of the height limit. He explained that the CO would restrict the height to 40 feet. He said that he wanted to be put on record that the limitations imposed would not allow neighborhood mixed-use building. He requests that the 60 foot height limit be allowed.

Laurie Limbacher, with the Heritage Neighborhood Association, said that the neighborhood did meet with Mr. May and was surprised that he is here speaking because she was of the understanding that they had addressed his concerns. She explained that the parking requirements would make it difficult to reach the maximum permitted with the site development regulations. She said that the 40 feet height limit is a restriction already in place due to compatibility standards. She admits that the "devil" is not the plan, but the existing compatibility standards.

Commissioner Riley asked what would be the neighborhood's opinion of removing the conditional overlay for the property. Ms. Limbacher said that they want the zoning to reflect the reality of what can be built on the site. She explained that Mr. May is expressing a broader concern about being able to develop the Neighborhood Mixed-use building, not really opposed to the proposed rezoning (he will not file a petition against the zoning). She thinks the size of the lots limits what can be built.

At the request of Commissioner Moore, Ms. Limbacher explained that her vision of Guadalupe is to have three story buildings up close to the street with pedestrian-oriented uses along the street.

Mr. May added that for economic feasibility purposes, the change would be helpful (to remove the compatibility height limit by a waiver).

Jim Bennett, representing Gary Beal's properties at 3410-3412 Speedway (tract SD874), 1903, 1905, 1909 Robins Place (tract 33), tract 52 and tract 1019. His client is opposed to the rezonings and has signed a petition.

Karen McGraw, said that they did not hear from Mr. Beal. She said that 3410-3412 Speedway are the poster child of super-duplexes. Technically the duplexes are single-family uses, so the neighborhood was interested in rezoning the property to MF-1. Across the street, there is the Fruth House, which has several cottages located on the site. She said that the neighborhood wanted MF-1 on that site as well. For both properties the MF-1 will allow the current use.

Mary Sanches, lives on Cliff Street in the West University neighborhood for 30 years. Mr. Beal has built 12 bedroom duplexes and has destroyed. If he gets one more lot with the MF zoning, he will get the

Martha Morgan, has lived in the Heritage Neighborhood Association for 38 years. She is retired and relies on the rental income for her income. She is opposed to the conditional use for a blood plasma center behind her multi-family properties. Her tract, 234, is locked into a residential use, and it would be good for the neighborhood to keep the site residential, however it has to be a viable residential site. Allowing the commercial blood plasma center would not make the site a viable residential site. She has been in limbo about whether to sale or to put money into the property.

Ms. Limbacher said that they will work on that issue before Council.

Rick Iverson, with NUNA, said that currently commercial blood plasma centers are not allowed within 1 mile of another plasma center.

Ms. Morgan said that she does not know the distance between the existing blood plasma centers and the site she is concerned about.

Ron Thrower, representing Dr. Joe Neal, and tract 44. The neighborhood is looking for limited multi-family development on the site. Tract 1013 does afford the property safer access to tract 44. There are still continuing negotiations with the neighborhood, and if needed, the neighborhood has said that they will continue to negotiate up to third reading of Council if needed.

Commissioner Sullivan explained that the table of comments about unresolved issues does not include the issues that Ron Thrower brought up. Mr. Thrower and Mr. Walters explained that the discussions are on-going.

The neighborhood's concern is about the encroachment of commercial and multi-family onto Shoal Creek.

Barbara Bridges, said that the neighborhood does not want to give up the SF-3 zoning on the Isley School because they are single-family dwellings and back up to single-family dwellings.

Mike McHone, with University Area Partners, said that the Shoal Creek/Lamar intersection is very dangerous. With the traffic study, it suggested to make Shoal Creek a cul-de-sac, and not have it connect to Lamar Blvd. That would definitely demarcate the SF area and properties on Lamar Blvd. Commissioner Riley said that he heard that the Parks Board was opposed to the widening of the Lamar intersection.

Ron Thrower said that tract 35 Robins Place properties have had MF zoning since 1931, however the proposed conditional overlay would restrict the development more than the existing zoning. Currently the compatibility standards do allow for a public hearing process to gain additional height. There is no need to "double-up" on the regulations (having the compatibility standard restrictions incorporated into a conditional overlay).

Mary Sanches said that allowing the building to be built to 60 feet would be out of character for neighborhood.

Mike McHone, with University Area Partners, said that the area proposed an overlay to allow a variety of housing. They want to incorporate compatibility requirements into the zoning overlay so that the market is aware of the actual limitations on the site.

Commissioner Galindo asked if there are other properties that have had a 60 feet height limit and. Mr. Walters said the area between San and Robins Place are limited in height to 40 feet, so it is a strategy used throughout the neighborhood. Mr. Bennett's client also opposed to the strategy.

Royce Gouzly said he is opposed to the height limit of 40 feet too. He understands why they are proposing that, but thinks it could affect his property in 10-15 years.

Malcolm J. Fox, owner of property in tract APD 843, West 30th Street/Fruth Street, is not opposed to the plan in general. He does object to the down-zoning of his property which would make his existing uses non-complying. He does not understand why the other properties on Fruth are allowed to continue with the CS zoning, but his does not for tract APD 846. At the last meeting there was a motion to ask staff to initiate contact with owners to discuss issues before Council. He has had the CS zoning since 1969. He sees the CS-NCCD-NP as a compromise to keep the CS zoning.

Commissioner Sullivan asked what use would be illegal if down-zoned. Mr. Fox said that two-thirds of the site is used for storage.

Commissioner Armstrong asked about staff's comments about new uses being permitted in the CS zoning district. Mr. Bolt added that there are no Certificate of Occupancies for the existing uses.

Karen McGraw said that when the neighborhood surveyed the property, they saw a residential use. If it is a residential use, that is not permitted in CS zoning. She said that despite the zoning, all the properties would have the same land uses.

Mary Gay Maxwell said that the neighborhood is willing to meet with Mr. Fox.

Royce Gouzly said he owns the property at 3408 Speedway, next to the super duplexes. He rents his property to comply with federal affordable housing requirements. If his property is burned down, he could not rebuild his structure because of the compatibility standards that would kick in because of the duplex considered as a residential use. Mr. Tom Bolt said that as part of the NCCD, the compatibility requirements are proposed to be waived by staff to allow him to rebuild the structure.

AGAINST, DID NOT SPEAK
Edgar Morgan

REBUTTAL

None.

MOTION: CLOSE PUBLIC HEARING

VOTE: 9-0 (8-0 for North University) (DS-1st, MA-2nd; NS- recused herself for item 3 North University public hearing)

MOTION: STAFF RECOMMENDATION FOR WEST UNIVERSITY, EXCEPT RECOMMEND SF-4A for TRACT 133 AND 133A, AND INCLUDE 100 FEET OF NORTH PORTION OF TRACT 1013 (BEND AROUND SHOAL CREEK) WITH RECOMMENDATION OF LO-MU-CO-NP ON TRACT 44.

VOTE: 8-0 (MA-1st, DS-2nd; CG- ABSTAIN)

Commissioner Galindo said he is uncomfortable with the process. His objection is that each tract should be voted on independently, because he can't support all of them, but he can support some of them. So he cannot support nor vote against the motion, so he'll have to abstain. His concern is about the process that has occurred in the last 2-3 hours.

Commissioner Riley commented that on the issue raised for tract 220 and tract 35, where the compatibility standard height limits are incorporated into the zoning. He will side on the neighborhood, however he wants the neighborhood will be willing to evolve and consider the height issue on a case-by-case.

MOTION: APPROVE STAFF RECOMMENDATIONS FOR NORTH UNIVERSITY NEIGHBORHOOD PLAN, WITH RECOMMENDATION THAT FOR PROPERTIES THAT ARE STILL UNDER NEGOTIATION, EXISTING LEGAL USES SHOULD BE ALLOWED TO CONTINUE UNDER THE PROPOSED ZONING.

VOTE: 7-0 (MA-1st, DS-2nd; NS- RECUSE; CG-ABSTAIN)

Commissioner Armstrong said that she encourages the negotiations, but in general the staff recommendation is a good mid-point.

Commissioner Sullivan said that something that should be tacked on to each motion is the statement that existing legal uses be allowed to continue. Commissioner Armstrong accepted that amendment. Marty Terry sought clarification. Commissioner Armstrong said that the intention is to allow what was properly permitted. Marty Terry clarified that the motion covers 100% of all properties within the NPCD.