

**Zoning Ordinance Approval**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 104**  
**AGENDA DATE: Thu 07/29/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0023 - Central Austin Combined Neighborhood Plan (Hancock Neighborhood) rezoning - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the Hancock Neighborhood, generally bounded on the north by 45th Street, on the south by Dean Keeton Street, on the west by Duval Street and on the east by IH-35. The proposed zoning changes will create a Neighborhood Plan (NP) combining district covering the entire area. Under the proposed Hancock NP, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions" and "Front or Side Yard Parking Restrictions" apply as set forth in Section 25-2-1406 of the City Code 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, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 557, 559, 561, 562A and 563. 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 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; Neighborhood Conservation (NC) combining district; or special uses for a Neighborhood Plan (NP) combining district may also be added to these zoning base districts. First reading on June 10, 2004. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755, Glenn Rhoades, 974-2775. Note: A valid petition has been filed in opposition to this zoning request.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guemsey

## **ZONING CHANGE REVIEW SHEET**

|                     |  |                          |                |
|---------------------|--|--------------------------|----------------|
| <b><u>CASE:</u></b> | C14-04-0021 - West University NPCD       | <b><u>P.C. DATE:</u></b> | April 13, 2004 |
|                     | C14-04-0022 - North University NCCD-NPCD |                          | April 27, 2004 |
|                     | C14-04-0023 - Hancock NPCD               |                          | May 22, 2004   |

|                          |               |
|--------------------------|---------------|
| <b><u>C.C. DATE:</u></b> | June 10, 2004 |
|                          | July 29, 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, 38<sup>th</sup> St and 45<sup>th</sup> 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:**

Lee Elementary 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:**

|                       |  |
|-----------------------|--|
| <b>Attachment 1:</b>  | 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 |
| <b>Attachment 2</b>   | Central Austin Combined Neighborhood Plan  |
| <b>Attachment 3;</b>  | Central Austin Combined Planning Area Future Land Use Map  |
| <b>Attachment 4:</b>  | West University Future Land Use Map  |
| <b>Attachment 4a:</b> | West University Tract Map  |
| <b>Attachment 4b:</b> | West University Tract Table  |
| <b>Attachment 4c:</b> | West University Exhibits with Legal Descriptions and Metes and Bounds  |
| <b>Attachment 4d:</b> | West University Conditional Overlay, Infill Options and Design Tools   |
| <b>Attachment 5:</b>  | Future Land Use Map for North University Planning Area   |
| <b>Attachment 5a:</b> | North University Tract Map   |

|                       |  |
|-----------------------|--|
| <b>Attachment 5b</b>  | North University Tract Table   |
| <b>Attachment 5c:</b> | North University Exhibits with Legal Descriptions and Metes and Bounds |
| <b>Attachment 5d:</b> | North University Neighborhood Conservation Combining District (NCCD)   |
| <b>Attachment 6:</b>  | Future Land Use Map for Hancock Planning Area                          |
| <b>Attachment 6a:</b> | Hancock Tract Map  |
| <b>Attachment 6b:</b> | Hancock Tract Table  |
| <b>Attachment 6c:</b> | 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-1<sup>st</sup>, DS-2<sup>nd</sup>, 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-1<sup>st</sup>, DS-2<sup>nd</sup>; 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-1<sup>st</sup>, DS-2<sup>nd</sup>; 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, and July 29, 2004

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

June 10, 2004 -- Approved on 1<sup>st</sup> Reading the Planning Commission Recommendation for each of the three neighborhood plan rezoning areas with condition to continue to find resolution to contested rezoning. VOTE 7-0

**ORDINANCE READINGS:** 1<sup>st</sup> June 10, 2004      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBER:**

Central Austin Combined Neighborhood Plan  
West University Neighborhood Planning Area  
North University Planning Area  
Hancock Planning Area

**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 7<sup>th</sup>, 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 % |
| IR, 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 <sup>th</sup> Street | 60'    | Varies   | Arterial       | Varies    | #19                 | N/A                |
| 29 <sup>th</sup> Street | 60'    | Varies   | Collector      | No        | N/A                 | #40                |
| 38 <sup>th</sup> 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 <sup>st</sup> Street | Varies | Varies   | Collector      | Yes       | N/A                 | #34                |
| 45 <sup>th</sup> 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.

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 7/22/2004

| 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 |
| GDC-709  | 3035, 3101, 3105 GUADALUPE ST   | CS        | CS-NCCD-NP   |
| GDC-709A | 3009, 3021, 3023, 3025 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; 3701 GUADALUPE 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); 3501 GUADALUPE ST  | 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   |
| 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   |

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 7/22/2004

| TRACT    | ADDRESS   | FROM             | TO             |
|----------|---|------------------|----------------|
| 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, 3605 GROOMS ST  | P                | P-NCCD-NP      |
| RDE-783  | 3506 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; 3503 GROOMS ST   | MF-3             | MF-1-NCCD-NP   |
| RDE-785  | 3500, 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; 3503 TOM GREEN 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  | 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, 3403, 3405 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; 310 E 34TH 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; 3309 GROOMS 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, 302, 304, 306 E 33RD ST; 3300, 3304 TOM GREEN ST; 3305 GROOMS ST   | MF-3             | MF-3-NCCD-NP   |
| RDE-812  | 401, 405 E 34TH ST; 3307 TOM GREEN ST   | SF-3             | SF-3-NCCD-NP   |
| RDE-812A | 3306, 3312 DUVAL ST   | SF-3             | SF-3-NCCD-NP   |
| RDE-813  | 3305 TOM GREEN ST   | MF-3             | MF-2-NCCD-NP   |
| RDE-814  | 400, 406, 408 E 33RD ST; 3303 TOM GREEN ST  | SF-3             | SF-3-NCCD-NP   |
| RDE-815  | 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   |
| RDE-817  | 200 E 32ND ST   | NO-MU-H          | NO-H-NCCD-NP   |
| RDE-818  | 202, 208, 210 E 32ND ST; 3202 GROOMS ST; 3203 HELMS ST  | MF-4, MF-3       | MF-3-NCCD-NP   |

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 7/22/2004

| TRACT    | ADDRESS   | FROM             | TO             |
|----------|---|------------------|----------------|
| 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, 308 MOORE BLVD; 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR; 3111 GROOMS ST   | MF-4             | SF-3-NCCD-NP   |
| RDE-827  | 308 MOORE BLVD; 3108 WALLING DR   | MF-4             | MF-2-NCCD-NP   |
| RDE-828  | 301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST   | MF-4             | SF-3-NCCD-NP   |
| RDE-829  | 311 MOORE BLVD  | MF-4             | MF-1-NCCD-NP   |
| RDE-830  | 200, 202, 206 E 31ST ST; 3103 GROOMS ST   | MF-4             | MF-1-NCCD-NP   |
| RDE-831  | 208 E 31ST ST   | MF-4             | MF-3-NCCD-NP   |
| RDE-832  | 3100, 3102, 3104 TOM GREEN ST; 3101, 3103, 3105, 3109 WALLING DR  | MF-4             | SF-3-NCCD-NP   |
| RDE-833  | 403, 405, 407 E 32ND ST   | MF-4             | SF-3-NCCD-NP   |
| RDE-834  | 3116 BENELVA DR   | MF-4             | MF-1-NCCD-NP   |
| 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 E 31ST ST; 3102, 3104, 3106, 3100 DUVAL ST; 3103 BENELVA DR   | 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 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 | 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   |
| RDW-747  | 203, 207 W 35TH ST; 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414 CEDAR ST   | SF-3             | SF-3-NCCD-NP   |

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 7/22/2004

| TRACT    | ADDRESS   | FROM       | TO             |
|----------|---|------------|----------------|
| 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; 3312 HEMPHILL PARK; 407, 409, 411, 501, 505, 507 W 34TH 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; 301, 303, 305 W 34TH 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; 105, 109, 115 W 34TH 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, 3203, 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; 3209 HEMPHILL PARK  | SF-3       | SF-3-NCCD-NP   |
| RDW-757  | 100, 102, 104, 106, 108, 110, 112 W 32ND ST; 101, 103, 107, 111, 113 W 33RD ST; 3202, 3206 SPEEDWAY   | 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  | 3006, 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, 3102 WHITIS AVE; 3102, 3104 CEDAR ST; 3105, 3107 WHITIS AVE; 3107, 3109, 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, 3010 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   |

# North University Neighborhood Planning Area: Proposed Zoning Changes

Case# C14-04-0022 7/22/2004

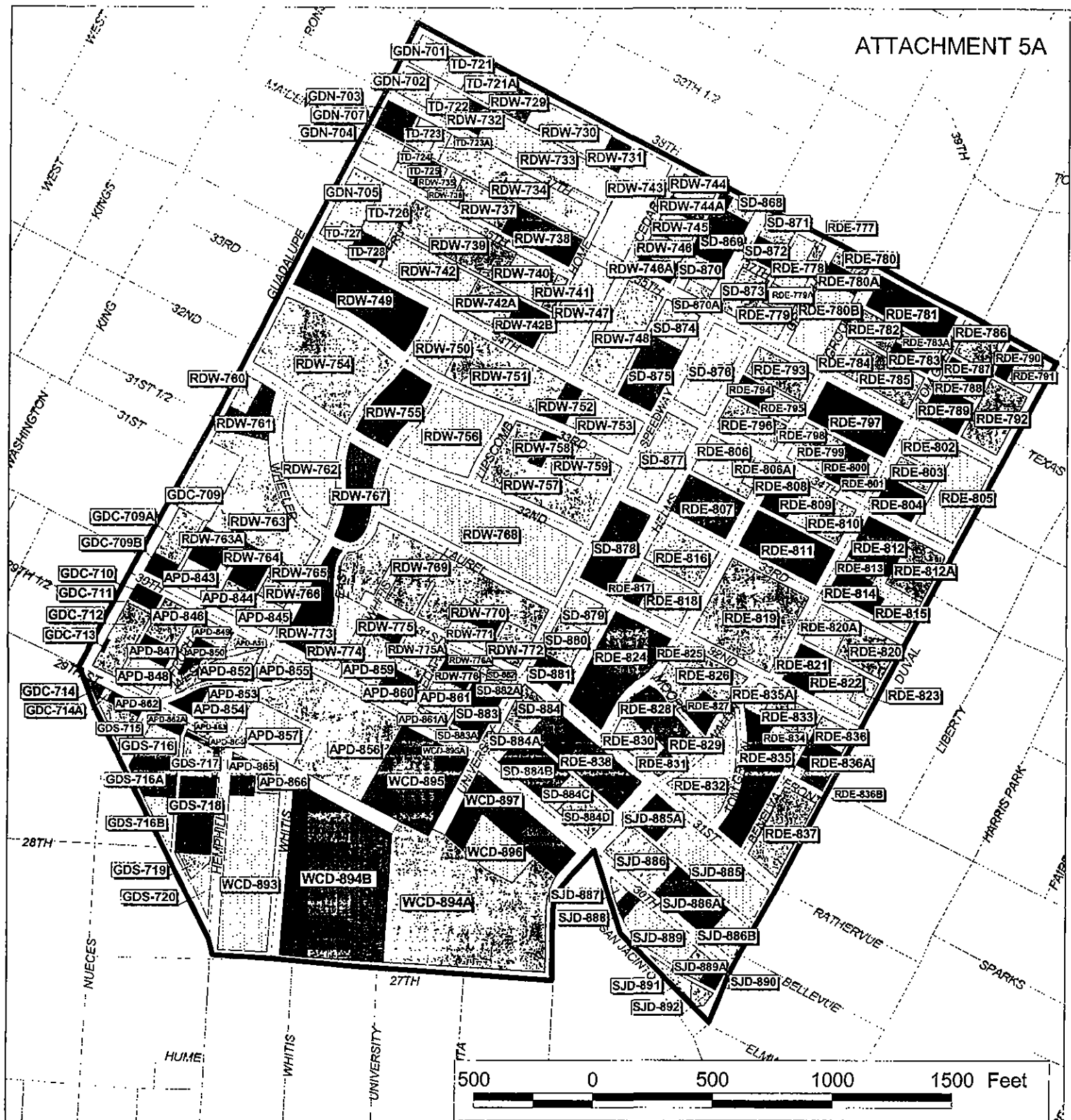
| TRACT    | ADDRESS  | FROM               | TO             |
|----------|--|--------------------|----------------|
| SD-876   | 3401 SPEEDWAY  | MF-4               | MF-4-NCCD-NP   |
| SD-877   | 103 E 34TH ST; 3301, 3305, 3307, 3309, 3311 SPEEDWAY; 3304 HELMS ST  | MF-4               | MF-4-NCCD-NP   |
| 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   | 100-106 E 31ST ST; 3104 HELMS ST; 3101-3105 SPEEDWAY   | CS                 | CS-NCCD-NP     |
| SD-882   | 101 (N 30 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN),<br>103 (N 30 FT OF W 50FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN)<br>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),<br>103 (S 14 FT OF W 50 FT OF LOT 8 & W 50 FT OF LOT 9 BLK 6 OLT 73<br>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),<br>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<br>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; 100 E 30TH ST   | 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, 206 E 30TH ST; 3000, 3002 SPEEDWAY   | MF-4               | MF-4-NCCD-NP   |
| SJD-885  | 307, 311, 405, 409, 411 E 31ST ST; 3006, 3008 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,<br>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  | 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<br>SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND<br>MORE PARTICULARLY DESCRIBED IN EXHIBIT C) SAN JACINTO<br>BLVD; 2900 (LOTS 4-6 AND ADJ VAC ALLEY BLK 3 OLT 10 DIV D<br>MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF<br>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<br>DESCRIBED IN EXHIBIT C (LOCALLY KNOWN AS 2801-2805 SAN<br>JACINTO BLVD AND 2800-2904 DUVAL ST)  | CS-1               | CS-1-NCCD-NP   |
| TD-721   | 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<br>BUDDINGTON SUB), 3423 GUADALUPE ST (E 117.15 FT OF N 155 FT<br>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<br>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<br>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<br>PARK; 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710,<br>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 7/22/2004

| TRACT    | ADDRESS  | FROM | TO           |
|----------|--|------|--------------|
| WCD-894A | 100-106 E 27TH ST  | MF-5 | MF-5-NCCD-NP |
| WCD-894B | 210 W 27TH ST  | 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 |



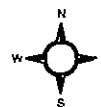


# **North University Neighborhood Conservation Combining District: Rezonings Approved on 1st Reading**





Case #C14-04-0022

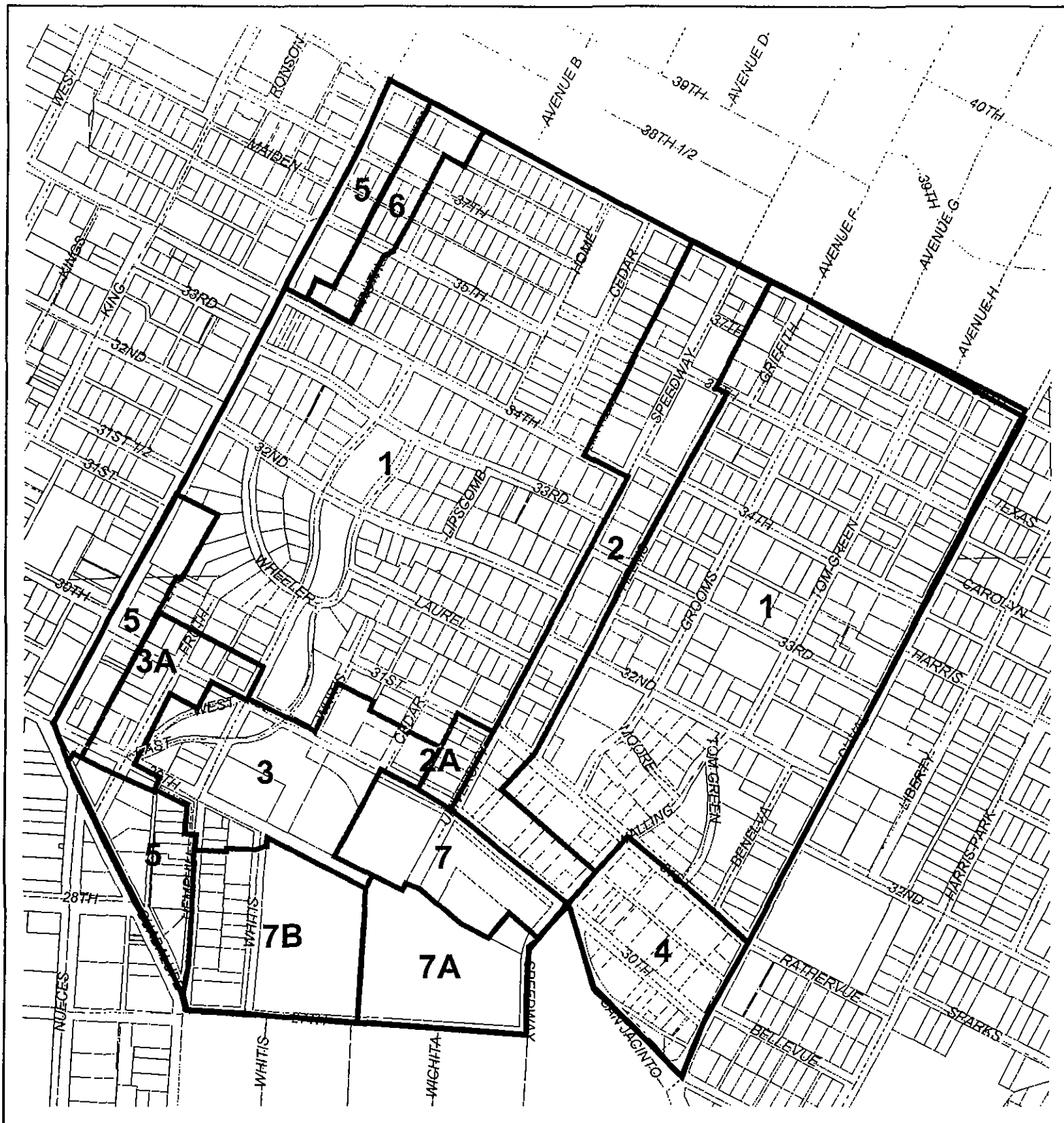


City of Austin  
Neighborhood Planning and Zoning Department  
Map Created July 22, 2004



## **Legend**

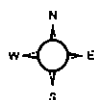
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number



## Exhibit B: North University Neighborhood Conservation Combining District



City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised July 22, 2004



0 250 500 Feet

### Key to Districts

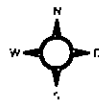
|  |         |
|--|---------|
| Residential District, East & West (RDE, RDW) | 1       |
| Speedway District (SD)                       | 2-2A    |
| Adams Park District (APD)                    | 3-3A    |
| San Jacinto District (SJD)                   | 4       |
| Guadalupe District (GDN, GDC, GDS)           | 5       |
| Transition District (TD)                     | 6       |
| Waller Creek/Seminary District (WCD)         | 7-7A-7B |



## Case C14-04-0023



City of Austin  
Neighborhood Planning and Zoning Department  
Map revised July 22, 2004

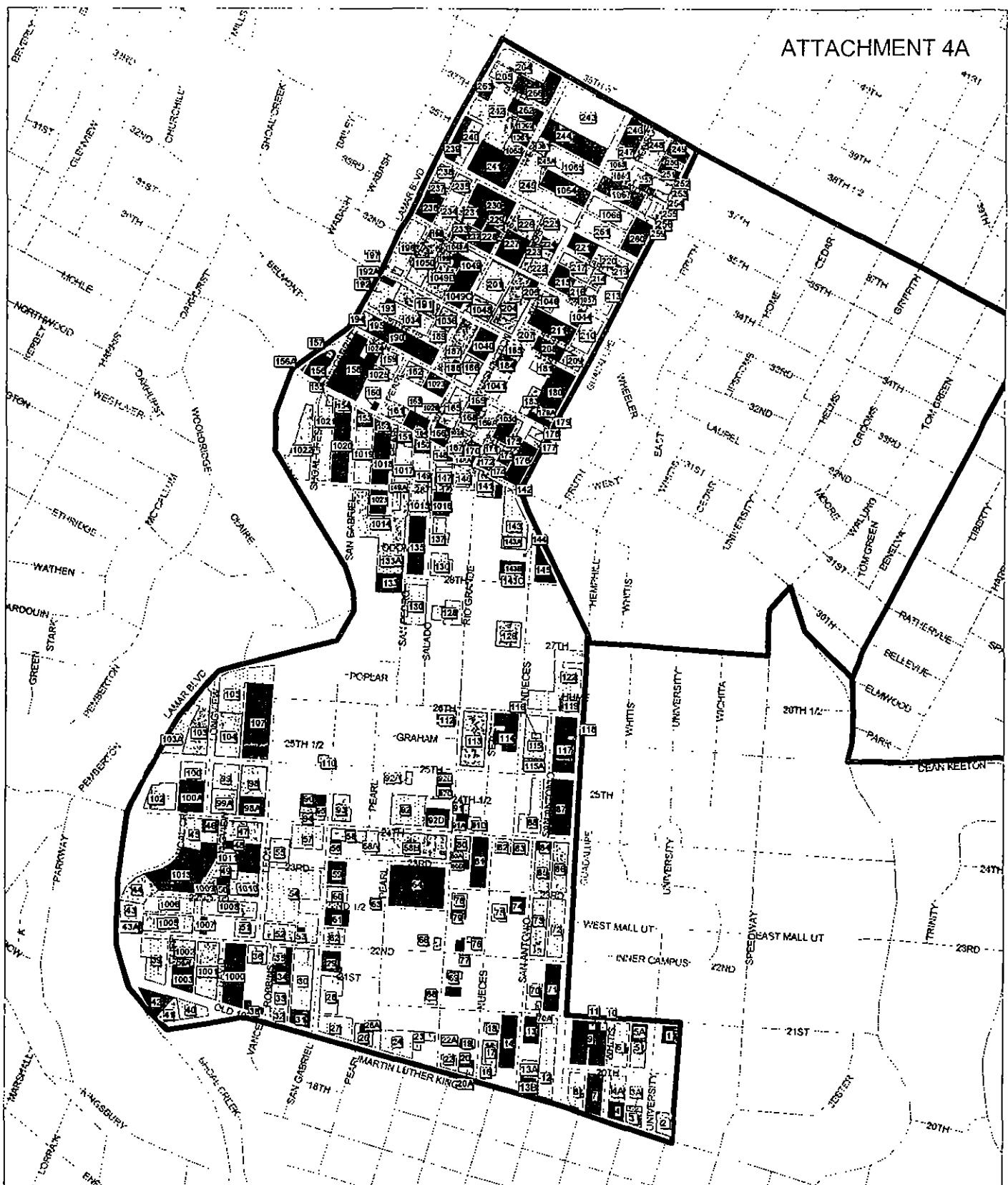


100

Properties with  
proposed  
zoning changes

999

Tract Number



## West University Neighborhood Planning Area: Rezonings Approved on 1st Reading

Case #C14-04-0021



City of Austin  
Neighborhood Planning and Zoning Department  
Map Revised July 22, 2004



500 0 500 1000 1500 Feet

Legend



Properties with  
proposed  
zoning changes

Tract Number