

ORDINANCE NO. 040930-85

AN ORDINANCE AMENDING ORDINANCE NO. 040826-57, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 204, BEING APPROXIMATELY 0.5 ACRES OF LAND IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

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

PART 1. Ordinance No. 040826-57 is amended to include the property identified in this Part in the West University neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on a tract of land described in File C14-04-0021 (PART), as follows:

Tract 204 3100, 3102, 3106 King Street; 3105 Kings Lane;

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

generally known as the West neighborhood plan combining district, locally known as the area bounded by Lamar Street on the west, 38th Street on the north, Guadalupe Street on the east, and Martin Luther King, Jr. Boulevard on the south, and includes the three Subdistricts identified as Heritage Subdistrict, Shoal Crest Subdistrict and West University Neighborhood Subdistrict, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the tracts of land are changed from multifamily residence low density (MF-2) district, to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district, and as more particularly described and identified in the chart below.

Tract No.	Property	From	To
204	3100, 3102, 3106 KING ST, 3305 KINGS LN	MF-2	SF-5-CO-NP

PART 3. The Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

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

PART 5. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 30 feet from ground level.
2. Development of the Property may not exceed 8 residential units.

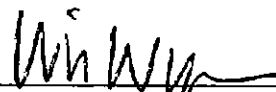
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district and other applicable requirements of the City Code.

PART 7. This ordinance takes effect on October 11, 2004.

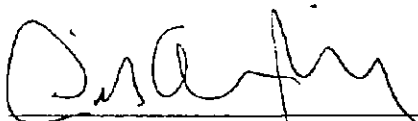
PASSED AND APPROVED

September 30, 2004

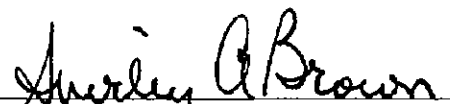
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



**West University Neighborhood Planning Area:
Rezonings Approved on 3rd Reading 9-30-04**
Case #C14-04-0021 *EXHIBIT A*



City of Austin
Neighborhood Planning and Zoning Department



Legend

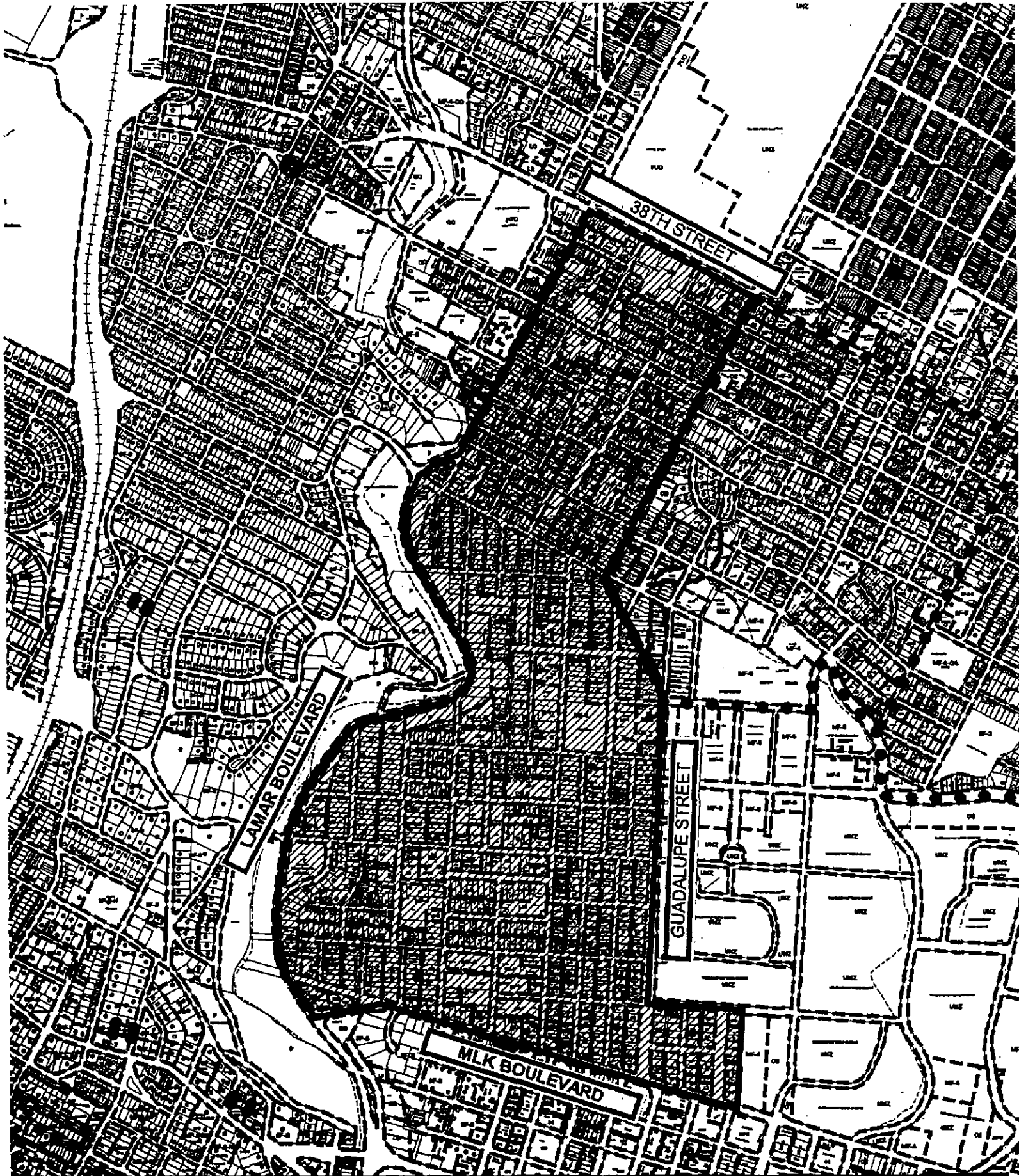
500 0 500 1000 Feet






Properties with
proposed
zoning changes

999

Tract Number



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

CASE #: C14-04-0021

ADDRESS: WEST UNIVERSITY
 NEIGHBORHOOD PLANNING AREA
 SUBJECT AREA (acres): 464.740

ZONING *EXHIBIT B*

DATE: 04-03

INTLS: SN

CITY GRID
REFERENCE
NUMBER

J23-25 H23-2

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