

ORDINANCE NO. 20050519-040

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 80A BEING APPROXIMATELY 0.20 ACRES OF LAND IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA.

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 on a tract of land described in File C14-04-0021 (PART), as follows:

Tract 80A 2307 (S 23.3 ft, Lot 3, Olt 37, Div D, Louis Horst Subd)
Rio Grande Street; and,

2309 (N 46.7 ft, Lot 3, Olt 37, Div D, Louis Horst Subd)
Rio Grande Street,

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

generally known as the West University neighborhood plan combining district, locally known as the area bounded by Lamar Street on the west, 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 zoning district for the tract of land is changed from general office (GO) district to general office-neighborhood plan (GO-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
80A	2307 (S 23.3 ft, Lot 3, Olt 37, Div D, Louis Horst Subd) Rio Grande Street; and 2309 (N 46.7 ft, Lot 3, Olt 37, Div D, Louis Horst Subd) Rio Grande Street	GO	GO-NP

PART 3. 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 4. 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 5. The Property 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


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 1" = 1200'

SUBJECT TRACT 

 PENDING CASE 

 ZONING BOUNDARY 

 CASE MGR: G. RHOADES

CASE #: C14-04-0021
 ADDRESS: WEST UNIVERSITY
 NEIGHBORHOOD PLANNING AREA
 SUBJECT AREA (acres): 464.74

ZONING EXHIBIT B

DATE: 04-03
 INTLS: SN

CITY GRID
 REFERENCE
 NUMBER
 J23-25 H23-2
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