

**ORDINANCE NO. 041007-Z-9**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 807-809 EAST 14<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-NEIGHBORHOOD PLAN (MF-6-NP) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district on the property described in Zoning Case No. C14-04-0108, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 57, 58, and 59, Outlot 41, Division B, Limerick Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book Z, Page 603, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 807-809 East 14<sup>th</sup> Street, in the Central East Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

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

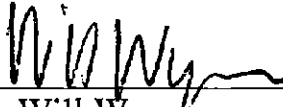
1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.


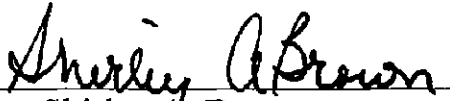
**PART 4.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

**PART 5.** Urban home special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

**PART 6.** This ordinance takes effect on October 18, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, 2004      §  
                                 §  
                                 §        
                                 Will Wynn  
                                 Mayor

**APPROVED:**  **ATTEST:**   
                         David Allan Smith      Shirley A. Brown  
                         City Attorney      City Clerk

