

**ORDINANCE NO. 041202-49**

**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 34 AND TRACT 35, BEING APPROXIMATELY 0.51 ACRES OF LAND IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACTS.**

**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 two tracts of land described in File C14-04-0021 (PART), as follows:

Tract 34                      1007 West 22<sup>nd</sup> Street; and

Tract 35                      1919 Robbins Place,

(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, 38<sup>th</sup> 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 district for the tracts of land is changed from multifamily residence moderate high density (MF-4) district to multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
34	1007 W 22 <sup>ND</sup> Street	MF-4	MF-4-CO-NP
35	1919 Robbins Place	MF-4	MF-4-CO-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 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:


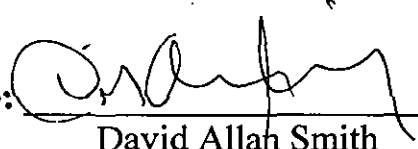
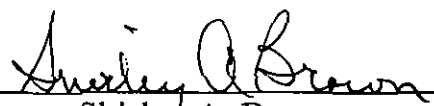
1. The maximum height of a building or structure is 40 feet from ground level on Tract 34.
2. The maximum height of a building or structure is 40 feet from ground level on Tract 35.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate height density base district and other applicable requirements of the City Code.

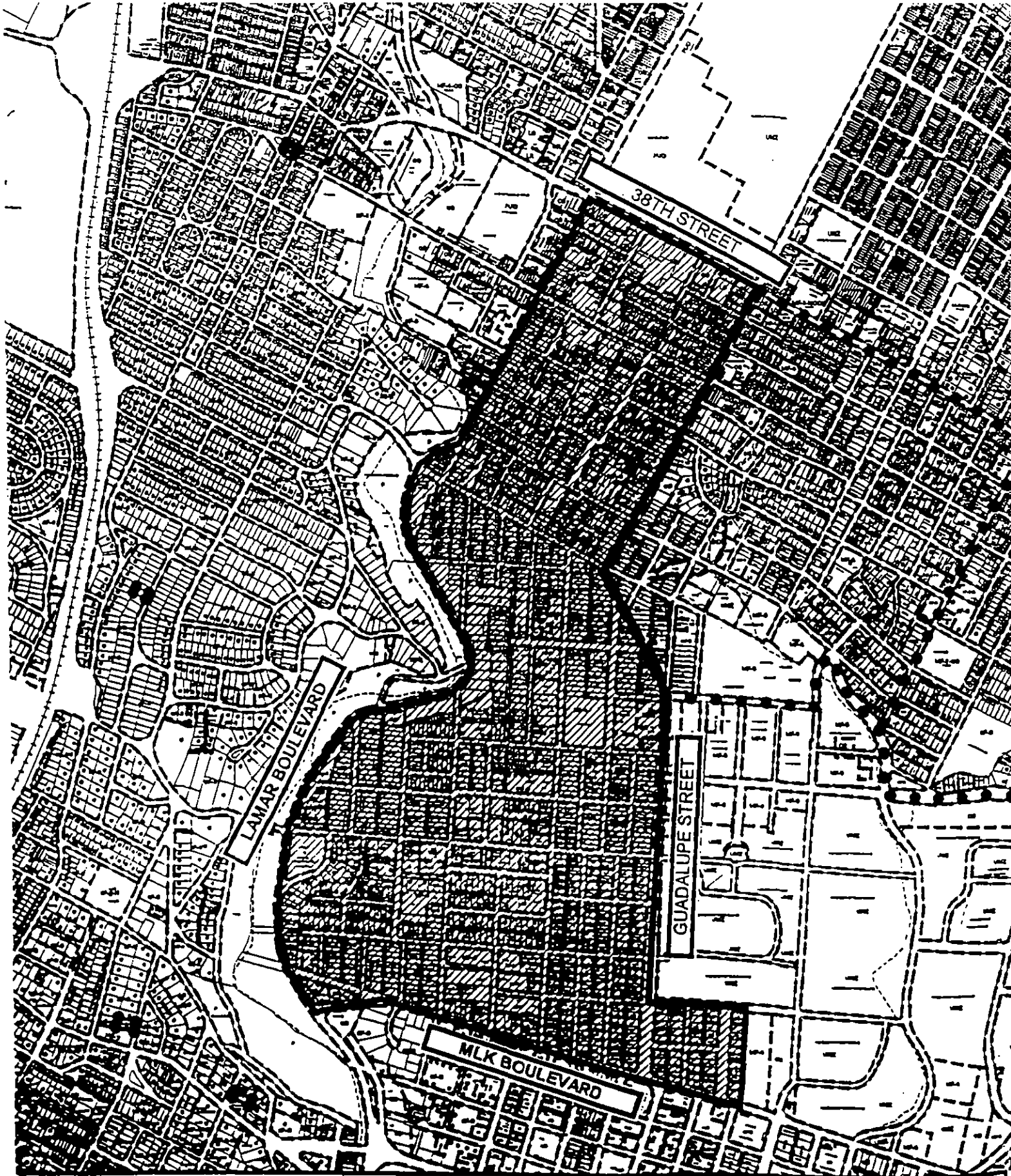
**PART 6.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

**PART 7.** This ordinance takes effect on December 13, 2004.

**PASSED AND APPROVED**

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<u>December 2</u> , 2004	§	<u></u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allah Smith		Shirley A. Brown
City Attorney		City Clerk





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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