

ORDINANCE NO. 041021-48

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 148A, BEING APPROXIMATELY 0.17 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 148A 2829 Salado Street;

(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 district for the tract of land is changed from general commercial services (CS) district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, and family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, and as more particularly described and identified in the chart below.

Tract No.	Property	From	To
148A	2829 Salado Street (eastern 50 feet of the site)	CS	LR-MU-CO-NP
	2829 Salado Street (western 83 feet of the site)	CS	SF-3-CO-NP

PART 3. 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 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The maximum height of a building or structure is 30 feet from ground level.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.


PART 5. 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 6. This ordinance takes effect on November 1, 2004.


PASSED AND APPROVED

October 21, 2004

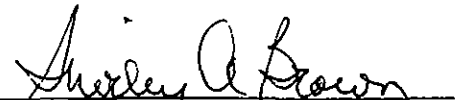
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Will Wynn
Mayor

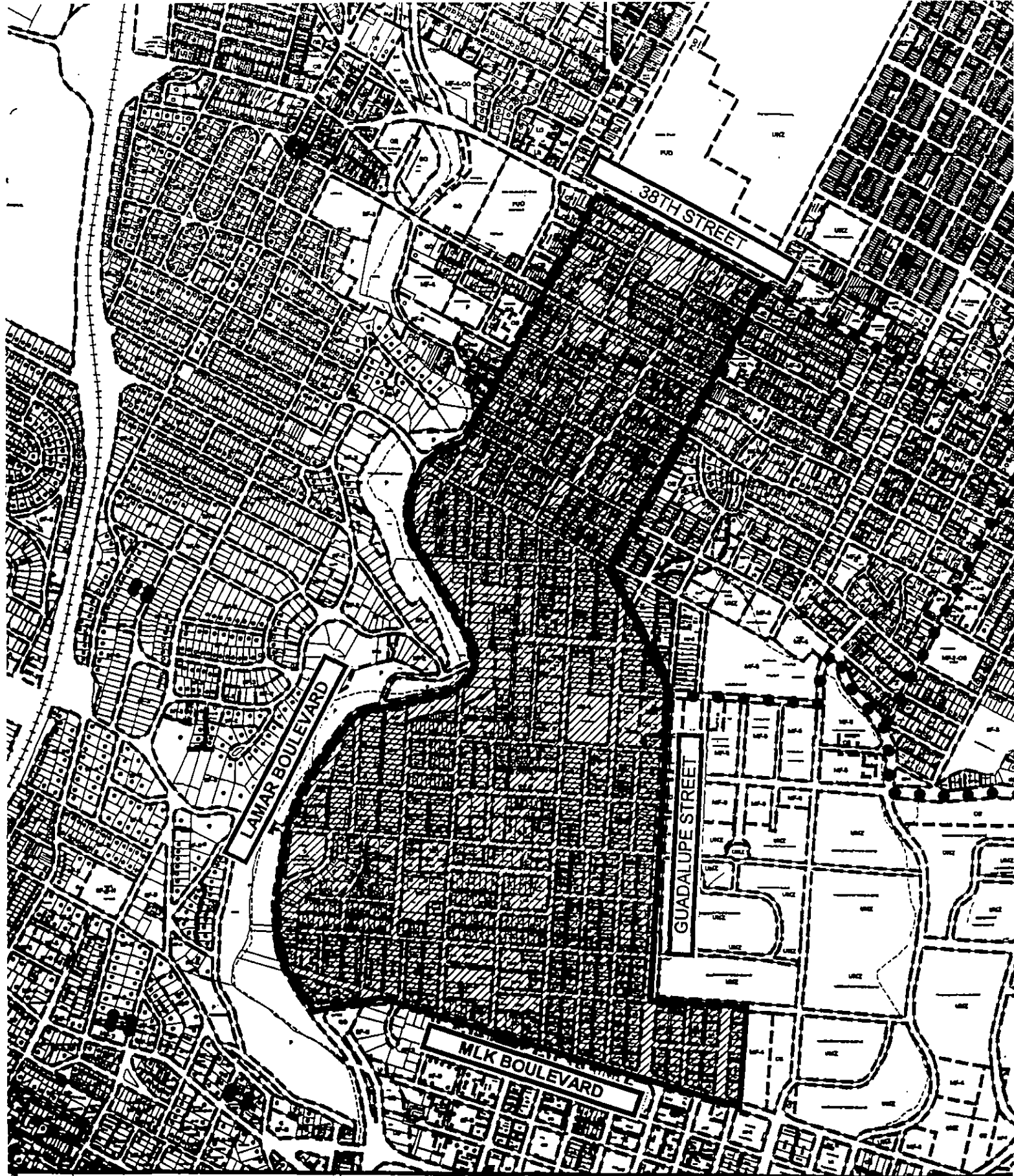
APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
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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