

**ORDINANCE NO. 041021-47**

**AN ORDINANCE AMENDING ORDINANCE NO. 040826-59, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 2104, BEING APPROXIMATELY 0.79 ACRES OF LAND IN THE HANCOCK 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. 040826-59 is amended to include the property identified in this Part in the Hancock 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 C14-04-0023 (PART), as follows:

3403 Hampton Road;	Tract 2104A
3407 Hampton Road; and	Tract 2104B
3405 Hampton Road; 3406 Red River Street	Tract 2104C

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

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45<sup>th</sup> Street on the north, IH-35 on the east, and Dean Keeton Street on the south, 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 family residence (SF-3) district and single family residence standard lot-conditional overlay (SF-2-CO) combining district to single family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, and multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
2104A	3403 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104B	3407 Hampton Rd.	SF-2-CO	SF-2-CO-NP
2104C	3405 Hampton Rd; 3406 Red River St.	SF-3	MF-6-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. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. 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 following conditions apply to Tracts 2104A and 2104 B:
  - A. The maximum height of a building or structure is 16 feet from ground level.

- B. The maximum eave height of a building or structure is 10 feet.
- C. A building or structure may not exceed a height of one story.
- C. The maximum gross floor area is 1, 250 square feet.
- D. The maximum width of a front yard driveway is 12 feet.
- E. The maximum width of a street side yard driveway is 18 feet.
- F. The front yard setback for a parking structure is 60 feet.
- G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
- H. Vehicular access through Tracts 2104A and 2104B from other adjacent property to Hampton Road is prohibited.

2. The following conditions apply to Tract 2104C:

- A. The maximum height of a building or structure is 30 feet from ground level.
- B. A building or structure may not exceed a height of two stories.
- C. The maximum building coverage is 40 percent.
- D. The maximum impervious cover is 76 percent.
- E. The minimum front yard setback is the lesser of:
  - 1) 25 feet; or
  - 2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
  - 3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot.

- F. The front yard setback for a parking structure is 60 feet.
- G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
- H. Vehicular access from Tract 2104C to Hampton Road is prohibited.
3. Day care services (general) use is a conditional use of Tract 2104C.
4. The following uses are prohibited uses of Tract 2104C:
- |                             |                                    |
|-----------------------------|------------------------------------|
| Bed and breakfast (Group 2) | Multifamily residential            |
| Condominium residential     | Residential treatment              |
| Congregate living           | Retirement housing (small site)    |
| Convalescent services       | Retirement housing (large site)    |
| Duplex residential          | Single-family attached residential |
| Group residential           | Townhouse residential              |
| Hospital services (limited) | Two-family residential             |

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.

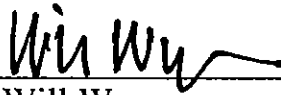
**PART 6.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

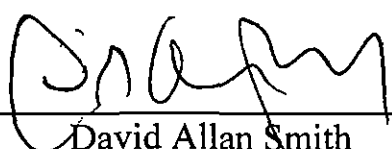
**PART 7.** This ordinance takes effect on November 1, 2004.

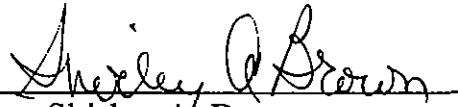
**PASSED AND APPROVED**

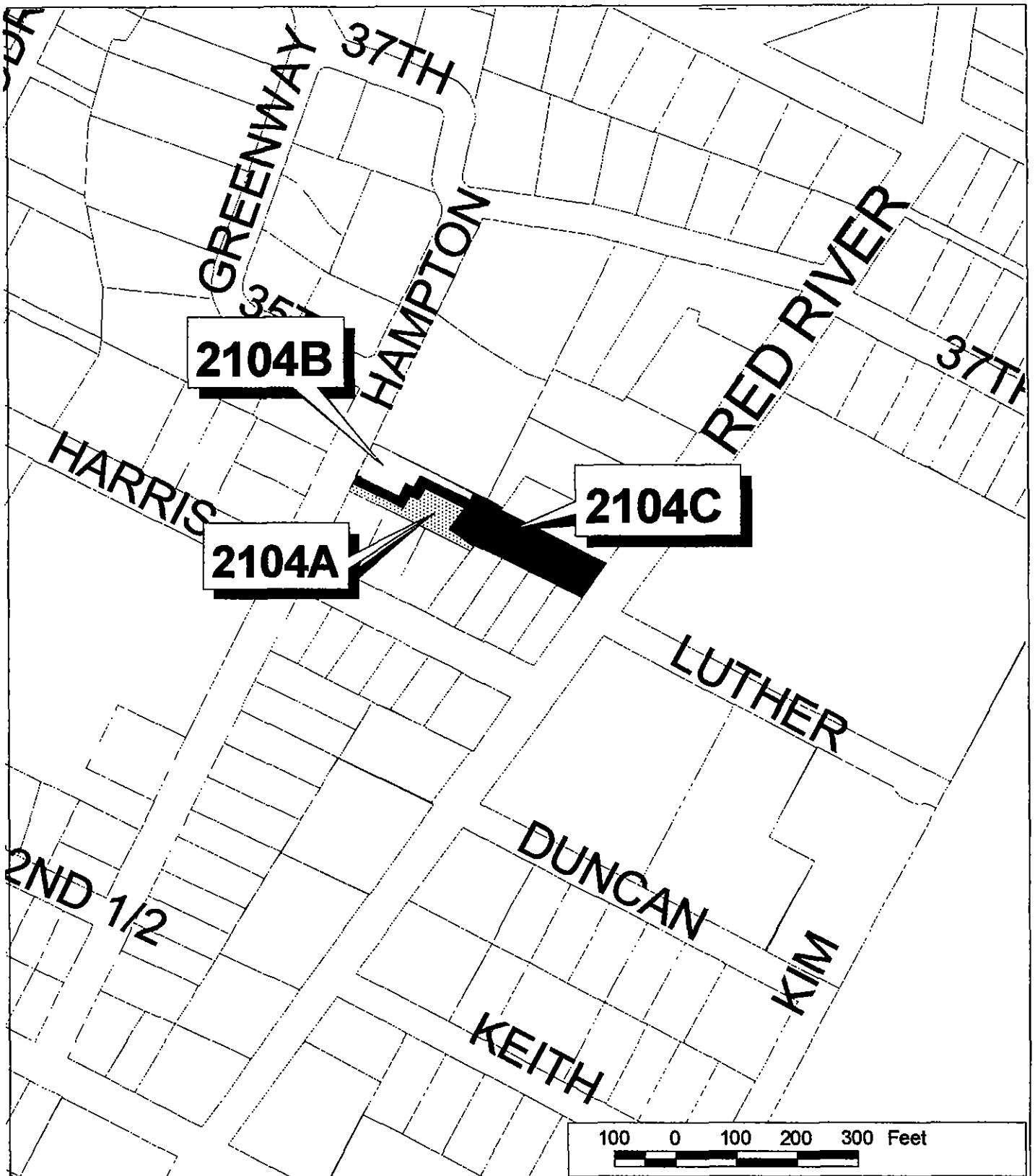
October 21, 2004

§  
§  
§

  
Will Wynn  
Mayor

**APPROVED:**   
David Allan Smith  
City Attorney

**ATTEST:**   
Shirley A. Brown  
City Clerk

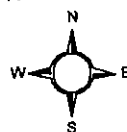


# **Hancock Neighborhood Plan Combining District: Rezonings Approved on 10/21/04** *EXHIBIT A*



Case C14-04-0023

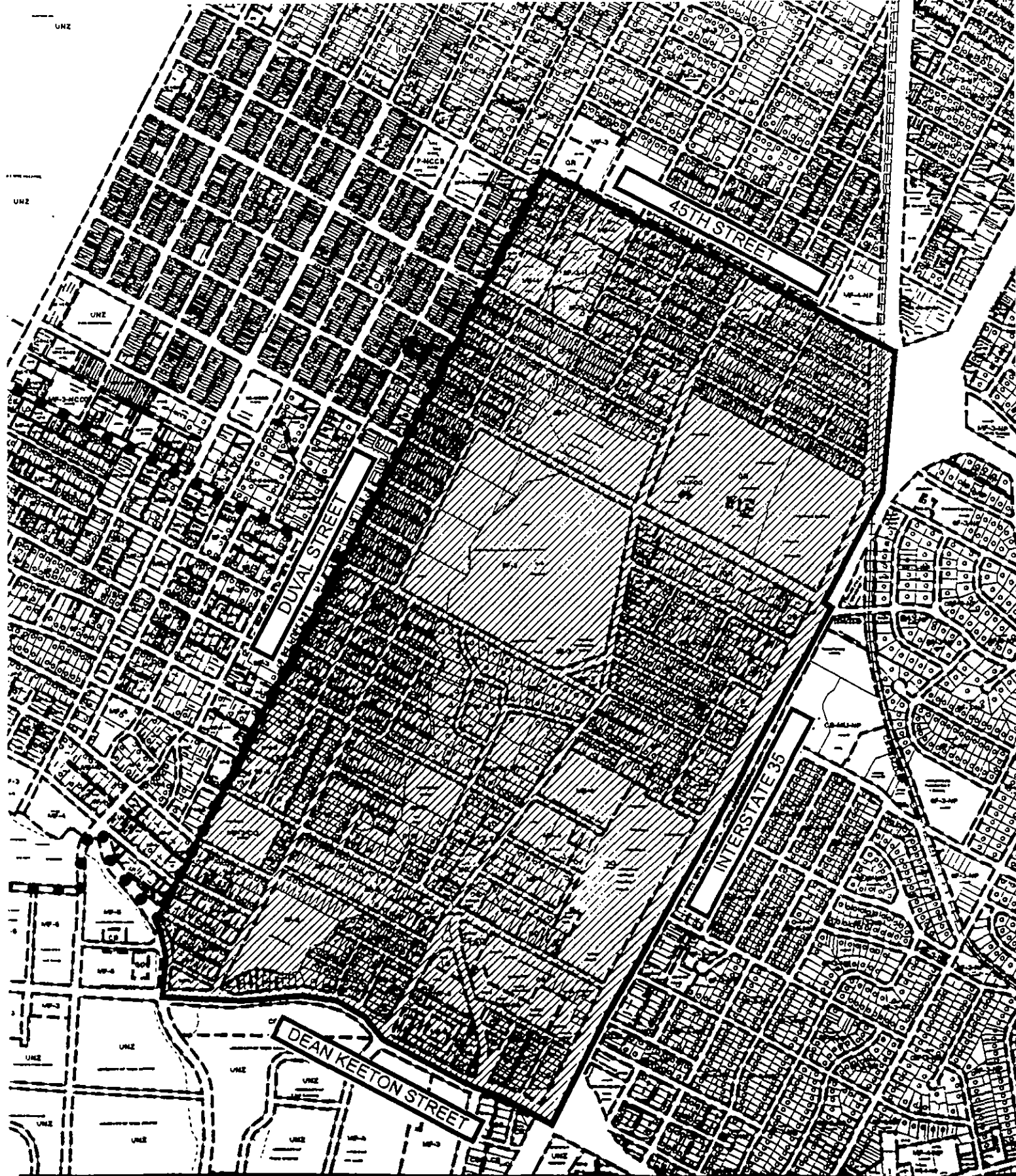





City of Austin  
Neighborhood Planning and Zoning Department  
Map revised October 21, 2004



## **Legend**

-  Property with proposed zoning changes
-  Tract Number



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

CASE #: C14-04-0023

ADDRESS: HANCOCK NEIGHBORHOOD

PLANNING AREA  
SUBJECT AREA (acres): 541.380

## ZONING EXHIBIT B

DATE: 04-03

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

J24-25 K24-

5