

ORDINANCE NO. 20060406-033

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1305 WALLER STREET FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF A DUPLEX RESIDENCE.

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

PART 1. This ordinance applies to the construction of a 3,806.4 square foot duplex residence located at 1305 Waller Street.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 3(2) of Ordinance No. 20060309-058 which limits construction of a new single family structure on a lot where a structure has been or will be demolished or relocated to the greater of the following:

- (A) 0.4 to 1 floor-to-area ratio;
- (B) 2,500 square feet; or
- (C) the existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the duplex.

PART 3. Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

PART 4. A waiver is granted from Part 3(2) of Ordinance 20060309-058 to allow the construction of a 3,806.4 square foot duplex residence located at 1305 Waller Street.

