

1 AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT
2 8011 SCENIC BROOK DRIVE FROM CERTAIN DEVELOPMENT
3 REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR
4 CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
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6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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8 PART 1. This ordinance applies to the construction of a single family residence located
9 at 8011 Scenic Brook Drive. The one story structure will have a floor area of 1,517
10 square feet.

11 PART 2. Applicant has filed a waiver application requesting that Council waive Part 5
12 Section (D)(2) of Ordinance No. 20060309-058 which prescribes minimum and
13 maximum front yard setbacks for a lot on a block face on which one lot is developed for a
14 use described in Subsection (B):

- 15 (a) the minimum front yard setback is the same as the minimum front yard
16 setback of the principal structure on the developed lot; and
17 (b) the maximum front yard setback is equal to the minimum front yard setback
18 of the principal structure on the developed lot plus ten percent of the
19 distance of that setback.

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

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

26 PART 4. A waiver is granted from Part 5 Section (D)(2) of Ordinance 20060309-058 to
27 allow the construction of a single family residence located at 8011 Scenic Brook Drive
28 with a front yard setback of no less than 38 feet.

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2 **PART 5.** This ordinance takes effect on _____, 2006.

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4 **PASSED AND APPROVED**

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8 _____, 2006

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Will Wynn
Mayor

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13 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk