ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT
1504 ALTA VISTA AVENUE FROM CERTAIN DEVELOPMENT
REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR
CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY
RESIDENCE.

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

PART 1. This ordinance applies to the construction of an addition to an existing single-
family residence located at 1504 Alta Vista Avenue. The two story structure will have a
floor area of 3,509 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part
4(D) of Ordinance No. 20060309-058 which states that for a remodel permit to increase
the size of a structure, the structure’s size after the remodel is limited to the greater of:

(1) 0.4 to 1 floor-to-area ratio;

(2) 2,500 square feet; or

(3) the existing size plus 1,000 square feet, if the applicant has been granted a
homestead exemption for the structure.

PART 3. Council has considered the factors for granting waivers from development
regulations prescribed by Ordinance No. 20060309-058. Council finds that such waivers
are 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 4(D) of Ordinance 20060309-058 to allow
Applicant to construct an addition to an existing single-family residence located at 1504
Alta Vista Avenue, for a total structure size not to exceed 3,509 square feet.
PART 5. This ordinance takes effect on ____________, 2006.

PASSED AND APPROVED

____________________, 2006

Will Wynn
Mayor

APPROVED: ____________________________

David Allan Smith
City Attorney

ATTEST: ____________________________

Shirley A. Gentry
City Clerk