ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT
1007½ EAST 16TH STREET FROM CERTAIN DEVELOPMENT
REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO
ALLOW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE.

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

PART 1. This ordinance applies to construction of a single-family residence on property
located at 1007½ East 16th Street. The three-story single family residence will have
1,904 square feet of gross floor area.

PART 2. Applicant has filed a waiver application requesting that Council waive Part
5(D)(4) of Ordinance No. 20060309-058 which prescribes minimum and maximum front
yard setbacks for a lot on a block face on which three or more lots are developed for a use
described in subsection (B):

(a) the lot with a principal structure closest to the street is disregarded, and the
lot with a principal structure farthest from the street is disregarded;

(b) the minimum front yard setback is equal to the minimum front yard setback
of the principal structures on the remaining lot minus ten percent of the
distance of that setback; and

(c) the maximum front yard setback is equal to the minimum front yard setback
of the principal structure on the remaining lot plus ten percent of the distance
of that setback.

PART 3. Council has considered the factors for granting a waiver from 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 4(D) of Ordinance 20060309-058 to allow the construction of a three story single-family residence located at 1007 ½ East 16th Street with a front yard setback of no more than 87 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