ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT
1100 JOLENA CIRCLE FROM CERTAIN DEVELOPMENT REGULATIONS
PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW REMODELING
OF AN EXISTING SINGLE-FAMILY RESIDENCE.

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

PART 1. This ordinance applies to the remodeling of an existing single-family residence
on property located at 1100 Jolena Circle. The single family residence will have 1,979.5
square feet of gross floor area.

PART 2. Applicant has filed a waiver application requesting that Council waive Part
5(D)(5) of Ordinance No. 20060309-058 which prescribes minimum and maximum front
yard setbacks for a lot on a block face on which four 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 average of the minimum
front yard setbacks of the principal structures on the remaining lots minus
ten percent of the distance of that average; and

(c) the maximum front yard setback is equal to the average of the minimum
front yard setbacks of the principal structures on the remaining lots plus ten
percent of the distance of that average.

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 remodeling of an existing single-family residence located at 1100 Jolena Circle with a front yard setback of no less than 18 feet.

PART 5. This ordinance takes effect on ________________, 2006.

PASSED AND APPROVED

____________________, 2006

Will Wynn
Mayor

APPROVED: __________________________  ATTEST: __________________________

David Allan Smith                          Shirley A. Gentry
City Attorney                                City Clerk