AGENDA

Thursday, June 22, 2006

Zone Hearings/App Ordinances/Restrictive Covenants

RECOMMENDATION FOR COUNCIL ACTION

Subject: C14-06-0075 - Red River Rezoning - City Initiated - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3404-3406 Red River Street (Waller Creek Watershed) from multi-family residence-highest density conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning to single-family residence-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district zoning. Planning Commission Recommendation: To grant single-family residence-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district zoning. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Jorge Rousselin, 974-2975.

For More Information: Jorge Rousselin, 974-2975.
ZONING REVIEW SHEET

CASE: C14-06-0075                              P. C. DATE: May 23, 2006

ADDRESS: 3404-3406 Red River Street

OWNER: Brent Todd Allison                              APPLICANT/ AGENT: COA- NPZD (Jorge E. Rousselin)

REZONING FROM: MF-6-CO-NP (Multi-family residence - high density - neighborhood plan)

TO: SF-2-CO-NP (Single family residence - standard lot)

AREA: 0.487 Acres (21,213.72 square feet)

SUMMARY PLANNING COMMISSION RECOMMENDATION:
May 23, 2006
APPROVED STAFF'S RECOMMENDATION FOR SF-2-CO-NP ZONING; BY CONSENT. [J. REDDY; K. JACKSON 2ND] (8-0) G. STEGEMAN - ABSENT

SUMMARY STAFF RECOMMENDATION:

Staff recommends SF-2-CO-NP (Single family residence - standard lot) conditional overlay combining district. The terms and conditions set forth by Ordinance No. 040826-59 establishing the Hancock neighborhood plan combining district and Ordinance No. 041021-47 shall remain in effect. Furthermore the recommended conditional overlay will address the following conditions:

Under Ordinance No. 041021-47:

- The maximum height of a building or structure is 30 feet from ground level;
- A building or structure may not exceed a height of two stories;
- The maximum building coverage is 76 percent;
- The minimum front yard setback is the lesser of:
  - 25 feet; or
  - if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
  - if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot
- The front yard setback for a parking structure is 60 feet;
- A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width;
- Vehicular access from tract 2104C to Hampton Road is prohibited;
- Day care services (general) is a conditional use of tract 2104C;

The Staff recommendation is based on the following considerations:

1.) The Hancock Neighborhood Plan future Land Use Map designates this site for residential uses;
2.) The proposed use is compatible with adjacent residential uses; and
3.) A restrictive covenant on the property addresses conditions to rezone the subject property to SF-2-CO-NP.
DEPARTMENT COMMENTS:

The Hancock neighborhood negotiated an agreement to rezone this property after the neighborhood plan was adopted. The subject rezoning area consists of a 0.487 Acre (21,213.72 square foot) site fronting Red River Street zoned MF-6-CO-NP. The property is undeveloped and was rezone as part of the Hancock Neighborhood Plan by Ordinance No. 040826-59 and No. 041021-47 (Please see Attachment A and B). The plan designates this site for residential uses and an existing restrictive covenant under document No. 2006004102 addresses the rezoning of the property from MF-6-CO-NP to SF-2-CO-NP (Please see Attachment C). Furthermore, the site is subject to the terms and conditions set forth by Ordinance No. 040826-59 and Ordinance No. 041021-47 which shall remain in effect. Access is proposed off Red River Street. The Planning Commission initiated rezoning of this site in accordance with the Hancock Neighborhood Plan and the existing restrictive covenant.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MF-6-CO-NP</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>South</td>
<td>SF-2-CO-NP</td>
<td>Single-family residences</td>
</tr>
<tr>
<td>East</td>
<td>MF-4-CO-NP</td>
<td>Church and school</td>
</tr>
<tr>
<td>West</td>
<td>SF-2-CO-NP</td>
<td>Single-family residences</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLAN:

Hancock Neighborhood Plan

WATERSHED: Waller Creek

CAPITOL VIEW CORRIDOR: N/A

DESIRED DEVELOPMENT ZONE: Yes

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

31—Hancock Neighborhood Assn.
47—Beau Site Neighborhood
511—Austin Neighborhoods Council
603—Mueller Neighborhoods Coalition
631—Alliance to Save Hyde Park
742—Austin Independent School District
754—Central Austin Neighborhoods Planning Area Committee
937—Taking Action Inc.

SCHOOLS:

Austin Independent School District
- Lee Elementary School
- Kealing Middle School
- McCallum High School
**RELATED CASES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0023</td>
<td>Central Austin Combined Neighborhood Plan</td>
<td>04/27/04: APVD STAFF REC W/AMDTS (7-0).</td>
<td>06/10/04: APVD PC REC (7-0), 1ST RDG</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>08/05/04: APVD 2ND RDG (6-0)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>08/26/04: APVD ALL EXCEPT 2 TRACTS WHICH WERE PP TO 9-2-04 (CC); (7-0)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>09/02/04: APVD (7-0) EXCEPT FOR FLWG PP TRACTS: 34, 35, 44 &amp; 80A: PP TO 9-30-04; TR 148A PP TO 10-7-04</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10/21/04: APVD SF-2-CO-NP FOR TR 2104A/2104B; APVD MF-6-CO-NP TR 2104C &amp; 3406 RED RIVER</td>
</tr>
<tr>
<td>C8-02-0093.0A</td>
<td>Resubdivision of Lots 15B of the Resubdivision of Lot 15, Beau Site, and a Portion of Lot 14, Beau Site</td>
<td>06/18/02: ZAP: DISAPVD BY CONSENT (8-0)</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12/03/02: APVD STAFF REC BY CONSENT (5-0)</td>
<td></td>
</tr>
<tr>
<td>C8-04-0170.0A</td>
<td>Resubdivision of Lots 15B-1 and 15B-2, Block A, of the Resubdivision of Lot 15B, of the Resubdivision of Lot 15, Beau Site, and a Portion of Lot 14, Beau Site</td>
<td>12/14/04: DISAPVD BY CONSENT (6-0)</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>07/12/05: APVD STAFF REC BY CONSENT (7-0)</td>
<td></td>
</tr>
</tbody>
</table>

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0190</td>
<td>SF-2-CO-NP to SF-3-CO-NP</td>
<td>• 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)</td>
<td>05/26/05: W/D BY CC (7-0)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 03/22/05: PP TO 4-12-05 (7-0)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 04/12/05: PP TO 5-10-05 (STAFF); (8-0)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 05/10/05: PP TO 5-24-05 (STAFF); (7-0)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 05/24/05: NOT ON AGENDA</td>
<td></td>
</tr>
<tr>
<td>C14-04-0191</td>
<td>SF-2-CO-NP to SF-3-CO-NP</td>
<td>• 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0)</td>
<td>05/26/05: W/D BY CC (7-0)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>ROW</td>
<td>Pavement</td>
<td>Classification</td>
</tr>
<tr>
<td>--------------------</td>
<td>-----</td>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>Red River Street</td>
<td>60'</td>
<td>45'</td>
<td>Arterial</td>
</tr>
<tr>
<td>Hampton Road</td>
<td>60'</td>
<td>30'</td>
<td>Collector</td>
</tr>
</tbody>
</table>

**ABUTTING STREETS:**

**CITY COUNCIL DATE:**
June 22, 2006

**ACTION:**

**ORDINANCE READINGS:**
1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Jorge E. Rousselin, NPZD

**PHONE:** 974-2975

**E-MAIL:** jorge.rousselin@ci.austin.tx.us
STAFF RECOMMENDATION

Staff recommends SF-2-CO-NP (Single family residence – standard lot) conditional overlay combining district. The terms and conditions set forth by Ordinance No. 040826-59 establishing the Hancock neighborhood plan combining district and Ordinance No. 041021-47 shall remain in effect. Furthermore the recommended conditional overlay will address the following conditions:

Under Ordinance No. 041021-47:
- The maximum height of a building or structure is 30 feet from ground level;
- A building or structure may not exceed a height of two stories;
- The maximum building coverage is 76 percent;
- The minimum front yard setback is the lesser of:
  - 25 feet; or
  - if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
  - if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot
- The front yard setback for a parking structure is 60 feet;
- A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width;
- Vehicular access from tract 2104C to Hampton Road is prohibited;
- Day care services (general) is a conditional use of tract 2104C;

The Staff recommendation is based on the following considerations:
1. The Hancock Neighborhood Plan future Land Use Map designates this site for residential uses;
2. The proposed use is compatible with adjacent residential uses; and
3. A restrictive covenant on the property addresses conditions to rezone the subject property to SF-2-CO-NP.

BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The proposed rezoning meets the purpose statement of the district sought as the subject property lies within an existing single-family neighborhood.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

The proposed rezoning will integrate with existing, adjacent residential and multi-family uses.
EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.487 Acre (21,213.72 square foot) site Red river Street zoned MF-6-CO-NP. The property is undeveloped and was rezoned as part of the Hancock Neighborhood Plan by Ordinance No. 040826-59 and No. 041021-47 (Please see Attachment A and B). The plan designates this site for residential uses and an existing restrictive covenant under document No. 2006004102 addresses the rezoning of the property from MF-6-CO-NP to SF-2-CO-NP (Please see Attachment C). Furthermore, the site is subject to the terms and conditions set forth by Ordinance No. 040826-59 and Ordinance No. 041021-47 which shall remain in effect. Access is proposed off Red River Street. The Planning Commission initiated rezoning of this site in accordance with the Hancock Neighborhood Plan and the existing restrictive covenant.

Transportation

1. No additional right-of-way is needed at this time.

2. The trip generation under the requested zoning is estimated to be 57 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps, there is no flood plain within the project area.

5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities.

2. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense, will be responsible for providing.

3. Also, the utility plan must be reviewed and approved by the Austin Water Utility.

4. The plan must be in accordance with the City of Austin design criteria.

5. The utility construction must be inspected by the City of Austin.

6. The landowner must pay the associated and applicable City fees.

Site Plan

1. This site is not subject to compatibility standards.
ORDINANCE NO. 040826-59

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 184 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 184 tracts of land within the property described in Zoning Case No.C14-04-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 541.38 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts, (the "Property")

Tract 563A 4427 and 4429 Duval Street; and

Tract 2104A 3403, 3405, and 3407 Hampton Rd., and 3406 Red River Street,

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 184 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district,
limited office (LO) district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, and commercial-liquor sales (CS-1) district, to single family residence-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

<table>
<thead>
<tr>
<th>TRACT</th>
<th>ADDRESS</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>601</td>
<td>2803, 2819, 2821, 2827 SAN JACINTO BLVD</td>
<td>LR-CO</td>
<td>LR-MU-CO-NP</td>
</tr>
<tr>
<td>603</td>
<td>505, 507, 509 RATHERVUE PL</td>
<td>SF-3</td>
<td>MF-4-CO-NP</td>
</tr>
<tr>
<td>603A</td>
<td>601, 605 RATHERVUE PL</td>
<td>SF-3</td>
<td>MF-4-CO-NP</td>
</tr>
<tr>
<td>603B</td>
<td>607, 609 RATHERVUE PL</td>
<td>SF-3</td>
<td>GO-MU-CO-NP</td>
</tr>
<tr>
<td>604</td>
<td>501 BELLEVUE PL</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>TRACT</td>
<td>ADDRESS</td>
<td>FROM</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>-------------------------------------------------------------------------</td>
<td>----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>605</td>
<td>716 E DEAN KEETON ST; 3013 HARRIS PARK AVE</td>
<td>SF-3</td>
<td>P-NP</td>
</tr>
<tr>
<td>605</td>
<td>706 E DEAN KEETON ST</td>
<td>SF-3</td>
<td>MF-3-NP</td>
</tr>
<tr>
<td>607</td>
<td>2900, 2902 MEDICAL ARTS ST</td>
<td>LR</td>
<td>LR-MU-CO-NP</td>
</tr>
<tr>
<td>607A</td>
<td>2012 MEDICAL ARTS ST</td>
<td>LR</td>
<td>LR-MU-CO-NP</td>
</tr>
<tr>
<td>608</td>
<td>2016 HAMPTON RD</td>
<td>LO</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>609A</td>
<td>WEST 115 OF 2910 MEDICAL ARTS ST</td>
<td>MF-3</td>
<td>MF-3-CO-NP</td>
</tr>
<tr>
<td>609</td>
<td>3000, 3004 MEDICAL ARTS</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>610</td>
<td>614 E 31ST ST; 3100 RED RIVER ST</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>611</td>
<td>3110 MEDICAL ARTS ST</td>
<td>GO</td>
<td>GO-MU-CO-NP</td>
</tr>
<tr>
<td>612</td>
<td>805, 811 E 32ND ST</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>613</td>
<td>2901, 2911, 2915, 3001 MEDICAL ARTS ST</td>
<td>MF-3, MF-5, LO, CS</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>614</td>
<td>0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)</td>
<td>MF-5</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>614A</td>
<td>920 E DEAN KEETON ST</td>
<td>GO</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>616</td>
<td>926 E DEAN KEETON ST</td>
<td>GO</td>
<td>GR-MU-CO-NP/MF-6-CO-NP</td>
</tr>
<tr>
<td>616</td>
<td>924 E DEAN KEETON ST</td>
<td>GO</td>
<td>GR-MU-CO-NP/MF-6-CO-NP</td>
</tr>
<tr>
<td>617</td>
<td>2800 SWISHER ST</td>
<td>LO</td>
<td>GR-MU-NP</td>
</tr>
<tr>
<td>618</td>
<td>0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)</td>
<td>GO</td>
<td>GR-MU-NP</td>
</tr>
<tr>
<td>619</td>
<td>2703, 2901 SWISHER ST</td>
<td>SF-3, MF-6, GO</td>
<td>GR-MU-NP</td>
</tr>
<tr>
<td>620</td>
<td>2706, 2800, 2900, 2908 COLE ST</td>
<td>SF-3, GO</td>
<td>GR-MU-NP</td>
</tr>
<tr>
<td>620A</td>
<td>2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10* LESS SE TRI PLUS FT OF ADJ VAC ALLEY &amp; NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>621</td>
<td>918, 924, 928, 1000, 1004 E 32ND ST</td>
<td>GO</td>
<td>GO-MU-NP</td>
</tr>
<tr>
<td>622</td>
<td>3203, 3205, 3211 RED RIVER ST</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>623</td>
<td>812 E 32ND ST</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>624</td>
<td>3200 RED RIVER ST</td>
<td>GR-CO</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>626</td>
<td>3208 RED RIVER ST</td>
<td>GO</td>
<td>GO-MU-CO-NP</td>
</tr>
<tr>
<td>626</td>
<td>3212 RED RIVER ST</td>
<td>GO</td>
<td>GO-MU-CO-NP</td>
</tr>
<tr>
<td>626A</td>
<td>3304 RED RIVER ST</td>
<td>GO</td>
<td>GO-MU-CO-NP</td>
</tr>
<tr>
<td>627</td>
<td>3310 RED RIVER ST</td>
<td>MF-2</td>
<td>MF-3-NP</td>
</tr>
<tr>
<td>627</td>
<td>3310 RED RIVER ST</td>
<td>LO</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>627A</td>
<td>3308 HAMPTON RD; 0 HARRIS AVE (LOT 17* &amp; 1.06ACR OF LOT 18 OLT 8-9 DIV C BEAU SITE)</td>
<td>SF-3</td>
<td>P-NP</td>
</tr>
<tr>
<td>628</td>
<td>906 KEITH LN</td>
<td>GO</td>
<td>GO-MU-NP</td>
</tr>
<tr>
<td>629</td>
<td>3501 RED RIVER ST</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
</tr>
<tr>
<td>630</td>
<td>1000, 1002, 1004 CONCORDIA AVE</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>TRACT</td>
<td>ADDRESS</td>
<td>FROM</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>---------</td>
<td>------</td>
<td>----</td>
</tr>
<tr>
<td>531</td>
<td>1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>532</td>
<td>1014 E 38TH ST; 1016 E 38TH 1/2 ST</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>532A</td>
<td>1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>533</td>
<td>1013 E 38TH 1/2 ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>534</td>
<td>1012 E 38TH 1/2 ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>535</td>
<td>1016 E 38TH 1/2 ST</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>535A</td>
<td>3829 N IH-35 SVC RD SB</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>536</td>
<td>1006 E 39TH ST</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>539A</td>
<td>1006 E 39TH ST (N 100.28 FT OF 8 207.2 FT OF E 82.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>539B</td>
<td>1008 (S 100.28 FT OF E 82.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)</td>
<td>SF-3</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>537</td>
<td>1019 E 39TH ST; 1009 E 40TH ST</td>
<td>GO</td>
<td>GO-MU-NP</td>
</tr>
<tr>
<td>537A</td>
<td>1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>538</td>
<td>1006, 1007 E 40TH ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>539</td>
<td>930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>540</td>
<td>1033 E 41ST ST; 4000 N IH-35 SVC RD SB</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>540A</td>
<td>1025 E 43RD ST</td>
<td>CS-CO</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>541</td>
<td>905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST</td>
<td>GR</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>541A</td>
<td>4007-4011 RED RIVER ST</td>
<td>GR-CO</td>
<td>GR-MU-CO-NP</td>
</tr>
<tr>
<td>542</td>
<td>4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST</td>
<td>SF-3, MF-3, LO</td>
<td>MF-3-NP</td>
</tr>
<tr>
<td>543</td>
<td>1000 E 41ST ST (EXCEPT 2,600 SQ FT OF OUTLOT 18, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)</td>
<td>GR, CS</td>
<td>CS-CO-NP</td>
</tr>
<tr>
<td>543A</td>
<td>1000 E 41ST ST–2,600 SQ FT OF OUTLOT 18, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE AS SHOWN ON EXHIBIT C)</td>
<td>CS-1</td>
<td>CS-1-CO-NP</td>
</tr>
<tr>
<td>544</td>
<td>805 ELLINGSON; 4425 RED RIVER</td>
<td>LR</td>
<td>LR-MU-NP</td>
</tr>
<tr>
<td>547</td>
<td>4400 RED RIVER ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>548</td>
<td>4210, 4306 RED RIVER ST</td>
<td>LO</td>
<td>LO-MU-NP</td>
</tr>
<tr>
<td>549</td>
<td>811 E 41ST ST</td>
<td>SF-3</td>
<td>P-NP</td>
</tr>
<tr>
<td>549A</td>
<td>811 E 41ST ST</td>
<td>SF-3</td>
<td>P-NP</td>
</tr>
<tr>
<td>550</td>
<td>4003 DUVAL</td>
<td>MF-4</td>
<td>LR-MU-CO-NP</td>
</tr>
<tr>
<td>551</td>
<td>806 E 40TH ST</td>
<td>MF-4</td>
<td>MF-2-CO-NP</td>
</tr>
<tr>
<td>557</td>
<td>500 PARK BLVD</td>
<td>LR</td>
<td>LR-MU-CO-NP</td>
</tr>
<tr>
<td>559</td>
<td>4215 DUVAL ST</td>
<td>CS</td>
<td>CS-CO-NP</td>
</tr>
<tr>
<td>560</td>
<td>503 E 43RD ST</td>
<td>CS</td>
<td>MF-2-NP</td>
</tr>
<tr>
<td>561</td>
<td>4301 DUVAL ST</td>
<td>CS</td>
<td>CS-CO-NP</td>
</tr>
<tr>
<td>562</td>
<td>4305 DUVAL</td>
<td>MF-4</td>
<td>MF-4-CO-NP</td>
</tr>
<tr>
<td>562A</td>
<td>4303, 4305 DUVAL ST</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>563</td>
<td>4409 DUVAL ST</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>2001</td>
<td>507, 509, 511 BELLEVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>TRACT</td>
<td>ADDRESS</td>
<td>FROM</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------</td>
<td>------------</td>
</tr>
<tr>
<td>2002</td>
<td>601, 603, 605 BELLEVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2003</td>
<td>607, 606 BELLEVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2004</td>
<td>504 BELLEVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2004A</td>
<td>606 BELLEVUE PL</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2004B</td>
<td>608 BELLEVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2005</td>
<td>604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2005A</td>
<td>600 BELLEVUE PL</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2006</td>
<td>3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2007</td>
<td>3110 HARRIS PARK AVE</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2006</td>
<td>806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3105, 3111 HARRIS PARK AVE; 702, 704, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2008</td>
<td>701, 705, 707, 709 SPARKS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2010</td>
<td>714 E DEAN KEETON ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2011</td>
<td>802, 804, 806 E DEAN KEETON ST; 808, 807, 809 LEONARD ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2012</td>
<td>807, 809 E 30TH ST; 2008, 2914 BEANNA ST; 800, 802, 804, 806 LEONARD ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2013</td>
<td>817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2014</td>
<td>806, 808, 810, 812, 814, 816, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2015</td>
<td>900, 904, 906, 908, 907, 909, 910, 911, 912, 913, 914, 916, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2016</td>
<td>904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 806, 813, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2017</td>
<td>1011 E 36TH 1/2 ST</td>
<td>SF-3A</td>
<td>SF-3A-CO-NP</td>
</tr>
<tr>
<td>2018</td>
<td>906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2019</td>
<td>607 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILBERT RD</td>
<td>SF-3, MF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2020</td>
<td>912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILBERT RD</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2021</td>
<td>1004 E 39TH ST; 3901, 3903, 3907, 3909, 3911, 3913, 3915 WILBERT RD</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2022</td>
<td>903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST</td>
<td>SF-3, GR</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2023</td>
<td>1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>TRACT</td>
<td>ADDRESS</td>
<td>FROM</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------------------------------------------------------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>2024</td>
<td>902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2025</td>
<td>1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035 E 44TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2026</td>
<td>1002, 1004, 1006, 1008, 1010 E 44TH ST; 805, 807, 1001, 1003, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST</td>
<td>SF-3, LO</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2027</td>
<td>804, 806, 808, 810, 1004, 1006, 1008, 1010 E 44TH ST; 805, 807, 1001, 1003, 1005, 1011 ELLINGSON LN</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2028</td>
<td>1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2029</td>
<td>1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2030</td>
<td>1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST; 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2031</td>
<td>4414, 4418, 4420, 4428 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2032</td>
<td>802, 804, 806, 808, 811 E 46TH ST; 4413 CASWELL AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2033</td>
<td>4408 CASWELL AVE; 808, 808, 810, 812 KEASBEY ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2034</td>
<td>816 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2035</td>
<td>4405 CASWELL AVE; 801, 805, 807, 808, 811, 813 KEASBEY ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2036</td>
<td>800, 802, 804, 808, 812 E 44TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2037</td>
<td>801, 803, 805, 807, 809 E 44TH ST; 4306, 4310, 4312 RED RIVER ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2038</td>
<td>0 CASWELL AVE (BLK 22 * 69.72AV X 139.76AV DIVISION C OLT 15 RIDGE TOP ANNEX); 0 CASWELL AVE (69.4 X 88.68FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 808, 810, 812 PARK BLVD</td>
<td>SF-3, LO</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2039</td>
<td>701, 703, 705, 707, 709, 711 E 45TH ST; 4412 CASWELL AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2040</td>
<td>4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2041</td>
<td>4404, 4406 CASWELL AVE; 701, 703, 705, 707 KEASBEY ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2042</td>
<td>706 E 44TH ST</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2043</td>
<td>708, 710 E 44TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2044</td>
<td>705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2045</td>
<td>702, 702 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2046</td>
<td>602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2047</td>
<td>602, 606 E 43RD ST</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2048</td>
<td>605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2049</td>
<td>4410, 4412, 4414, 4416, 4418 BARROW AVE</td>
<td>SF-3, MF-2</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2050</td>
<td>4314, 4316, 4400, 4403, 4404, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST</td>
<td>SF-3, MF-2, LR</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2051</td>
<td>805, 809, 811 E 43RD ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2052</td>
<td>602, 604, 606, 808, 810 PARK BLVD</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>TRACT</td>
<td>ADDRESS</td>
<td>FROM</td>
<td>TO</td>
</tr>
<tr>
<td>-------</td>
<td>-------------------------------------------------------------------------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>2053</td>
<td>601, 603, 605, 607, 609, 611, 613, 615 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2054</td>
<td>4205 DUVAL ST; 501, 603, 605, 607 PARK BLVD</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2055</td>
<td>500, 502, 604, 606, 612 E 42ND ST; 4203 DUVAL ST</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2056</td>
<td>505, 507, 609, 611 E 42ND ST; 4105 DUVAL ST</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2057</td>
<td>600, 602, 606, 610, 612 E 418 ST</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2058</td>
<td>700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 161.7 FT AV &amp; 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 601, 603, 605, 607, 609, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2059</td>
<td>601 PARK BLVD</td>
<td>SF-3-H</td>
<td>SF-3-H-CO-NP</td>
</tr>
<tr>
<td>2060</td>
<td>601, 603, 605, 607 E 42ND ST; 4104 PECK AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2061</td>
<td>600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2062</td>
<td>601, 603, 605, 607, 609, 611 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE</td>
<td>SF-3, MF-4</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2063</td>
<td>610, 612, 614, 616, 618 E 40TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2064</td>
<td>605, 609, 611, 615, 617 E 40TH ST; 3911, 3913 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2065</td>
<td>508, 508, 510, 612, 614 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2066</td>
<td>505, 507, 511, 515 E 39TH ST; 3817, 3819, 3823 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2067</td>
<td>505, 506, 612, 514 E 39TH ST; 3811, 3813, 3816 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2068</td>
<td>607, 609, 611, 615, 617 E 38TH ST; 3807 DUVAL ST; 3808 PECK AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2069</td>
<td>605, 609, 607, 612, 614 E 38TH ST; 3901, 3903, 3905 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2070</td>
<td>503, 505, 509 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 502, 606, 608 TEXAS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2071</td>
<td>501, 505, 607, 609, 511 TEXAS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2072</td>
<td>500, 508 CAROLYN AVE; 3407 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2073</td>
<td>603, 605, 609 CAROLYN AVE; 3409 DUVAL ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2074</td>
<td>3405 DUVAL ST; 604, 606, 608 HARRIS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2075</td>
<td>601, 603, 605, 607, 609 E 38TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2076</td>
<td>3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2077</td>
<td>601, 603, 605, 607, 609 TEXAS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2078</td>
<td>600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2079</td>
<td>601, 603 CAROLYN AVE; 3408 MONTROSE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2080</td>
<td>600, 602, 604, 608 HARRIS AVE; 3400 MONTROSE ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2081</td>
<td>3707 MONTROSE ST; 701, 703, 705 E 38TH ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2082</td>
<td>700, 702, 704, 706, 708 TEXAS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2083</td>
<td>701, 703, 705, 707, 708 TEXAS AVE; 3506 WOODROW ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2084</td>
<td>700, 702, 704, 706 CAROLYN AVE;</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2085</td>
<td>701, 703, 705, 709 CAROLYN AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2086</td>
<td>700, 702, 704, 706, 708 HARRIS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2087</td>
<td>3507, 3509 WOODROW ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2087A</td>
<td>3601 WOODROW ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2088</td>
<td>713, 715, 719 CAROLYN AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2088A</td>
<td>712, 714, 716, 718 HARRIS AVE</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
<tr>
<td>2089</td>
<td>3216, 3221, 3301, 3305 DUVAL ST; 507, 509, 611 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST</td>
<td>SF-3</td>
<td>SF-3-CO-NP</td>
</tr>
</tbody>
</table>
PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.

2. The minimum lot width is 25 feet.

3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.
PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.


3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:


PART 6. Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
   A. The maximum height of a building or structure is 30 feet from ground level.
   B. A building or structure may not exceed a height of two stories.

2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
   A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
   B. A building or structure subject to Subsection A may not exceed a height of two stories.
C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.

3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.

4. The following conditions apply to Tracts 503, 503A and 503B.
   A. The maximum height of a building or structure is 35 feet from ground level.
   B. The maximum building coverage is 50 percent.
   C. The maximum impervious cover is 60 percent.
   D. The maximum number of residential units permitted is 17 units per acre.

5. The maximum height of a building or structure is 40 feet from ground level on Tracts 511, 526, 529, 559, 560, 561, 562, 562A, and 563.

6. The maximum height of a building or structure is 50 feet from ground level on Tracts 513, 514, 541, and 541A.

7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue is 30 feet.

8. The following conditions apply to Tract 536.
   A. The maximum impervious cover is 50 percent.
   B. The maximum floor area ratio is 0.33 to 1.0.

9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.

10. A site plan or building permit for Tract 540A or Tract 541A may not be approved, released, or issued, if the completed development or uses of Tract 540A or Tract 541A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
11. The maximum building coverage for Tract 551 is 40 percent.

12. This section applies to the front yard setback of a single family residential structure in Tracts 2099, 2101, 2102, and 2103.

   A. Except as otherwise provided in Subsection B, for an interior lot, if the front yard setbacks of existing adjacent principal single family structures exceed 25 feet, then the front yard setback on the subject property may not be more than five feet different from the average of the front yard setbacks of the principal single family structures on the same side of the street on a block.

   B. If the principal single family structure has been removed from the subject property within the preceding 12 months, the minimum front yard setback for new construction on the subject property is the setback of the single family structure previously located on the site.

   C. For a corner lot, the following applies:

      1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.

      2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.

13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.

14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.

   A. The maximum width of a front yard driveway is 12 feet.

   B. The maximum width of a street side yard driveway is 18 feet.

   C. The front yard setback for a parking structure is 60 feet.

   D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width.
15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

- Residential treatment
- Medical offices (exceeding 5000 sq.ft. gross floor area)
- Service station


18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A.

19. The following uses are conditional uses of Tract 513 and 514:

- Commercial off-street parking
- Hotel-motel
- Indoor entertainment

20. The following uses are prohibited uses of Tract 513 and 514:

- Automotive rentals
- Automotive repair services
- Automotive sales
- Automotive washing (of any type)
- Bed & breakfast residential (Group 1)
- Bed & breakfast residential (Group 2)
- Drop-off recycling collection facility
- Research services
- Exterminating services
- Funeral services
- Indoor sports and recreation
- Outdoor entertainment
- Outdoor sports and recreation
- Pawn shop services
- Service station
- Residential treatment

21. The following uses are conditional uses of Tract 522:

- Commercial blood plasma center
- Commercial off-street parking
- Hotel-motel
- Indoor entertainment
- Plant nursery
- Laundry services
- Monument retail sales
- Off-site accessory parking
- Research services
22. The following uses are prohibited uses of Tract 522:

- Agricultural sales and services
- Automotive rentals
- Automotive repair services
- Automotive washing (of any type)
- Bed & breakfast residential (Group 1)
- Bed & breakfast residential (Group 2)
- Building maintenance services
- Campground
- Construction sales and services
- Convenience storage
- Drop-off recycling collection facilities
- Electronic prototype assemble
- Equipment repair services
- Vehicle storage
- Equipment sales
- Exterminating services
- Funeral services
- Indoor sports and recreation
- Kennels
- Limited warehousing and distribution
- Maintenance and service facilities
- Outdoor entertainment
- Outdoor sports and recreation
- Pawn shop services
- Residential treatment
- Service station
- Transportation terminal

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

- Automotive rentals
- Automotive repair services
- Automotive sales
- Automotive washing (of any type)
- Bed & breakfast residential (Group 1)
- Bed & breakfast residential (Group 2)
- Commercial off-street parking
- Consumer convenience services
- Drop-off recycling collection facility
- Exterminating services
- Financial services
- Food sales
- Funeral services
- Theater
- Consumer repair services
- General retail sales (convenience)
- General retail sales (general)
- Hotel-motel
- Outdoor entertainment
- Outdoor sports and recreation
- Pawn shop services
- Indoor entertainment
- Indoor sports and recreation
- Pet services
- Personal improvement services
- Residential treatment
- Restaurant (general)
- Restaurant (limited)
- Service station
25. The following uses are conditional uses of Tracts 532 and 535:

<table>
<thead>
<tr>
<th>Automotive repair services</th>
<th>Automotive washing (of any type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building maintenance services</td>
<td>Funeral services</td>
</tr>
<tr>
<td>Commercial blood plasma center</td>
<td>Hotel-motel</td>
</tr>
<tr>
<td>Commercial off-street parking</td>
<td>Outdoor sports and recreation</td>
</tr>
<tr>
<td>Custom manufacturing</td>
<td>Research services</td>
</tr>
<tr>
<td>Residential treatment</td>
<td></td>
</tr>
</tbody>
</table>

26. The following uses are prohibited uses of Tracts 532 and 535:

<table>
<thead>
<tr>
<th>Agricultural sales and services</th>
<th>Kennels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automotive rentals</td>
<td>Limited warehousing and distribution</td>
</tr>
<tr>
<td>Automotive sales</td>
<td>Maintenance and service facilities</td>
</tr>
<tr>
<td>Campground</td>
<td>Monument retail sales</td>
</tr>
<tr>
<td>Construction sales and services</td>
<td>Outdoor entertainment</td>
</tr>
<tr>
<td>Convenience storage</td>
<td>Pawn shop services</td>
</tr>
<tr>
<td>Drop-off recycling collection facilities</td>
<td>Service station</td>
</tr>
<tr>
<td>Equipment repair services</td>
<td>Vehicle storage</td>
</tr>
<tr>
<td>Equipment sales</td>
<td></td>
</tr>
</tbody>
</table>

27. The following uses are conditional uses of Tracts 540A and 543:

<table>
<thead>
<tr>
<th>Automotive rentals</th>
<th>Exterminating services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building maintenance services</td>
<td>Funeral services</td>
</tr>
<tr>
<td>Commercial blood plasma center</td>
<td>Hotel-motel</td>
</tr>
<tr>
<td>Commercial off-street parking</td>
<td>Monument retail sales</td>
</tr>
<tr>
<td>Custom manufacturing</td>
<td>Outdoor sports and recreation</td>
</tr>
<tr>
<td>Drop-off-recycling collection facilities</td>
<td>Research services</td>
</tr>
<tr>
<td>Residential treatment</td>
<td></td>
</tr>
</tbody>
</table>

28. The following uses are prohibited uses of Tracts 540A and 543:

<table>
<thead>
<tr>
<th>Agricultural sales and services</th>
<th>Kennels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automotive sales</td>
<td>Limited warehousing and distribution</td>
</tr>
<tr>
<td>Automotive washing (of any type)</td>
<td>Maintenance and service facilities</td>
</tr>
<tr>
<td>Campground</td>
<td>Outdoor entertainment</td>
</tr>
<tr>
<td>Construction sales and services</td>
<td>Pawn shop services</td>
</tr>
<tr>
<td>Convenience storage</td>
<td>Vehicle storage</td>
</tr>
</tbody>
</table>
Electronic prototype assembly  
Equipment sales

29. The following uses are conditional uses of Tracts 541 and 541A:

- Automotive rentals
- Automotive repair services
- Commercial off-street parking
- Exterminating services
- Hotel-motel

- Outdoor sports and recreation
- Research services
- Residential treatment
- Funeral services

30. The following uses are prohibited uses of Tracts 541 and 541A:

- Automotive sales
- Automotive washing (of any type)

- Outdoor entertainment
- Pawn shop services

31. The following uses are conditional uses of Tract 543A:

- Automotive rentals
- Building maintenance services
- Commercial blood plasma center
- Commercial off-street parking
- Custom manufacturing
- Drop-off recycling collection facilities

- Exterminating services
- Funeral services
- Hotel-motel
- Outdoor sports and recreation
- Research services
- Residential treatment

32. The following uses are prohibited uses of Tract 543A:

- Adult oriented businesses
- Agricultural sales and services
- Automotive sales
- Automotive washing (of any type)
- Campground
- Kennels
- Limited warehousing and distribution
- Maintenance and services facilities

- Construction sales and services
- Convenience storage
- Electronic prototype assemble
- Equipment repair services
- Equipment sales
- Outdoor entertainment
- Pawn shop services
- Vehicle storage

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.
34. The following uses are prohibited uses of Tracts 551:

- Bed and breakfast residential (Group 2)
- Condominium residential
- Congregate living
- Townhouse residential
- Multifamily residential
- Residential treatment
- Retirement housing (large site)

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

- Commercial off-street parking
- Monument retail sales
- Congregate living
- Plant nursery
- Hospital services (limited)
- Services station
- Laundry services

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

- Agricultural sales and services
- Hospital services (general)
- Automotive rentals
- Exterminating services
- Automotive repair services
- Funeral services
- Automotive sales
- Indoor sports and recreation
- Automotive washing (of any type)
- Kennels
- Building maintenance services
- Limited warehousing and distribution
- Business or trade school
- Maintenance and service facilities
- Campground
- Outdoor entertainment
- College and university facilities
- Hotel-motel
- Commercial blood plasma center
- Indoor entertainment
- Construction sales and services
- Outdoor sports and recreation
- Convenience storage
- Pawn shop services
- Drop-of recycling collection facilities
- Residential treatment
- Electronic prototype assemble
- Research services
- Equipment repair services
- Vehicle storage
- Equipment sales
- Medical offices (exceeding 5000 sq. ft. gross floor area)
- Business support services

37. The following uses are prohibited uses of Tracts 503 and 503A:

- Congregate living
- Convalescent services
- Group residential
- Hospital services (limited)
- Multifamily residential
- Residential treatment
38. The following uses are conditional uses of Tract 503B:

- Day care services (commercial)
- Day care services (general)
- Local utility services
- Private primary educational facilities
- Private secondary educational facilities
- Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a conditional use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

- Business or trade school
- Medical offices (exceeding 5000 sq. ft. gross floor area)
- Business support services
- Medical offices (not exceeding 5000 sq. ft. gross floor area)
- Communication services
- Multifamily residential
- Congregate living
- Off-site accessory parking
- Convalescent services
- Personal services
- Counseling services
- Professional office
- Group residential
- Residential treatment
- Guidance services
- Restaurant (limited)
- Hospital services (general)
- Hospital services (limited)
- Medical offices (not exceeding 5000 sq. ft. gross floor area)
- Software development

41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts:

A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.

B. Multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

42. The following conditions apply to Tracts 515 and 516.

A. The maximum height of a building or structure is 60 feet from ground level.

B. The maximum building coverage is 70 percent.
C. The maximum impervious cover is 80 percent.

D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 8. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

August 26, 2004

Will Wynn
Mayor

APPROVED: David Allan Smith
City Attorney

ATTEST: Shirley A. Brown
City Clerk
2,500 SQUARE FEET
AUSTIN PERMIT SERVICE
ZONING TRACT

EXHIBIT C
DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C"
ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE
TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF
RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY
RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the
easterly line of Red River Street (80' R.O.W.) with the
northerly line of East 41st Street (80' R.O.W.), being the
southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River
Street, being the westerly line of said 34.243 acres a
distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over
and across said 34.243 acres the following five (5) courses
and distances:

1) S66°40'38"E, a distance of 182.01 feet to the POINT OF
BEGINNING and the southwesterly corner hereof;

2) N30°01'12"E, a distance of 41.76 feet to the
northwesterly corner hereof;

3) S59°58'36"E, a distance of 59.87 feet to the
northeasterly corner hereof;

4) S30°01'12"E, a distance of 41.76 feet to the
southeasterly corner hereof;
5) N59°58'38"W, a distance of 59.87 feet to the POINT OF BEGINNING, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

PAUL L. EASLEY
R.P.L.S. NO. 4432
STATE OF TEXAS
34.243 ACRES
PACIFIC RETAIL TRUST
VOL. 12723, PG. 2153

EAST 41ST STREET
(60' R.O.W.)

SKETCH TO ACCOMPANY DESCRIPTION
OF A 2,500 SQUARE FOOT TRACT OF LAND OUT OF CURTIS LOT
19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, BEING A PORTION OF THAT 34.243 ACRE TRACT
OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED
OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BURY + PITTMAN, INC.
Consulting Engineers and Surveyors
AUSTIN, TX 78754
Phone: 512-478-2424 Fax: 512-478-2425
www.bury-pittman.com

PAUL L. EASLEY
STATE OF TEXAS
1402 WASHINGTON ST.
AUSTIN, TEXAS 78701

COPYRIGHT 1988 BY BURY + PITTMAN, INC.

BUCK 1988
ORDINANCE NO. 041021-47

AN ORDINANCE AMENDING ORDINANCE NO. 040826-59, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 2104, BEING APPROXIMATELY 0.79 ACRES OF LAND IN THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

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

PART 1. Ordinance No. 040826-59 is amended to include the property identified in this Part in the Hancock neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on a tract of land described in File C14-04-0023 (PART), as follows:

- 3403 Hampton Road; Tract 2104A
- 3407 Hampton Road; and Tract 2104B
- 3405 Hampton Road; 3406 Red River Street Tract 2104C

(the "Property") as shown on the attached Exhibit "A",

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning district for the tract of land is changed from family residence (SF-3) district and single family residence standard lot-conditional overlay (SF-2-CO) combining district to single family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, and multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district, as more particularly described and identified in the chart below.
Tract No. | Property | From  | To          |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2104A</td>
<td>3403 Hampton Rd.</td>
<td>SF-2-CO</td>
<td>SF-2-CO-NP</td>
</tr>
<tr>
<td>2104B</td>
<td>3407 Hampton Rd.</td>
<td>SF-2-CO</td>
<td>SF-2-CO-NP</td>
</tr>
<tr>
<td>2104C</td>
<td>3405 Hampton Rd; 3406 Red River St.</td>
<td>SF-3</td>
<td>MF-6-CO-NP</td>
</tr>
</tbody>
</table>

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 2104A and 2104B:
   A. The maximum height of a building or structure is 16 feet from ground level.
B. The maximum eave height of a building or structure is 10 feet.

C. A building or structure may not exceed a height of one story.

C. The maximum gross floor area is 1,250 square feet.

D. The maximum width of a front yard driveway is 12 feet.

E. The maximum width of a street side yard driveway is 18 feet.

F. The front yard setback for a parking structure is 60 feet.

G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.

H. Vehicular access through Tracts 2104A and 2104B from other adjacent property to Hampton Road is prohibited.

2. The following conditions apply to Tract 2104C:

A. The maximum height of a building or structure is 30 feet from ground level.

B. A building or structure may not exceed a height of two stories.

C. The maximum building coverage is 40 percent.

D. The maximum impervious cover is 76 percent.

E. The minimum front yard setback is the lesser of:

1) 25 feet; or

2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or

3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot.
F. The front yard setback for a parking structure is 60 feet.

G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.

H. Vehicular access from Tract 2104C to Hampton Road is prohibited.

3. Day care services (general) use is a conditional use of Tract 2104C.

4. The following uses are prohibited uses of Tract 2104C:

- Bed and breakfast (Group 2)
- Condominium residential
- Congregate living
- Convalescent services
- Duplex residential
- Group residential
- Hospital services (limited)
- Multifamily residential
- Residential treatment
- Retirement housing (small site)
- Retirement housing (large site)
- Single-family attached residential
- Townhouse residential
- Two-family residential

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 6. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

PART 7. This ordinance takes effect on November 1, 2004.

PASSED AND APPROVED

October 21, 2004

Will Wynn
Mayor

APPROVED: David Allan Smith
City Attorney

ATTEST: Shirley A. Brown
City Clerk
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: G. RHoades

CASE #: C14-04-0023
ADDRESS: HANCOCK NEIGHBORHOOD
PLANNING AREA: 541,380
INTLS: SMA

DATE: 04-03

ZONING EXHIBIT B
RESTRICTIVE COVENANT

This Restrictive Covenant (the "Restrictive Covenant"), is executed this 1st day of
October, 2004, by Brent Todd Allison, ("Owner") and is as follows:

GENERAL RECITALS:

A. Owner is the owner of land described as follows:

Tract One:
Lot 3, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15,
Beau Site, and a Portion of Lot 14, Beau Site, according to the map or plat
thereof recorded as Document No. 200200333 of the Official Public
Records of Travis County, Texas; and

Tract Two:
Lot 4, Block "A", Resubdivision of Lot 15B of the Resubdivision of Lot 15,
Beau Site, and Portion of Lot 14, Beau Site, according to the map or plat
thereof recorded as Document No. 200200333 of the Official Public
Records of Travis County, Texas, and

Tract Three:
Lot 15B-1, Block "A", Resubdivision of Lot 15B of the Resubdivision of
Lot 15, Beau Site, and a portion of Lot 14, Beau Site, according to the map
or plat thereof recorded as Document No. 200200333 of the Official Public
Records of Travis County, Texas; and

Tract Four:
A portion of Lot 15-B2, Block "A", Resubdivision of Lot 15B of the
Resubdivision of Lot 15, Beau Site, and Portion of Lot 14, Beau Site, according to the map
or plat thereof recorded as Document No. 200200333 of the Official Public
Records of Travis County, Texas, excluding Tract Five; and

Tract Five:
That portion of Lot 15-B2, Block "A", Resubdivision of Lot 15B of Lot
15, Beau Site, and Portion of Lot 14, Beau Site, according to the map or
plat thereof recorded as Document No. 200200333 of the Official Public
records of Travis County, Texas, which lies between Tract One and Tract
Two and is defined as a "flag" in accordance with Title 25, Chapter 25-4 of the City Code of Austin.

Tract One, Tract Two, Tract Three, Tract Four, and Tract Five are referenced herein collectively as the "Property."

B. The term "Owner" means, individually, and the term "Owners" means, collectively, Bee Cave Investment Group Trust and all future owners of the fee interest of any portion of the Property (whether such fee interest is obtained through a purchase from Owner or through a purchase at a foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their successors and assigns.

C. The term "Neighboring Owners" means owners of property any part of which lies within 300 feet of the Property and their heirs, successors and assigns.

D. The term "Neighborhood Association" means the Hancock Neighborhood Association, a neighborhood association in Austin, Travis County, Texas.

E. Owner has agreed to impose upon the Property these covenants and conditions for the mutual benefit of the Property and neighboring properties any portion of which may lie within 300 feet of the Property (hereinafter "Neighboring Properties").

F. In reliance on Owner's Agreement to impose these covenants and conditions, certain Neighboring Owners have agreed to not object to the temporary rezoning of the Property to MF-6-CO-NP before being again zoned Single Family Residence Standard Lot-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the Hancock Neighborhood Plan and in reliance on Owner's agreements herein to withdraw opposition to Owner's development of the Red River Lots in accordance with the plan shown in Exhibit "B" hereto.

NOW, THEREFORE, it is hereby declared that the Property be subject to the following covenants, conditions and restrictions which shall run with the land and shall be binding upon all parties having right, title, or interest in or to such portion of the Property or any part, their heirs, successors, and assigns and shall inure to the benefit of the Owner and Neighboring Owners. Owner agrees to include the following covenants, conditions and restrictions in each contract, deed or conveyance of any kind conveying any portion of the Property, but any such conveyance shall conclusively be held to have been executed, delivered, and accepted subject to such covenants, regardless of whether or not the same are set out in full or by reference in said contract, deed or conveyance.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

1. Recitals Incorporated. The above Recitals and all terms defined therein are not mere recitals but are terms of and incorporated into this Restrictive Covenant for all purposes.
2. **Future Development.** There shall be no future development of the Property other than one single family dwelling unit per lot.

3. **Impervious Cover.** No subdivided lot within Tract Three or Tract Four shall have impervious cover totaling more than seventy-six percent (76%) of the total lot area, as "lot area" is defined in the City Code of the City of Austin.

4. **Maintenance.** Owner shall erect and maintain a continuous masonry fence without gates (the "Fence") across Tract One, Tract Two, and Tract Five in substantially the same location as shown in Exhibit "A" attached hereto and made a part hereof for all purposes so that no vehicular or pedestrian access is permitted through the Fence, and the owner of Tract Five shall maintain the Fence in good repair and condition.

5. **Access Prohibition.** There shall be no vehicular or pedestrian access from Tract Three and Tract Four, to Tract One, Tract Two, Tract Five, or Hampton Road.

6. **Objection to Rezoning.** Owner agrees not to object to or file a petition against the rezoning of Tract One and Tract Two from Multi-Family Highest Density Conditional Overlay Neighborhood Plan (MF-6-CO-NP) to Single Family Standard Lot Residence-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the City of Austin's Hancock Neighborhood Plan and set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

7. **Rezoning of Tract Three and Tract Four.** Owner acknowledges that Tract Three and Tract Four may be rezoned Single Family Residence Standard Lot-Conditional Overlay-Neighborhood Plan (SF-2-CO-NP) as proposed in the Hancock Neighborhood Plan adopted by the City Council of the City of Austin on September 2, 2204. Owner agrees that it will not object to said rezoning.

8. **Resubdivision of Tract One and Tract Two.** Neither Tract One nor Tract Two may be subdivided in any way that would create more than one lot within each of Tract One and Tract Two.

9. **Preservation of Existing Structures.** Owner agrees to maintain the existing residential structures (collectively, the "Structures") on Tract One and Tract Two in compliance with the standards for residential structure maintenance set forth in the City Code of the City of Austin, agrees not to expand such structures in a way that would result in each of the Structures being more than 1250 sq. ft. in size, agrees that any expansion of either of the Structures must be located at the rear of the existing Structures on the tract, agrees that any expansion of the Structures shall be in the same architectural style and of similar materials as the existing structures, and agrees not to demolish either of the Structures unless required to do so by the City of Austin or any another governmental entity.

10. **Maximum Size of Structures on Property.** In the event the Structures on Tract One or Tract Two are destroyed by fire or other natural causes or are demolished...
pursuant to Paragraph 9, or are rebuilt or remodeled for any reason, no more than two residences and two attached garages without living quarters shall be constructed on each of Tract One and Tract Two, no more than one building shall be constructed on each of Tract One and Tract Two, and no building on Tract One or Tract Two shall exceed 1250 square feet of gross floor area or exceed one story with a maximum eave height not to exceed ten feet (10') and maximum height not to exceed sixteen feet (16') as the term "height" is defined in Title 25 of the City Code of the City of Austin.

11. Maximum occupancy limit. Owner agrees to abide by City of Austin occupancy regulations. Owner further agrees to further limit the occupancy of adults on each of Tract One and Tract Two to 4 adults.

12. Breach Shall Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant shall entitle the Owner to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations shall not affect in any manner any other rights or remedies which the Owner may have hereunder by reason of any breach of this Restrictive Covenant.


A. Inurement. This Restrictive Covenant and the restrictions created hereby shall inure to the benefit of the Owner and Neighboring Owners, and shall be binding upon the Owner, and its successors and assigns. If Owner conveys all or any portion of the Property so long as the terms of this Restrictive Covenant are included in any documents of conveyance, Owner shall thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the property conveyed by it from and after the date of recording of such conveyance, but no such sale shall release the Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance.

B. Duration. Unless terminated in accordance with Paragraph 13(I) below, this Restrictive Covenant shall remain in effect in perpetuity.

C. Non-Merger. This Restrictive Covenant shall not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.

D. Severability. The provisions of this Restrictive Covenant shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

E. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and shall be
disregarded in the construction and interpretation of this Restrictive Covenant.

F. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby shall be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county in Texas where the Property is located.

G. Notices. Any Notice to the Owner shall be in writing and given by delivering the same to such party in person, by expedited, private carrier services (such as Federal Express) or by sending the same by registered or certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant shall be deemed given, received, made or communicated on the date personal delivery is affected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

H. Enforcement. If any person, persons, corporation, or entity of any other character shall violate or attempt to violate this Restrictive Covenant, any of the Neighboring Owners or an organization representing such Neighboring Owners and/or the Neighborhood Association may prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such covenant and to prevent said person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by any of those persons entitled to enforce it or their heirs, successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

I. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of such modification, amendment or termination in the Official Records of Travis County, Texas, executed, acknowledged and approved by both (a) the Neighboring Owners; and (b) the Owner.

Executed to be effective this 21st day of October, 2004.

DECLARANT:

[Signature]

Brent Todd Allison
STATE OF TEXAS  
COUNTY OF Travis  

This instrument was acknowledged before me on this 21st day of October, 2004, by Brent Todd Allison.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Nikelle Meade
Brown McCarroll, L.L.P.
111 Congress Avenue, Suite 1400
Austin, Texas 78701
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to the Property:

   A. The maximum height of a building or structure is 30 feet from ground level.
   
   B. A building or structure may not exceed a height of two stories.
   
   C. The maximum building coverage is 40 percent.
   
   D. The maximum impervious cover is 76 percent.
   
   E. The minimum front yard setback is the lesser of:

      1) 25 feet; or

      2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or

      3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot.

   F. The front yard setback for a parking structure is 60 feet.
   
   G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
   
   H. Vehicular access from the Property to Hampton Road is prohibited.

PART 4. The Property is subject to Ordinance No. 040826-59, as amended by Ordinance No. 041021-47, that established the Hancock neighborhood plan combining district.
PART 5. This ordinance takes effect on __________, 2006.

PASSED AND APPROVED

Will Wynn
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk