

ORDINANCE NO. 20061005-024

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1205 NORWALK LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.

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

PART 1. This ordinance applies to the construction of a duplex residence on property located at 1205 Norwalk Lane. The two story structure will have a floor area of 5,708 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(B) of Ordinance No. 20060309-058 which limits a building permit for the size of a new structure to the greater of the following:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or

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(B) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 1205 Norwalk Lane, for a total structure size not to exceed 5,708 square feet.

PART 5. This ordinance takes effect on October 16, 2006.

PASSED AND APPROVED

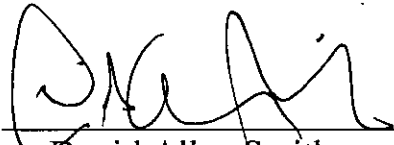
October 5, 2006

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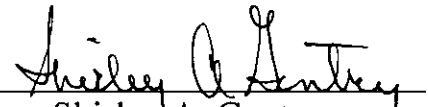
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk