

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 040826-57 AND REZONING  
2 AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN  
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 80A,  
4 BEING APPROXIMATELY 0.20 ACRES OF LAND IN THE WEST UNIVERSITY  
5 NEIGHBORHOOD PLAN AREA.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8  
9 **PART 1.** Ordinance No. 040826-57 is amended to include the property identified in this  
10 Part in the West University neighborhood plan combining district. The zoning map  
11 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
12 (NP) combining district to the base zoning district on a tract of land described in File C14-  
13 04-0021 (PART), as follows:

14  
15 Tract 80A                      2307 (S 23.3 ft, Lot 3, Olt 37, Div D, Louis Horst Subd)  
16                                      Rio Grande Street; and,  
17  
18                                      2309 (N 46.7 ft, Lot 3, Olt 37, Div D, Louis Horst Subd)  
19                                      Rio Grande Street,

20  
21 (the "Property") as shown on the attached Exhibit "A",

22  
23 generally known as the West University neighborhood plan combining district, locally  
24 known as the area bounded by Lamar Street on the west, 38<sup>th</sup> Street on the north,  
25 Guadalupe Street on the east, and Martin Luther King, Jr. Boulevard on the south, and  
26 includes the three Subdistricts identified as Heritage Subdistrict, Shoal Crest Subdistrict  
27 and West University Neighborhood Subdistrict, in the City of Austin, Travis County,  
28 Texas, and generally identified in the map attached as Exhibit "B".

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30 **PART 2.** The zoning district for the tract of land is changed from general office (GO)  
31 district to general office-neighborhood plan (GO-NP) combining district, as more  
32 particularly described and identified in the chart below.  
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35  
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Tract No.	Property	From	To
80A	2307 (S 23.3 ft, Lot 3, Olt 37, Div D, Louis Horst Subd) Rio Grande Street; and 2309 (N 46.7 ft, Lot 3, Olt 37, Div D, Louis Horst Subd) Rio Grande Street	GO	GO-NP

**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. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

**PART 5.** The Property 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

1 **PART 6.** Except as otherwise provided in this ordinance, the Property is subject to  
2 Ordinance No. 040826-57 that established the West University neighborhood plan  
3 combining district.

4  
5 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2005.

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7  
8 **PASSED AND APPROVED**

9  
10 \_\_\_\_\_, 2005

§  
§  
§

11  
12  
13 Will Wynn  
14 Mayor

15  
16  
17 **APPROVED:** \_\_\_\_\_

18 David Allan Smith  
19 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk

