

CASE # C15-2010-0146  
ROW # 10524996  
TP-0216000910 E

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 3000, 3004 Hemphill Park and 400, 402 W. 30<sup>th</sup> Street

LEGAL DESCRIPTION: Lots 12, 13, and 14, Block 9, Outlot 73, Div D, Fruth Addition subdivision

I/We Richard T. Suttle, Jr. with Armbrust & Brown, PLLC on behalf of myself/ourselves as authorized agent for La Familia Partnership, Ltd. affirm that on November 22, 2010, I, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

The owners would like to maintain the existing parking facility that has been in existence for approximately 25 years. The variances required to maintain the existing parking facility "as is" are being requested below.

1. Section 25-2-492 for 97 percent impervious cover instead of 80 percent impervious cover
2. Section 25-2, Subchapter E, §2.2.3 (and §2.2.4.E and Section 25-2-1006 since they are referenced within this Section) for sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers not to apply
3. Section 25-2, Subchapter E, §2.2.6 for entryway and shade requirements not to apply
4. Section 25-2, Subchapter E, §2.3.2 for improvements to encourage pedestrian, bicycle, and vehicular connectivity not to apply
5. Section 25-2, Subchapter E, §2.5 for exterior lighting not to apply
6. Section 25-2, Subchapter E, §2.6 for screening of equipment and utilities not apply
7. Section 25-2, Subchapter E, §3.2 for pedestrian frontages not to apply
8. Section 25-2, Subchapter E, §3.3 for options to improve building design not to apply

in a LO-NCCD-NP district.  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Impervious cover on the property is approximately 97 percent and has been for approximately 25 years. The Neighborhood Conservation Combining District (NCCD) that was amended by the North University Neighborhood Association (NUNA) in 2008 allows the use of off-site accessory parking for the property, as shown in the attached ordinance. The intent of the NCCD amendment was to allow the parking lot to be maintained as is. However, the owners recently learned that the NCCD could only permit the use of off-site accessory parking, and not the structure to remain as is. Attached is a letter from NUNA supporting that the parking facility be maintained as is.

In order to maintain the existing parking facility without reducing the number of parking spaces and pushing parking onto City streets, variances to portions of the Commercial Design Standards (Chapter 25-2, Subchapter E) are requested to address sidewalks, planting zones, clear zones, utilities, corner sites, improvements for pedestrian/bicycle/vehicular connectivity, exterior lighting, screening of equipment and utilities, landscaping, and pedestrian frontages.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

This parking facility has been utilized as such for approximately 25 years and there have been previous joint efforts by the owners and neighborhood association to maintain the parking facility through zoning and the NCCD. It was the owners' understanding that the 2008 NCCD amendment had addressed these issues. If the impervious cover for the parking area was decreased and adherence to the Commercial Design Standards was required, the number of parking spaces would be significantly reduced due to the small size of the site. This would push parking onto adjacent streets which would be undesirable for NUNA, the owner, and the traveling public.

(b) The hardship is not general to the area in which the property is located because:

This parking lot facilitates parking for a restaurant use across the street that is located in a single family house that was converted to a restaurant use in the 1960s. This situation is not common in this area. If the variances are not granted, the parking lot would go from approximately 47 parking spaces to 15 parking spaces.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The existing off-site accessory parking use and parking facility has been in existence for approximately 25 years. Therefore, it will not alter the character of the area adjacent to the property. The NCCD allows the off-site accessory parking use and sought to permit the existing facility through the NCCD process.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

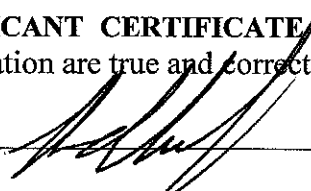
N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 100 Congress Avenue, Suite 1300

City, State & Zip Austin, TX 78701

Printed Richard T. Suttle, Jr, Armbrust & Brown, PLLC

Phone 512-435-2300

Date October 25, 2010

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed See Attached Authorization Letter Mail Address P. O. Box 50325

City, State & Zip Austin, TX 78763



Printed La Familia Partnerships, Ltd. Phone 512-845-9201 Date October 25, 2010

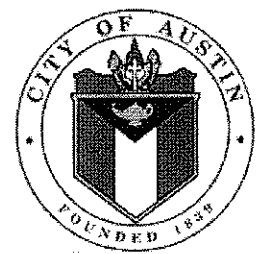


**BOARD OF ADJUSTMENTS**

CASE#: C15-2010-0146  
 LOCATION: 3000 HEMPHILL PARK  
 GRID: J24  
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

September 27, 2010

City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, 1<sup>st</sup> Floor  
Austin, Texas 78704

Re: 3000, 3004 Hemphill Park and 400, 402 W. 30<sup>th</sup> Street Board of Adjustment  
Variance For the Property Legally Described as Lots 12, 13, and 14, Block 9,  
Outlot 73, Division D, Fruth Addition subdivision

Dear Planning and Development Review:

Please accept this letter appointing Armbrust & Brown, PLLC as authorized agent for the undersigned in connection with the submittal of a board of adjustment variance request in connection with the above-referenced property. This appointment includes complete authority for Armbrust & Brown, PLLC to handle all aspects of the board of adjustment variance(s) for the property. All correspondence and contact should be directed thereto. Thank you for your assistance in connection with this matter.

Sincerely,

**LA FAMILIA PARTNERSHIP, LTD,**  
a Texas limited partnership

By: El Patron, LLC,  
a Texas limited liability company,  
its General Partner

By:   
John P. Schneider, Director

# NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

[www.nuna-austin.org](http://www.nuna-austin.org)



October 14, 2010

Marc A. Ott, City Manager  
Robert Goode, Assistant City Manager

[Marc.Ott@ci.austin.tx.us](mailto:Marc.Ott@ci.austin.tx.us)  
[Robert.Goode@ci.austin.tx.us](mailto:Robert.Goode@ci.austin.tx.us)

Re: TRUDY'S PARKING LOT  
407 West 30<sup>th</sup> Street

Dear Mr. Ott and Mr. Goode:

It has come to our attention that you are requiring the owners of the property at 407 W. 30th Street (Trudy's) to chain off their parking lot until the lot is brought into compliance with COA code.

The residents of Aldridge Place and surrounding neighborhoods of the North University Neighborhood Association (NUNA) are seriously concerned about the impact of this move on surrounding streets. We anticipate that the closure of Trudy's parking lot will exacerbate traffic congestion in our neighborhood and intensify competition for scarce on-street parking. This is exactly what our neighborhood is trying to avoid.

The General Membership of NUNA has repeatedly expressed its desire that Trudy's parking lot be permitted as is -- subject only to the condition of adding barriers to limit ingress and egress to the existing curb cuts. We do not want more paving or concrete on the site, nor do we want Trudy's to lose parking spaces that would increase parking and traffic on our residential streets.

NUNA requests that the City of Austin allow Trudy's to continue to use the lot "as is" for a reasonable and fixed period of time while they negotiate the variances that will allow them to permit the lot as is.

Laurence Miller  
President NUNA

Mayor Lee Leffingwell  
Mayor Pro Tem Mike Martinez  
Council Member Randi Shade  
Council Member Laura Morrison  
Council Member Sheryl Cole  
Council member Chris Riley  
Council Member Bill Spelman

[Lee.Leffingwell@ci.austin.tx.us](mailto:Lee.Leffingwell@ci.austin.tx.us)  
[mike.martinez@ci.austin.tx.us](mailto:mike.martinez@ci.austin.tx.us)  
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[Laura.Morrison@ci.austin.tx.us](mailto:Laura.Morrison@ci.austin.tx.us)  
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[Chris.Riley@ci.austin.tx.us](mailto:Chris.Riley@ci.austin.tx.us)  
[Bill.Spelman@ci.austin.tx.us](mailto:Bill.Spelman@ci.austin.tx.us)

**ORDINANCE NO. 20081120-026**

**AN ORDINANCE AMENDING ORDINANCE NO. 040826-58 TO CLARIFY CERTAIN USES IN THE COMMERCIAL DISTRICT AND CORRECT AN EXHIBIT FOR THE PROPERTY GENERALLY IDENTIFIED AS THE RESIDENTIAL DISTRICT LOCATED WITHIN THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN AREA, AND REZONING AND CHANGING THE ZONING MAP FROM NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.**

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

**PART 1.** Ordinance No. 040826-58 (the "Original Ordinance") zoned property and established a neighborhood conservation-neighborhood plan combining district to approximately 234.87 acres of land in the City of Austin, Travis County, Texas, generally known as the North University conservation-neighborhood plan combining district ("NUNA") and more particularly described and identified in Zoning Case No. C14-04-0022. The Original Ordinance was amended by Ordinance No. 20070111-077 in Zoning Case No. C14-06-0186.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood conservation-neighborhood plan (NCCD-NP) combining district to neighborhood conservation-neighborhood plan (NCCD-NP) combining district on approximately 234.87 acres of land described in Zoning Case No. C14-04-0022, on file at the Neighborhood Planning and Zoning Department, and generally identified in the map attached as Exhibit "A" incorporated into this ordinance, (the "Property"), locally known as the area bounded by 38<sup>th</sup> Street to the north, San Jacinto Boulevard and 27<sup>th</sup> Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas.

**PART 4.** The Original Ordinance is amended as shown in this Part.

- A. District 1A was inadvertently omitted from Exhibit "C" of the Original Ordinance. A new Exhibit "C" that identifies this District 1A is substituted for the original Exhibit "C" and made a part of the Original Ordinance. It is attached to this ordinance as Exhibit "B".



B. A group residential use is prohibited in the San Jacinto District as reflected in Part 5 Section 1(c) of the Original Ordinance. In Part 5(2) the NUNA NCCD Districts table for the commercial zoning districts is amended to remove the P designation for group residential use under the column labeled San Jacinto 4, as shown below in this Part 4.

C. An off-site accessory use is a conditional use in the Adams Park 3 district and a permitted use at 3000 Hemphill Park only in the Adams Park 3A district. This use designation was inadvertently reversed in the NUNA NCCD Districts table. The table is amended to correct this error as shown below in this Part 4.



<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guada- lupe 5</b>	<b>Transition 6</b>
	<b>CS/LR</b>	<b>LO/NO</b>						
<b>Residential Uses</b>								
Bed & Breakfast (Group 1)	P	P	P	P	P	P	P	P
Bed & Breakfast (Group 2)	P	P	P	P	P	P	P	P
Condominium Residential	P	P	P	P	P	P	C	P
Duplex Residential	--	P	P	P	--	--	--	P
Group Residential	--	--	P	P(2)	P(5)	P	P	--
Mobile Home Residential	--	--	--	--	--	--	--	--
Multifamily Residential	P	--	P	P	P	P	P	P
Retirement Housing (Small Site)	P	P	P	P	P	P	P	P
Retirement Housing (Large Site)	C	--	C	C	C	C	P	C
Single-Family Attached Residential	--	--	--	--	--	--	--	--
Single-Family Residential	P	P	P	P	P	P	--	P
Small Lot Single-Family Residential	--	--	P	--	--	--	--	--
Townhouse Residential	--	P	P	P	--	--	--	--
Two-Family Residential	P	P	P	P	P	P	--	P
<b>Commercial Uses</b>	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>
Administrative and Business Offices	P	P	P	P	P	P	P	P

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guádalupe 5</b>	<b>Transition 6</b>
Agricultural Sales and Services	--	--	--	--	--	--	--	--
Art Gallery	P	--	P	--	P	P	P	--
Art Workshop	--	--	P	--	P	C	P	P
Automotive Rentals	--	--	--	--	--	--	P(2)	--
Automotive Repair Services	--	--	--	--	--	--	P(2)	--
Automotive Sales	--	--	--	--	--	--	P(2)	--
Automotive Washing (of any type)	--	--	--	--	--	--	P(2)	--
Building Maintenance Services	--	--	--	--	--	--	--	--
Business or Trade School	--	--	P	--	C	C	C	--
Business Support Services	--	--	--	--	P(1)	P(1)	P(2)	--
Campground	--	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--	--
Cocktail Lounge	--	--	--	--	P(10)	C(2)	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--
Communications Services	P	--	P	--	P	P	P	P
Construction Sales and Services	--	--	--	--	--	--	--	--
Consumer Convenience Services	P	--	P	--	P	P	P	--
Consumer Repair Services	P	--	P	--	P	P	P	--
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
Financial Services	--	--	P	--	--	--	P	--
Food Preparation	P	--	P	--	P	P	P	--
Food Sales	P(4)	--	P	--	P(4)	P/C	P(3)	--
Funeral Services	--	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	--	P	--	P	P	P	--
General Retail Sales (General)	P/C(13)	--	P	--	P	P	P	--
Hotel-Motel	P	--	P	--	P	P	P	C
Indoor Entertainment	--	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	--	P	--	C	C	C	--
Kennels	--	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	P(11)	--
Liquor Sales	--	--	--	--	--	--	P(10)	--
Marina	--	--	--	--	--	--	--	--
Medical Offices -- Exceeding 5000 sq. ft. gross floor area	--	--	P(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12) C	P(12) C	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	--	C	--	C	--
Pawn Shop Services	--	--	P(4)	--	--	--	--	--
Personal Improvement Services	P	--	P	--	P	P	P	--
Personal Services	P	--	P	--	P	P	P	P
Pet Services	--	--	P	--	P	P	P	--
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--

<b>NUNA NCCD DISTRICTS</b>	<b>Speedway 2</b>	<b>Speedway 2</b>	<b>Speedway 2A</b>	<b>Adams Park 3</b>	<b>Adams Park 3A</b>	<b>San Jacinto 4</b>	<b>Guadalupe 5</b>	<b>Transition 6</b>
Professional Office	P	P	P	P	P	P	P	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--
Recreational Equipment Sales	--	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--	--
Research Services	--	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--	--
Restaurant (General)	P(4)	--	P/C(7)	--	P	P	P	--
Restaurant (Limited)	P	--	P	--	P	P	P	--
Scrap and Salvage	--	--	--	--	--	--	--	--
Service Station	--	--	P(8)	--	--	--	P(2)	--
Software Development	P	P	P	P	P	P	P	P
Special Use Historic	C	--	C	--	C	C	P	C
Stables	--	--	--	--	--	--	--	--
Theater	P/C(13)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
<b>Industrial Uses</b>	<b>2</b>	<b>2</b>	<b>2A</b>	<b>3</b>	<b>3A</b>	<b>4</b>	<b>5</b>	<b>6</b>
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(4)	--
General Warehousing and Distribution	--	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--
Urban Farm	P	P	P	P	P	--	--	P
All Other Agricultural Uses	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guadalupe 5	Transition 6
Civic Uses	2	2	2A	3	3A	4	5	6
Administrative Services	P(4)	P	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--	--
College and University Facilities	--		C		--	C	C	--
Communication Service Facilities	C	--	P	--	C	C	C	--
Community Events	--	--	--	--	--	--	--	--
Community Recreation (Private)	--	--	P(9)	--	C	C	C	--
Community Recreation (Public)	--	--	--	--	C	C	C	--
Congregate Living	--	C	C	C	--	--	--	--
Convalescent Services	--	--	--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	P	--
Cultural Services	P	--	P	--	P	P	P	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	--
Day Care Services (General)	C	P	C	P	C	C	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P
Detention Facilities	--	--	--	--	--	--	--	--
Employee Recreation	--	--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P	P
Group Home, Class I (General)	--	--	P	C	C	C	C	C
Group Home, Class I (Limited)	--	--	P	P	P	P	P	P
Group Home, Class II	--	--	C	--	--	--	C	--
Guidance Services	--	--	C	--	--	--	C	--
Hospital Services	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guadalupe 5	Transition 6
(General)								
Hospital Services (Limited)	--	--	P	--	--	--	C	--
Local Utility Services	C	C	C	C	C	C	C	C
Maintenance and Service Facilities	--	--	--	--	--	--	--	--
Major Public Facilities	--	--	--	--	--	--	--	--
Major Utility Facilities	--	--	--	--	--	--	--	--
Military Installations	--	--	--	--	--	--	--	--
Park and Recreation Services (General)	--	--	--	--	--	--	--	--
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--
Postal Facilities	C	--	C	--	--	--	C	--
Private Primary Educational Facilities	--	--	C	C	C	C	C	C
Private Secondary Educational Facilities	--	--	--	C	C	C	C	C
Public Primary Educational Facilities	--	--	--	C	P	P	P	P
Public Secondary Educational Facilities	--	--	--	C	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--	--
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment	--	--	C	C	--	--	--	--
Safety Services	C	--	C	--	C	C	C	--
Transitional Housing	--	--	--	--	--	--	C	--
Transportation Terminal	--	--	--	--	--	--	--	--
All other Civic Uses	--	--	--	--	--	--	--	--
(1) Limited to 5,000 Gross Square Feet								
(2) Limited to south of 29th St.								
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
(5) South of 30th St. only								
(6) Limited to 8,000 Gross Square Feet								
(7) Conditional over 3500 Square Feet								
(8) Limited to 2,000 Gross Square Feet								
(9) Indoor only								
(10) Limited to CS-1 only								
(11) Permitted only at 3001 Guadalupe								
(12) Permitted at 3000 Hemphill Park only								
(13) P under 5,000GSF - C over 5,000 SF per tenant								

**PART 5** Except as otherwise specifically provided in this ordinance, the Property in the NUNA plan area is subject to Ordinance No. 040826-58, as amended, that established the North University neighborhood conservation-neighborhood plan combining district.

**PART 6.** This ordinance takes effect on December 1, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_  
November 20, 2008

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor




**APPROVED:** \_\_\_\_\_  
David Alan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-04-0022  
 ADDRESS: NORTH UNIVERSITY NCCD.  
 SUBJECT AREA: 234.870 ACRES  
 GRID: J24 & J25  
 MANAGER: W. RHOADES

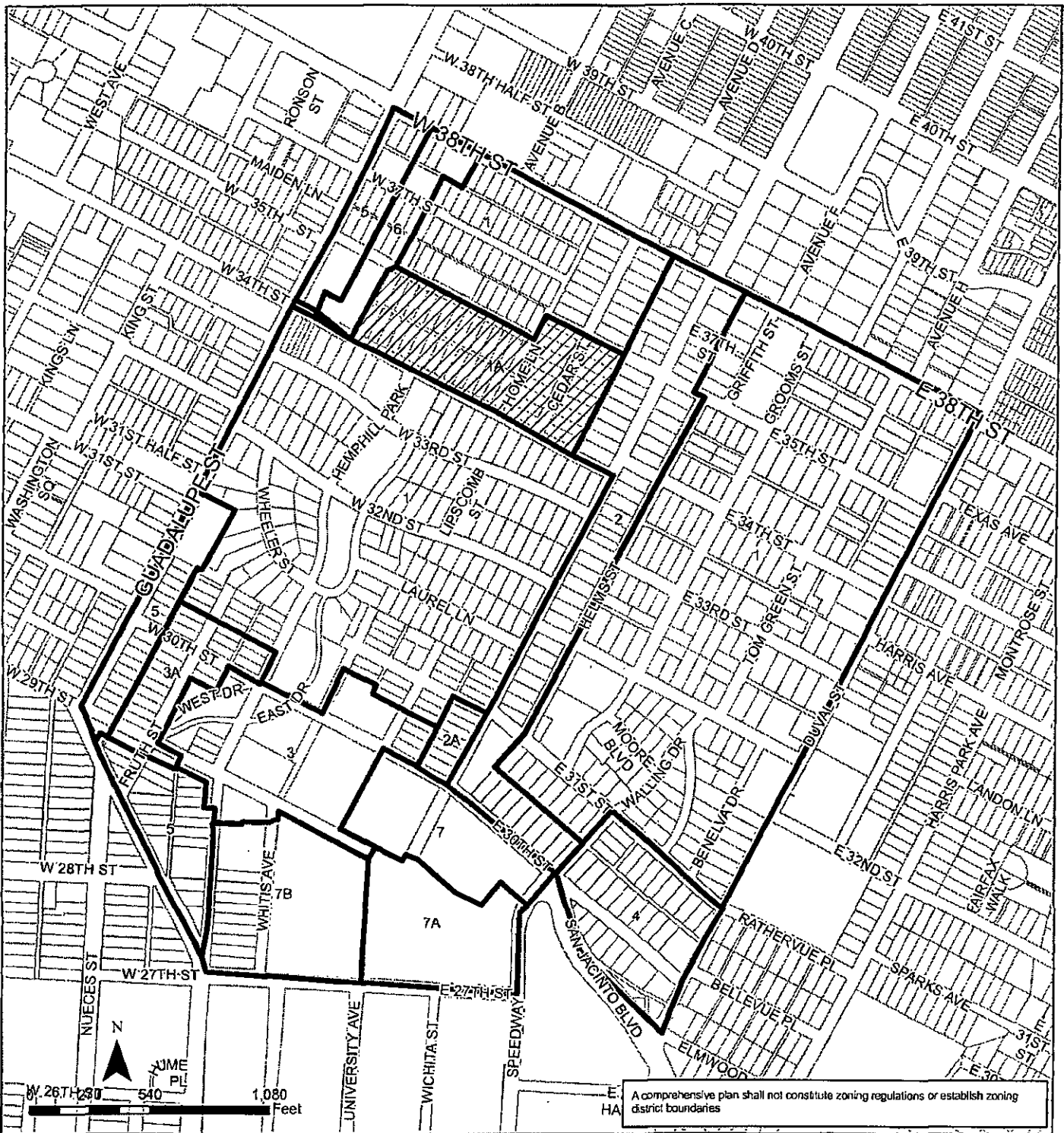


OPERATOR: S. MEEKS

1" = 600'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.













## North University Neighborhood Conservation Combining District

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

### Key to Districts

- |   |                               |   |                                 |
|---|-------------------------------|---|---------------------------------|
|  | 1, Residential District East  |  | 5, Guadalupe District Central   |
|  | 1A, Residential District West |  | 6, Transition District          |
|  | 2-2A, Speedway District       |  | 7, 7A, 7B Waller Creek/Seminary |
|  | 3-3A, Adams Park District     |   |                                 |
|  | 4, San Jacinto District       |   |                                 |

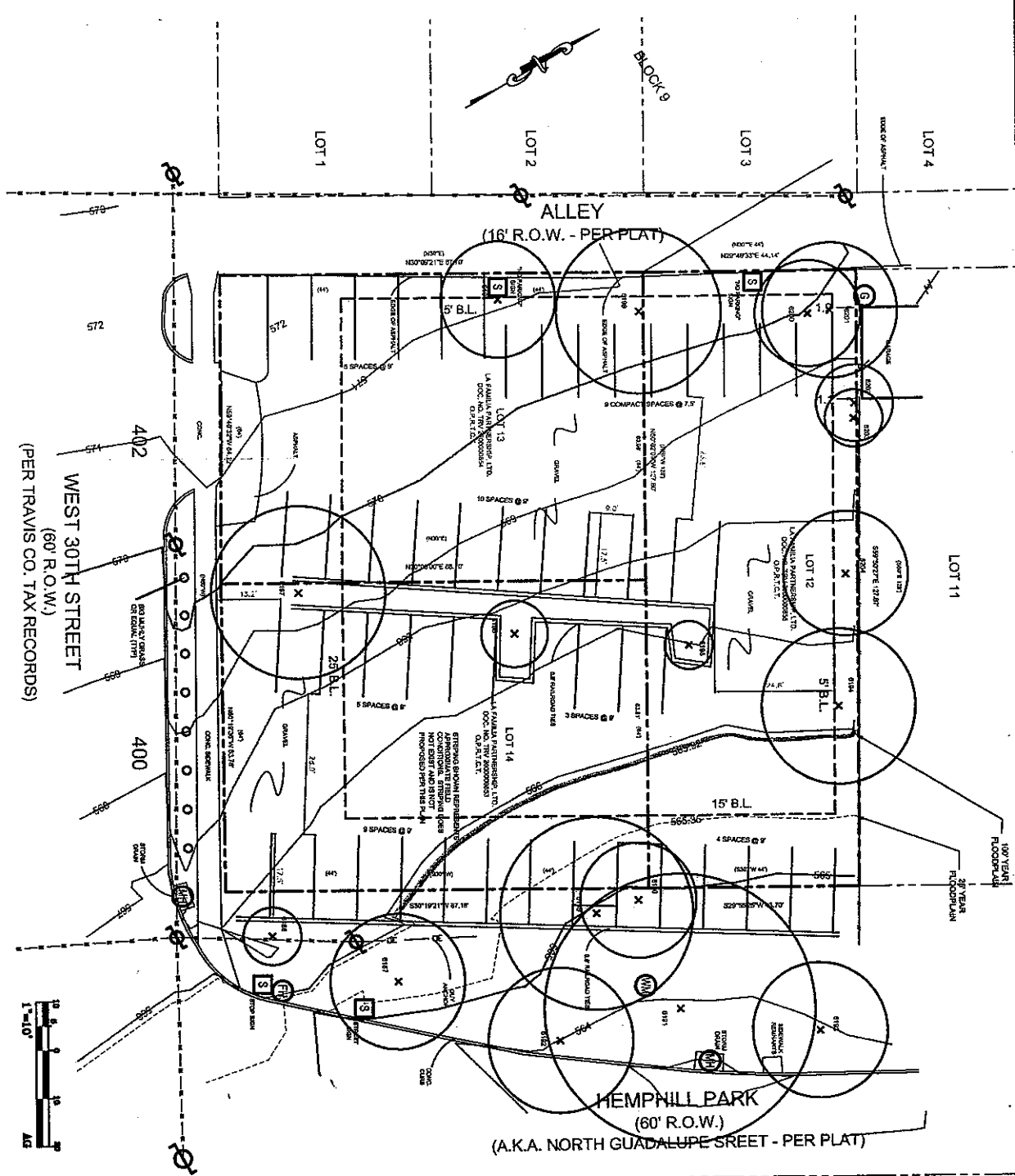
City of Austin  
 Neighborhood Planning and Zoning Dept.  
 Created on 10/03/2008  
 Replaces Exh. C of Ord. # 040326-58

EXHIBIT B

**AREA CALCULATIONS**

AREA OF CONSTRUCTION	4,347 ACRES = 1,848 B.A.
AREA OF LOT 1	4,347 ACRES = 1,848 B.A.
AREA OF LOT 2	4,347 ACRES = 1,848 B.A.
AREA OF LOT 3	4,347 ACRES = 1,848 B.A.
AREA OF LOT 4	4,347 ACRES = 1,848 B.A.
AREA OF LOT 11	4,347 ACRES = 1,848 B.A.
AREA OF LOT 12	4,347 ACRES = 1,848 B.A.
AREA OF LOT 13	4,347 ACRES = 1,848 B.A.
AREA OF LOT 14	4,347 ACRES = 1,848 B.A.
TOTAL	17,388 ACRES = 7,392 B.A.

NO.	TYPE	AREA	PERCENTAGE
1	UNIMPROVED	17,388	100%
2	IMPROVED	0	0%
3	TOTAL	17,388	100%



30th Street Parking Lot  
 400 West 30th Street  
 Austin, Texas  
 EXISTING CONDITIONS

**AG GROUP, INC.**  
 2525 Wallingwood Drive  
 Bldg. 6 Ste 600  
 Austin, Texas 78746  
 (512) 364-0989

SCALE: 1"=10'  
 DATE: May 27, 2010  
 JOB: 1314-02  
 DRAWN BY: LEA  
 CHECKED BY: LEA