

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2016-0135 – 2500 N. Lamar**P.C. DATE:** March 14, 2017  
June 13, 2017**ADDRESS:** 1200 W 25<sup>th</sup> Street**DISTRICT AREA:** 9**OWNER/APPLICANT:** 2500 N. Lamar LLC**AGENT:** Drenner Group (Amanda Swor)**ZONING FROM:** GO-MU-CO-NP      **TO:** GO-MU-V-NP**TOTAL AREA:** 0.989 acres (43,081 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general office-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GO-MU-V-NP) combining district zoning. Staff also recommends removal of the existing Conditional Overlay, established as part of the West University Neighborhood Plan, which limits the height of a structure to 50 feet.

**PLANNING COMMISSION RECOMMENDATION:**March 14, 2017      *Planning Commission meeting canceled; Renotification required*June 13, 2017      *Scheduled for Planning Commission***ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject tract is 0.989 acres, and is located at the corner of W 25<sup>th</sup> Street and Longview Street – both collector streets. It is separated from N. Lamar Blvd., a core transit corridor, by a City-owned park parcel which varies in width between approximately 170 feet and 85 feet. The tract is currently zoned general office- mixed use- conditional overlay- neighborhood plan (GO-MU-CO-NP). The Conditional Overlay limits height of a building or structure to 50 feet.

A two-story office structure currently occupies the site. It has contained an office use since its construction in 1959. The property was given the mixed use (MU) overlay as part of the Central Austin Combined Neighborhood Plan (West University NPA) rezonings adopted in 2004. This tract is designated as Mixed Use/Office in the future land use map and is just outside the boundary of the University Neighborhood Overlay (UNO), and is located in the West University Neighborhood Planning Area.

During the Vertical Mixed Use Overlay (VMU) Opt-in/Opt-out process conducted by the Planning Department in 2007 - 09, the Central Austin Combined Neighborhood Contact Team participated. The question at the time was which properties to add the –V combining district or which properties to exclude from the VMU overlay. Staff also applied a general metric that if a tract did not actually adjoin a core transit corridor, then it was not recommended for VMU zoning / the VMU Overlay. Therefore, this tract was not included in the original VMU Overlay. However, the VMU process left open the possibility that –V could be added with a rezoning at a later date.

The Applicant proposes to rezone the property and add a vertical mixed use building (–V) combining district to the existing zoning and redevelop it with 100 apartment units and 7,500 square feet of office uses. Access is proposed to be taken from both W. 25th Street and Longview Street, as it is currently.

The addition of –V provides an additional development option to a property, but allows it to retain the ability to redevelop under the existing GO base district. A –V does not grant: 1) additional height to the base zoning district which 60 feet (and limited to 50 feet by the current conditional overlay) or 2) additional impervious cover which is limited to 80 percent in the GO zoning district. The addition of –V also does not waive applicable compatibility standards.

A building built under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject property, there is also the opportunity to waive: 1) the front and interior side setbacks, and 2) the 1:1 floor-to-area ratio established by GO zoning; A –V building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a –V building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (2017 MFI is \$81,400), for a period of 40 years.

The subject property is one that is eligible and appropriate for the addition of –V because of its commercial zoning and uses, and location in very close proximity to a Core Transit Corridor. There are several other condominium and multifamily residential projects in the area and a handful of others that are currently under development. Please refer to exhibits (zoning map and aerial map).

The tract is designated as Mixed Use / Office on the adopted Future Land Use Map; a large portion of the lots north of W 24<sup>th</sup> and southeast of Lamar Boulevard in this section are either designated as Mixed Use or Mixed Use / Office. The Mixed Use designation is defined as “An area that is appropriate for a mix of residential and non-residential uses.” There are already many multifamily uses to the south and east of the tract (zoned MF-4-CO-NP and MF-4-NP), and office uses to the southwest and northeast along Lamar Boulevard (LO-NP and GO-MU-CO-NP).

Staff recommends GO-MU-V-NP combining district zoning, and further recommends removal of the conditional overlay which limits height to 50 feet. GO base zoning allows for 60 feet, and removing the height restriction would allow for an additional story and more residential units. North Lamar Boulevard, an established core transit corridor with pedestrian access to transit, is located close to the subject tract – between 85 feet at minimum and 170 feet at maximum. Granting the request will allow for a mix of uses, both residential and non-residential, on the periphery of a neighborhood where redevelopment opportunities are encouraged. When redevelopment occurs, there is an effort to maximize transportation options and housing opportunities in a dense, compact manner that is appropriate in the West Campus area. For the reasons stated above, the request is supported by the Imagine Austin Plan.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO-MU-CO-NP	Office
<i>North</i>	GO-MU-NP	Multifamily, then Lamar Blvd
<i>South</i>	MF-4-CO-NP, LO-NP	W. 25 <sup>th</sup> Street, then Multifamily and Office
<i>East</i>	MF-4-CO-NP, GO-MU-NP	Longview Street, then Multifamily and Office
<i>West</i>	P-NP	Park land (City owned parcel), then Lamar Blvd

**NEIGHBORHOOD PLANNING AREA:** West University**TIA:** No, however a TIA may be required at the time of site plan.**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

<b><i>Community Registry Name</i></b>	<b><i>ID</i></b>
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
CANPAC (Central Austin Neigh Plan Area Committee)	754
Caswell Heights Neighborhood Association	782
Central Austin Community Development	1391
Central West Austin Neighborhood Plan	1301
Friends Of Austin Neighborhoods	1530
Homeless Neighborhood Association	1550
Original West University Neigh Association (The)	1020
Pease Park Conservancy	1572
Pemberton Heights Neighborhood Association	644
Preservation Austin	1424
SELTEXAS	1363
Shoal Creek Conservancy	1497
Sierra Club, Austin Regional Group	1228
University Area Partners	69
West Austin Neighborhood Group	88

**SCHOOLS:** Bryker Woods Elementary, O Henry Middle School, Austin High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2007-0262 Central Austin Combined Neighborhood Planning Area Vertical Mixed Use	Addition of V (Vertical Mixed Use Zoning) to 14 tracts on 20.42 acres	1/13/09 – Approved	6/11/09 - Apvd 2009-0611-056 for V on certain tracts w/conds
C14-2009-0049 2501 Leon Street	MF-4-NP to MF-4-CO-NP	6/23/09 - Apvd staff rec of MF-4-CO-NP, the property must comply with MF-4 standards, and may not be developed under UNO requirements	8/6/09 - Apvd Ord. 20090806-057 for MF-4-CO-NP

**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0021 Central Austin Combined NP (West University)	Addition of West University Neighborhood Plan (addition of Combining District)	5/25/04 – Approved	Approved tracts separately, between 6/10/04 and 5/19/05

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Longview Street	60'	40'	Collector	No	No	Yes
W 25 <sup>th</sup> Street	60'	35'	Collector	Partial	No	Yes

1. Capital Metro bus service is not available along Longview St. or W. 25th St. However, Capital Metro bus service is available on North Lamar.
2. There is an existing sidewalk on W. 25<sup>th</sup> Street, covering approximately 60% of the length of the tract. There is no existing sidewalk on the west side of Longview Street; there is sidewalk on the east side of Longview, opposite the tract.
3. According to the Austin 2014 Bicycle Plan, no improvements have been recommended for W. 25th Street and Longview St.

**CITY COUNCIL DATE:** August 3, 2017**ACTION:****ORDINANCE READINGS:** 1st2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Scott Grantham**PHONE:** 512-974-3574**EMAIL:** [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov)

**BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought*
2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*
4. *The rezoning should be consistent with the goals and objectives of the City Council.*

The subject site is located at the intersection of 2 local collector streets, and parallel to North Lamar Boulevard, a core transit corridor. The site is separated from North Lamar by a narrow City of Austin park, approximately 160 feet wide at its widest point. One stated goal of VMU is to encourage density on corridors with higher levels of transit service.

The location is appropriate for residential, and office uses. The General Office (GO) district is the zoning designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices. The site is also appropriate for additional ground floor pedestrian oriented uses (e.g. consumer convenience services, food sales) that are permitted in VMU buildings in office districts.

The addition of the V will allow for a VMU building, which will be required to a) have a mix of uses including residential, b) include pedestrian oriented spaces on the ground floor, and c) if relaxed site development standards are sought, guarantee a certain percentage of affordable units.

**EXISTING CONDITIONS*****Site Characteristics***

There are 2 driveways serving the current parking lot – one on W 25<sup>th</sup> Street and the other on Longview Street. The west side of the parking lot is formed by a retaining wall, with a guard rail above. There is a drop off, ranging from 4 to 8 feet, to the ground below. There are several large trees in the northwest corner of the site, and the terrain slopes downward in that area towards Lamar Boulevard.

***Impervious Cover***

The tracts are located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The GO zoning district allows up to 80% impervious cover. In scenarios where conflicting regulations are presented, the most restrictive impervious cover limit applies.

***Comprehensive Planning***

The property is located in the Central Austin Combined Neighborhood Planning Area in the West University NP, and just outside the UNO boundaries. Surrounding land uses includes apartments to the north and south, a sorority house and apartments to the east, and parkland to the west. The proposed use is a vertical mixed use project consisting of an office use on the first floor and apartments above.

There is a public sidewalk located along W. 25th Street and on the other side of Longview Street. A public transit stop is located less than 1000 ft. away from this property.

**Central Austin Combined Neighborhood Planning Area (CACNP)**

The Central Austin Combined Neighborhood Plan Future Land Use Map identifies the subject area as being classified as Mixed Use/Office which is intended for a mix of residential and office uses and is supposed to provide a transition from residential uses to non-residential or mixed uses. GO zoning is permitted under this FLUM category.

The CACNP FLUM and policies supports mixed use/office projects where this property is located.

**Imagine Austin**

The property is located within the boundaries of a Regional Center, as identified on the Imagine Austin's Growth Concept Map. These centers are intended for retail, cultural, recreational, and entertainment destinations for Central Texas and are the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

Based upon: (1) the property being located within a Regional Center, which supports a variety of land uses, including mixed use; and (2) the Imagine Austin policies above that supports a variety of uses within Regional Centers, including mixed use, this proposed mixed use/office project appears to be supported by the Imagine Austin Comprehensive Plan.

***Site Plan – Lynda Courtney – 512-974-2810***

SP1. FYI: At the time of site plan, this site will be subject to compliance with Commercial Design Standards (Subchapter E requirements). Sidewalk improvements, preservation of open space, connection to parks, shielding of lighting, pedestrian protections, and building glazing and fenestration requirements will be part of that review.

SP2. FYI: At the time of site plan submittal, compliance with affordability requirements as well as compliance with the dimensional provisions specifically permitted with the “V” zoning will be reviewed and verified.

***Environmental - Mike Mcdougal - 512-974-6380***

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

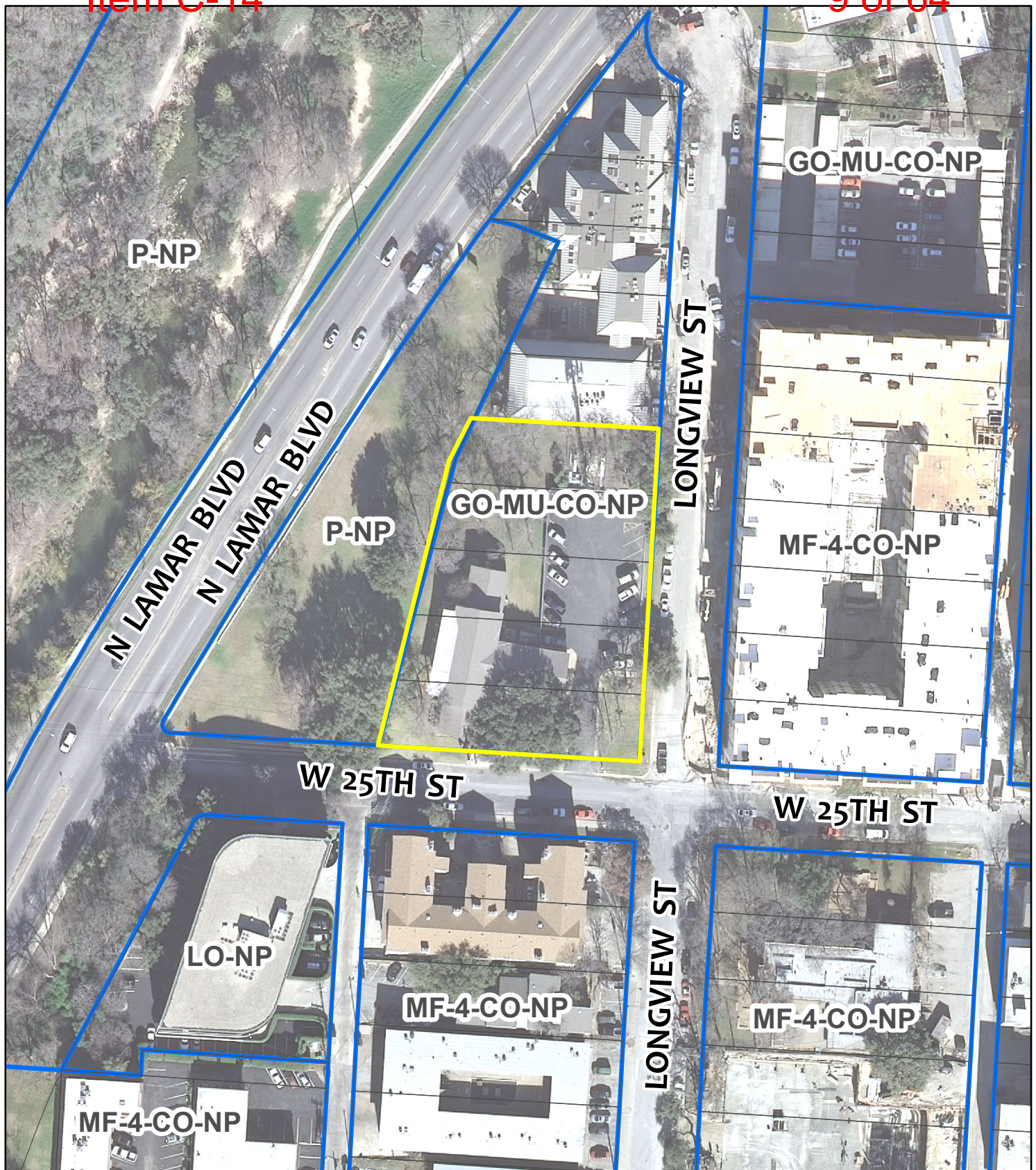
***Transportation Ivan Naranjo – 512-974-7649***

1. No additional right-of-way is needed at this time.
2. 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].

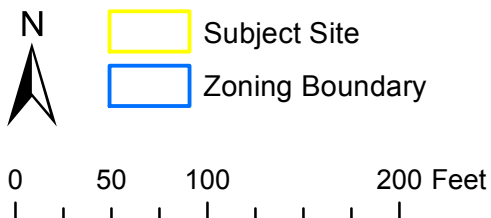
***Water Utility - Bradley Barron – 512-972-0078***

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.





## ZONING & VICINITY - EXHIBIT A



Zoning Case#: C14-2016-0135  
 Address: 1200 W 25th Street  
 Subject Area: 0.97 Acres  
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.






$$1'' = 250'$$

**EXHIBIT C – Site Photos**

South of tract, looking north to existing building

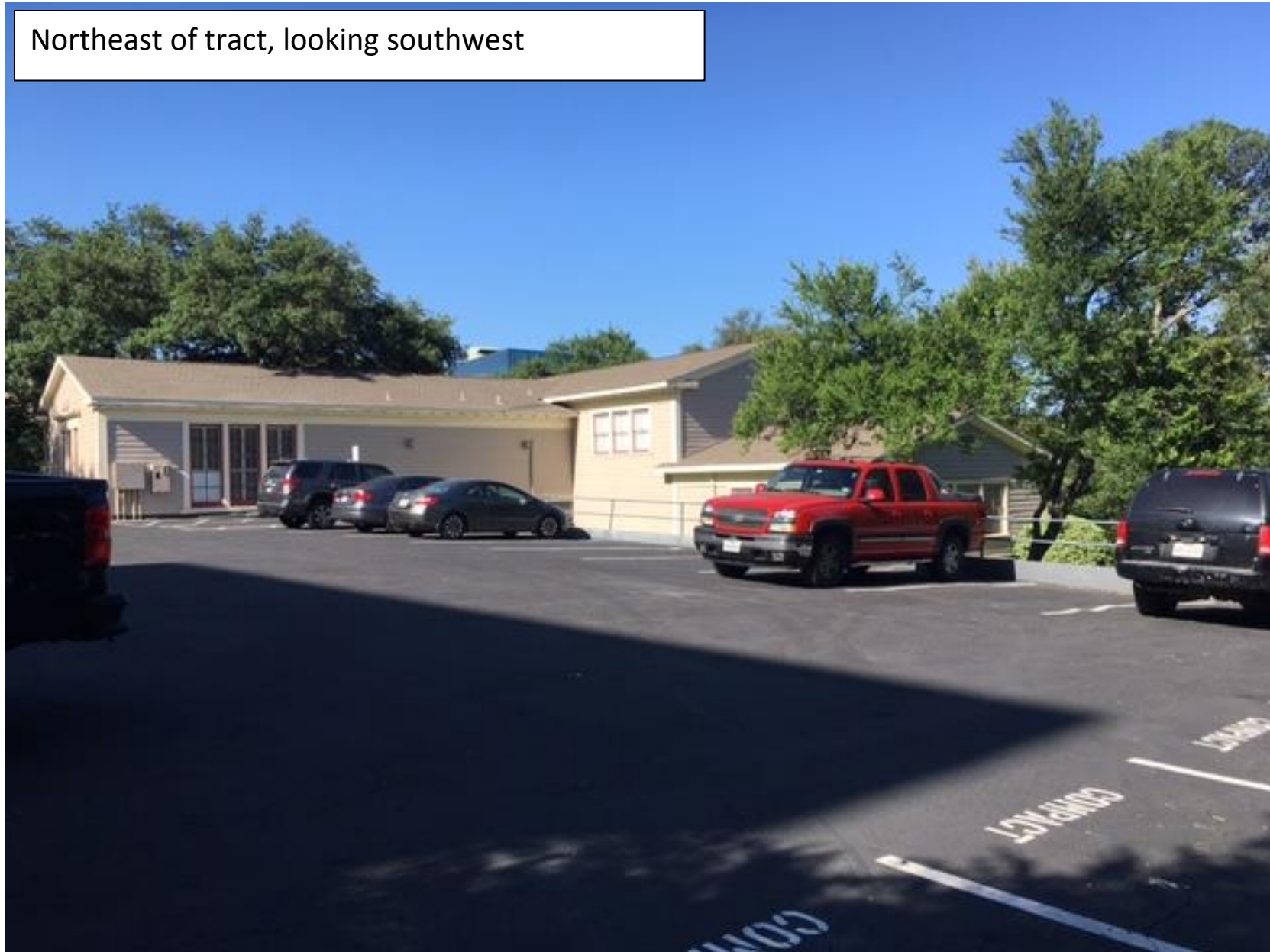




Southeast of tract, looking northwest



Northeast of tract, looking southwest



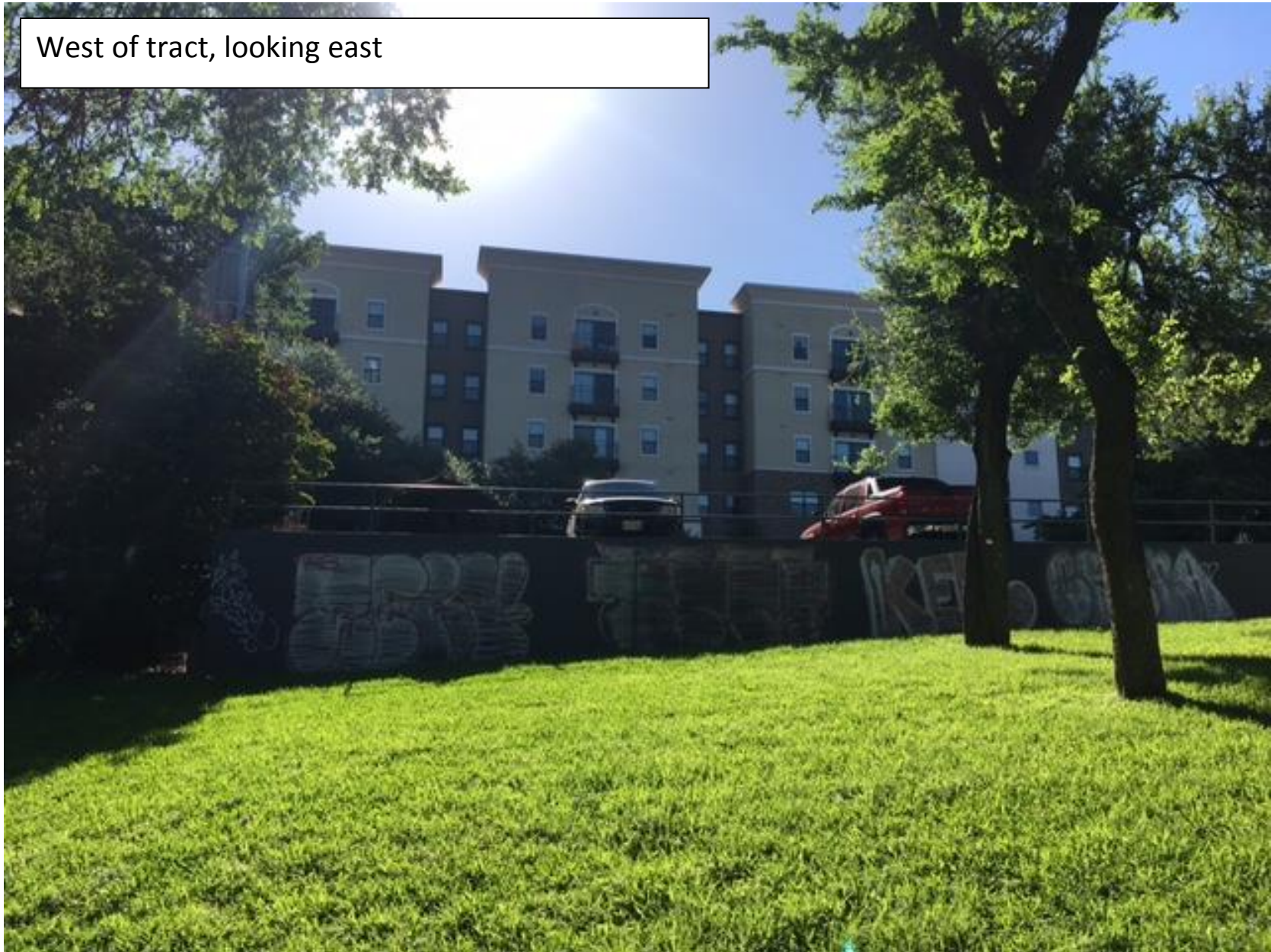


North central portion of tract, looking south





West of tract, looking east



**EXHIBIT D****ORDINANCE NO. 20090611-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 2-6, 10B, 11, 12, 14-52, 57-64, 66, AND 67, LOCATED IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLANNING AREA.**

**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 vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2007-0262, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 20.42 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Central Austin Combined Neighborhood Planning Area*),

located in the Central Austin Combined neighborhood planning area, locally known as the area generally bounded by 45<sup>th</sup> Street on the north, IH-35 on the east, Martin Luther King Jr. Boulevard on the south, and Lamar Boulevard on the west, excluding the campus of the University of Texas at Austin, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

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

**PART 2.** The zoning districts for the Property are changed from limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-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, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP)



combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and commercial-liquor sales-neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-NP) combining district, to limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood conservation combining district-neighborhood plan (CS-V-NCCD-NP) combining district, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, and commercial-liquor sales-vertical mixed use building-neighborhood conservation combining district-neighborhood plan (CS-1-V-NCCD-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	211114	W130FT OF LOT 3 BLK 1 THEODORE LOW HEIGHTS	GR-CO-NP	GR-V-CO-NP
	211115	2901 N LAMAR BLVD	GR-CO-NP	GR-V-CO-NP
	211116	2906 SAN GABRIEL ST	GR-CO-NP	GR-V-CO-NP
	211117	2908 SAN GABRIEL ST	GR-CO-NP; CS-1-CO-NP	GR-V-CO-NP; CS-1-V-CO-NP
7	212563	3401 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212564	3411 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212565	3419 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
	212566	3423 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
8	212573	3515 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
9	212462	911 W 38TH ST	CS-CO-NP	CS-V-CO-NP
	212465	801 W 38TH ST	GR-NP	GR-V-NP
	212466	901 W 38TH ST	GR-NP; CS-CO-NP	GR-V-NP; CS-V-CO-NP
	567356	3701 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
10A	525524	711 W 38TH ST (FRONT PORTION)	GR-CO-NP	GR-V-CO-NP
13	212540	LOT 2 BLK 7 OLT 76 DIV D BUDDINGTON SUBD	CS-CO-NP	CS-V-CO-NP
	212541	3706 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP	CS-V-CO-NP; CS-1-V-CO-NP
53	Portion of 208335	2711 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
54	208325	2801 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
	208326	LOT 5 * LESS W 7.5FT & LOT 6 * LESS N W TRI BLK 1 OLT 14 DIV D FRUTH ADDN	CS-NCCD-NP	CS-V-NCCD-NP
	208334	2815 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
55	208323	2817 GUADALUPE ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-V-NCCD-NP; CS-1-V-NCCD-NP
		2819 GUADALUPE ST		
	208324	2825 GUADALUPE ST	CS-1-NCCD-NP	CS-1-V-NCCD-NP
		2827 GUADALUPE ST		
56	211451	512 W 29TH ST	CS-NCCD-NP	CS-V-NCCD-NP
	211452	2909 GUADALUPE ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-V-NCCD-NP; CS-1-V-NCCD-NP
	211454	2915 GUADALUPE ST	CS-NCCD-NP	CS-V-NCCD-NP
		2917 1/2 GUADALUPE ST		
65	212641	3317 N LAMAR BLVD	CS-CO-NP	CS-V-CO-NP
101	208917	3203 RED RIVER ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		3207 RED RIVER ST		
		910 E 32ND ST		
		912 E 32ND ST		
		914 E 32ND ST		
	208919	3211 RED RIVER ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		3213 RED RIVER ST		
102	216074	4427 DUVAL ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		4429 DUVAL ST		
	459842	4409 DUVAL ST	CS-MU-CO-NP	CS-MU-V-CO-NP
103	211807	4011 RED RIVER ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211808	905 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211809	W 50FT OF LOT 3 BLK 12 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP

Tract #	TCAD Property ID	COA Address	FROM	TO
	211810	CEN 50FT OF LOT 3 BLK 12 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP
	211811	915 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211812	925 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211813	927 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211814	1009 1/2 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211815	LOT 3 BLK 10 OLT 20-21 DIV C PLAINVIEW HEIGHTS	GR-MU-CO-NP	GR-MU-V-CO-NP
	211816	1021 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211817	1033 1/2 E 41ST ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	211824	929 E 41ST ST	GR-MU-CO-NP; LO-MU-NP	GR-MU-V-CO-NP; LO-MU-V-NP
	211826	907 E 41ST ST 909 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211827	923 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211834	1007 E 41ST ST	GR-MU-CO-NP	GR-MU-V-CO-NP
	211835	1033 E 41ST ST 4030 1/2 N IH 35 SVRD SB	CS-MU-NP	CS-MU-V-NP

**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

A. The following applies to Tracts 1, 7-9, 10A, 13, 65, 101-103:

Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

B. The following applies to Tracts 1, 7-9, 10A, 13, 65, and 103:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

C. The following applies to Tracts 101-102:

The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).

D. The following applies to Tracts 1, 7, 8, 9, 13, and 65:

1. A sidewalk for a VMU building may not be less than 15 feet in width.
2. A residential use only is permitted above the first floor of a VMU building.
3. On-street head-in parking for a VMU building is prohibited.

E. The following applies to Tract 10A if Tract 10A is developed as a VMU project:

1. On-street head-in parking for a VMU building is prohibited.
2. A minimum 50 percent of useable air conditioned square footage above the first floor shall be residential.
3. The project shall comply with the tree preservation standards as set forth in the Environmental Criteria Manual and approved by the City of Austin arborist. In addition, landscape buffers shall be provided and maintained to preserve existing healthy Class I trees. The landscape buffer shall be measured beginning from the existing back-of-curb along the street or streets adjacent to the buffer area.

The landscape buffers are located as follows:

- a) Except as shown in (b), a minimum depth of 20 feet along West 38<sup>th</sup> Street where existing Class I trees are located.
- b) A minimum depth of 35 feet beginning at the corner of King Street and West 38<sup>th</sup> Street then westward along West 38<sup>th</sup> Street for a distance of approximately 210 feet.
- c) Along King Street beginning at approximately 200 feet south of the intersection of West 38<sup>th</sup> Street and King Street where an existing Live

Oak is located, a minimum depth of 25 feet both northward and southward for a distance of approximately 20 feet.

- d) A minimum depth of 20 feet along West Avenue beginning at the corner of West Avenue and West 38<sup>th</sup> Street where existing Class I trees are located, then southward for a distance of approximately 245 feet.

Improvements permitted within the buffer zone are limited to curb cuts, drainage, underground utilities, driveways, sidewalks and trail improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance. The location of these improvements must be approved by the city arborist to assure that Class 1 trees within the buffer areas are preserved.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2-6, 10B, 11, 12, 14-52, 57-64, and 66-67, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address	Zoning
2	211328	2915 SAN GABRIEL ST	GR-CO-NP
3	211327	3001 N LAMAR BLVD	CS-CO-NP; GR-CO-NP
4	211225	3007 N LAMAR BLVD	LR-CO-NP
	211229	3011 N LAMAR BLVD	LR-CO-NP
	211230	3027 N LAMAR BLVD	LR-CO-NP
	211231	3009 N LAMAR BLVD	LR-CO-NP; NO-MU-NP
5	211119	3103 N LAMAR BLVD	CS-CO-NP
		3125 N LAMAR BLVD	
6	212639	3303 N LAMAR BLVD	CS-CO-NP
	212640	3311 N LAMAR BLVD	CS-1-CO-NP
	212642	3201 N LAMAR BLVD	CS-CO-NP
10B	525524	711 W 38 <sup>TH</sup> ST (BACK PORTION)	LO-MU-CO-NP
11	212538	631 W 38 <sup>TH</sup> ST	GR-CO-NP
12	212544	623 W 38 <sup>TH</sup> ST	GR-CO-NP
14	212583	3510 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
		3512 GUADALUPE ST	
		601 1/2 W 37 <sup>TH</sup> ST	

Tract #	TCAD Property ID	COA Address	Zoning
15	212602	3500 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
16	212611	3406 GUADALUPE ST	CS-CO-NP
	212612	3404 GUADALUPE ST	CS-CO-NP
	212619	3402 GUADALUPE ST	CS-CO-NP
17	212730	3316 GUADALUPE ST	CS-MU-CO-NP
		610 W 33RD ST	
		612 1/2 W 33RD ST	
	212732	3300 GUADALUPE ST	CS-CO-NP
18	212748	3208 GUADALUPE ST	CS-CO-NP
	212749	3204 GUADALUPE ST	CS-CO-NP
	212756	3202 GUADALUPE ST	CS-CO-NP
19	211171	3114 1/2 GUADALUPE ST	CS-CO-NP
	211172	3110 GUADALUPE ST	CS-CO-NP
	211180	3120 GUADALUPE ST	CS-CO-NP
20	211185	3100 GUADALUPE ST	CS-CO-NP
21	732525 - 732563	3016 GUADALUPE ST	CS-MU-CO-NP
22	211432	2932 GUADALUPE ST	CS-CO-NP
		2938 GUADALUPE ST	
		601 W 30TH ST	
	211433	2908 GUADALUPE ST	CS-CO-NP; CS-1-CO-NP
		2910 GUADALUPE ST	
		2912 GUADALUPE ST	
		2918 GUADALUPE ST	
		2922 GUADALUPE ST	
		2924 GUADALUPE ST	
		2928 GUADALUPE ST	
	211434	2904 GUADALUPE ST	CS-CO-NP
	211435	2900 GUADALUPE ST	CS-CO-NP
23	208201	2828 1/2 GUADALUPE ST	CS-CO-NP
		2828 GUADALUPE ST	
	208202	2820 GUADALUPE ST	CS-CO-NP
24	208321	2803 NUECES ST	CS-CO-NP
		2808 GUADALUPE ST	
	208322	2810 GUADALUPE ST	CS-CO-NP
	359152	2800 GUADALUPE ST	CS-CO-NP
		2802 GUADALUPE ST	
25	208313	2718 GUADALUPE ST	CS-NP
	208314	2716 1/2 GUADALUPE ST	CS-1-NP

Tract #	TCAD Property ID	COA Address	Zoning
	208315	2716 GUADALUPE ST	CS-NP
	208316	2714 GUADALUPE ST	CS-NP
	208317	2712 GUADALUPE ST	CS-NP
	208318	2700 GUADALUPE ST	CS-NP
26	208303	2610 GUADALUPE ST	CS-1-NP
	208304	65 X 150FT OLT 62 DIVISION D	CS-NP
	208305	2606 GUADALUPE ST	CS-NP
	208309	2604 GUADALUPE ST	CS-NP
27	208307	2600 GUADALUPE ST	CS-NP
28	206589	2513 SAN ANTONIO ST	CS-CO-NP
		2538 GUADALUPE ST	
	206592	2511 SAN ANTONIO ST	CS-CO-NP; CS-1-CO-NP
		2522 GUADALUPE ST	
		2530 GUADALUPE ST	
		2532 GUADALUPE ST	
	206593	2518 GUADALUPE ST	CS-CO-NP
		2520 GUADALUPE ST	
	206594	2512 GUADALUPE ST	CS-CO-NP
		2500 GUADALUPE ST	
	206595	2510 GUADALUPE ST	CS-CO-NP
		2514 GUADALUPE ST	
	206597	2514 GUADALUPE ST	CS-CO-NP
		2552 GUADALUPE ST	
	206598	2552 GUADALUPE ST	CS-CO-NP
		2558 GUADALUPE ST	
29	206685	2434 GUADALUPE ST	CS-CO-NP
		2438 1/2 GUADALUPE ST	
	206686	2424 GUADALUPE ST	CS-CO-NP
		2426 GUADALUPE ST	
		2428 GUADALUPE ST	
	206687	2420 GUADALUPE ST	CS-CO-NP
		2422 GUADALUPE ST	
	206688	2416 GUADALUPE ST	CS-CO-NP
		2418 GUADALUPE ST	
	206689	2406 GUADALUPE ST	CS-CO-NP
		2414 GUADALUPE ST	
30	206690	2404 GUADALUPE ST	CS-CO-NP
		2402 GUADALUPE ST	
		2402 GUADALUPE ST	
	206742	2348 GUADALUPE ST	CS-CO-NP
		2352 GUADALUPE ST	
		2354 GUADALUPE ST	

Tract #	TCAD Property ID	COA Address	Zoning
		407 W 24TH ST	
	206744	.058AC OF S56 FT OF LOT 35 OLT 36 DIVISION D	CS-CO-NP
	206749	2312 GUADALUPE ST	CS-CO-NP
		2316 GUADALUPE ST	
	206750	2310 GUADALUPE ST	CS-CO-NP
	206751	2300 GUADALUPE ST	CS-CO-NP
		2304 GUADALUPE ST	
	359147	2322 GUADALUPE ST	CS-CO-NP
		2324 GUADALUPE ST	
		2326 GUADALUPE ST	
		2328 GUADALUPE ST	
		2330 GUADALUPE ST	
		2338 GUADALUPE ST	
	459731	2346 GUADALUPE ST	CS-CO-NP
		2350 GUADALUPE ST	
31	203508	2246 GUADALUPE ST	CS-CO-NP
		2266 GUADALUPE ST	
		2268 GUADALUPE ST	
		2270 GUADALUPE ST	
		403 W 23RD ST	
		405 W 23RD ST	
	203509	2244 GUADALUPE ST	CS-CO-NP
	203510	2230 GUADALUPE ST	CS-CO-NP
		2234 GUADALUPE ST	
		2236 GUADALUPE ST	
	203511	2222 GUADALUPE ST	CS-CO-NP
	567170	2200 GUADALUPE ST	CS-CO-NP
32A	203719	2130 GUADALUPE ST	CS-CO-NP
	203720	2116 GUADALUPE ST	CS-CO-NP
		2120 GUADALUPE ST	
32B	203722	2100 GUADALUPE ST	CS-CO-NP
33	203836	2008 GUADALUPE ST	CS-NP
		2010 GUADALUPE ST	
	203837	2004 GUADALUPE ST	CS-NP
	203838	2002 GUADALUPE ST	CS-NP
	203839	2000 GUADALUPE ST	CS-NP
	203840	1908 GUADALUPE ST	CS-NP
		1910 GUADALUPE ST	
		1914 GUADALUPE ST	



Tract #	TCAD Property ID	COA Address	Zoning
	203841	1906 GUADALUPE ST	CS-NP
	203842	1904 GUADALUPE ST	CS-NP
	203843	1900 GUADALUPE ST	CS-NP
	203847	2024 GUADALUPE ST	CS-NP
		2026 GUADALUPE ST	
34	203844	1903 SAN ANTONIO ST	CS-NP; GR-NP
		414 W MARTIN LUTHER KING JR BLVD	
35	203803	500 W MARTIN LUTHER KING JR BLVD	CS-NP/MF-6-CO
36	Portion of 203795	506 W MARTIN LUTHER KING JR BLVD	CS-NP
	203796	510 W MARTIN LUTHER KING JR BLVD	CS-NP
37	203782	600 W MARTIN LUTHER KING JR BLVD	CS-1-NP
38	203795	610 W MARTIN LUTHER KING JR BLVD	CS-NP
	203796	1901 RIO GRANDE ST	CS-NP
39	203761	706 W MARTIN LUTHER KING JR BLVD	GO-NP
40	203734	1900 PEARL ST	GO-NP
41	111994	1907 N LAMAR BLVD	GO-NP
	111995	1905 N LAMAR BLVD	GO-NP
	111996	1901 N LAMAR BLVD	LR-CO-NP
42	112376	2001 N LAMAR BLVD	LO-NP
	112377	2003 N LAMAR BLVD	LO-NP
43	112380	2201 N LAMAR BLVD	LO-MU-CO-NP
	112381	2205 N LAMAR BLVD	GO-MU-CO-NP
44	206183	1301 W 25TH ST	LO-NP
45	206056	2520 LONGVIEW ST	GO-MU-NP
46	206063	2601 N LAMAR BLVD	GO-MU-NP
47	203899	1903 UNIVERSITY AVE	CS-CO-NP; CS-NP
		1905 UNIVERSITY AVE	
		1909 UNIVERSITY AVE	
48	203888	1900 1/2 UNIVERSITY AVE	GR-NP; CS-NP
		1900 UNIVERSITY AVE	
		1902 UNIVERSITY AVE	
		208 W MARTIN LUTHER KING JR BLVD	
49	203880	212 W MARTIN LUTHER KING JR	CS-MU-CO-NP

Tract #	TCAD Property ID	COA Address	Zoning
		BLVD	
		214 W MARTIN LUTHER KING JR BLVD	
		216 W MARTIN LUTHER KING JR BLVD	
		218 W MARTIN LUTHER KING JR BLVD	
		222 W MARTIN LUTHER KING JR BLVD	
50	203854	300 W MARTIN LUTHER KING JR BLVD	CS-NP
51	203848	1901 GUADALUPE ST	CS-NP
	203850	1907 GUADALUPE ST	CS-NP
		1915 GUADALUPE ST	
52	203855	2001 GUADALUPE ST	CS-NP
	203856	2003 GUADALUPE ST	CS-NP
57	211205	3001 GUADALUPE ST	CS-NCCD-NP
	211206	3009 GUADALUPE ST	CS-NCCD-NP
	211207	LOT 5 BLK 10 OLT 73 DIV D FRUTH ADDN	CS-NCCD-NP
	211208	3023 GUADALUPE ST	CS-NCCD-NP
	211209	3025 GUADALUPE ST	CS-NCCD-NP
		3035 GUADALUPE ST	
		3101 GUADALUPE ST	
58	212627	3415 GUADALUPE ST	CS-NCCD-NP
		3423 GUADALUPE ST	
	212629	3401 GUADALUPE ST	CS-NCCD-NP
		3403 GUADALUPE ST	
		3405 GUADALUPE ST	
		3407 GUADALUPE ST	
		3409 GUADALUPE ST	
59	212595	3501 GUADALUPE ST	CS-NCCD-NP
		510 1/2 W 35TH ST	
		510 W 35TH ST	
60	Portion of 212586	3511 GUADALUPE ST	CS-NCCD-NP
		511 W 37TH ST	
		519 W 37TH ST	
61	212550	3701 GUADALUPE ST	CS-NCCD-NP
		506 W 37TH ST	

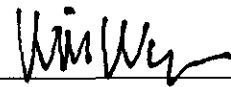
Tract #	TCAD Property ID	COA Address	Zoning
62	212545	3711 GUADALUPE ST	CS-NCCD-NP
		3713 GUADALUPE ST	
63	212546	505 W 38TH ST	CS-NCCD-NP; LO-NCCD-NP
	212547	LOT 4 * LESS N5FT OF BLK 2 OLT 77 DIV D LAKEVIEW ADDN	CS-NCCD-NP; LO-NCCD-NP
	212548	LOT 5 BLK 2 OLT 77 DIV D LAKEVIEW ADDN	CS-NCCD-NP; LO-NCCD-NP
64	567360	3706 SPEEDWAY	LR-NCCD-NP
66	212542	3700 GUADALUPE ST	CS-CO-NP
67	Portion of 211310	3000 GUADALUPE ST	CS-MU-CO-NP
		602 1/2 W 30TH ST	

**PART 5.** This ordinance takes effect on June 22, 2009.

**PASSED AND APPROVED**

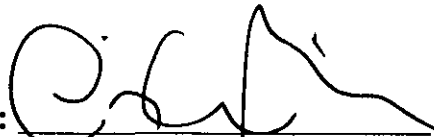
June 11, 2009

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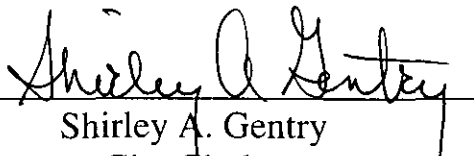
Will Wynn  
Mayor

APPROVED:

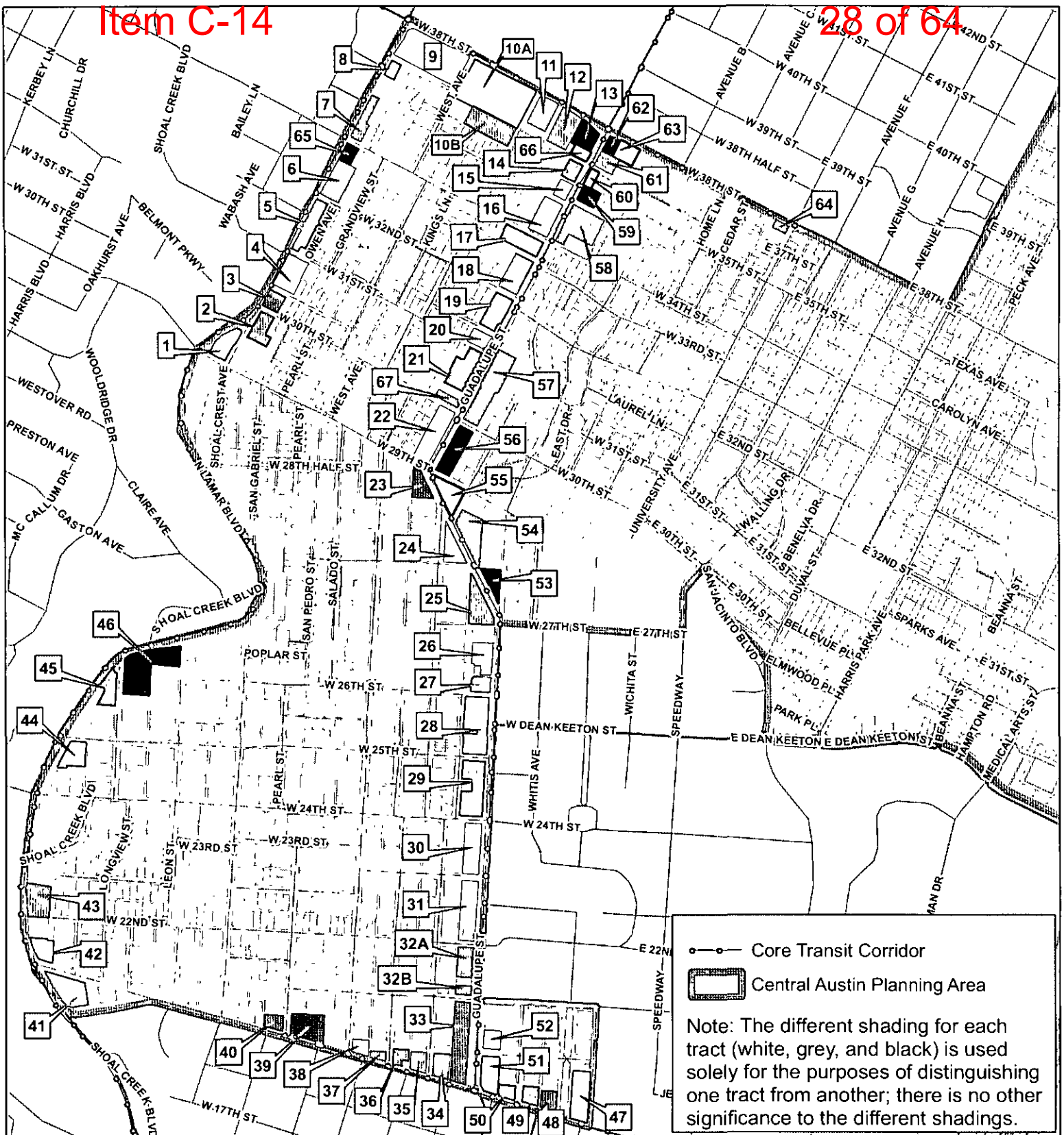


David Allan Smith  
City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk



**Central Austin Combined Neighborhood Planning Area**  
**Vertical Mixed Use Tract Map**  
**VMU Overlay District**  
**C14-2007-0262**



Produced by City of Austin  
 Neighborhood Planning and Zoning Dept  
 March 3, 2009

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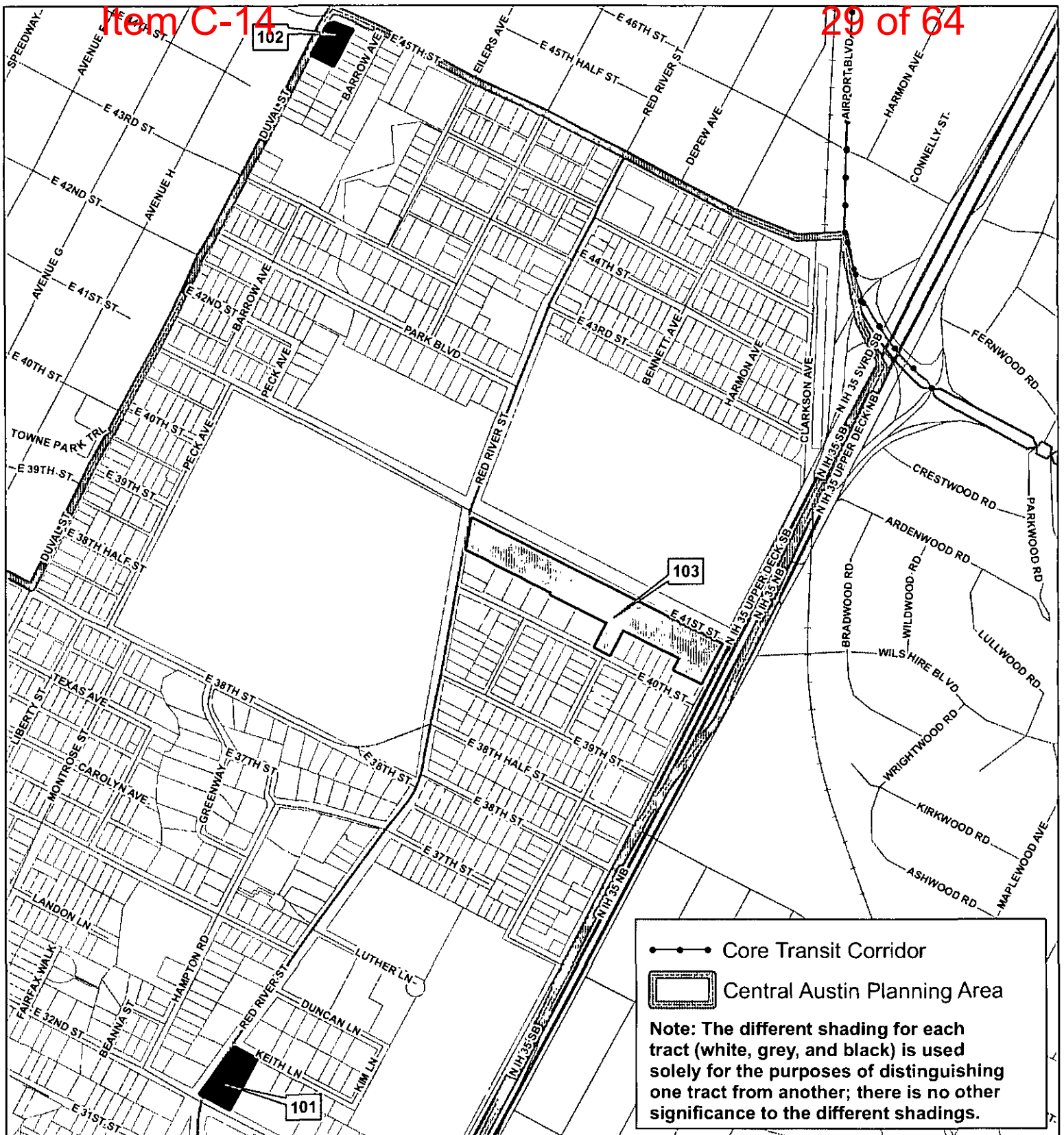


EXHIBIT A p92

**Central Austin Combined Neighborhood Planning Area**  
**Vertical Mixed Use (VMU) Tract Map**  
**VMU OPT-IN Properties**  
**C14-2007-0262**



Produced by City of Austin  
 Neighborhood Planning and Zoning Dept  
 February 3, 2009

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Miles

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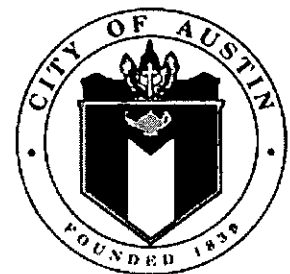
ZONING EXHIBIT B



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2007-0262  
 ADDRESS: CENTRAL AUSTIN PLANNING AREA  
 SUBJECT AREA: 20.42 ACRES  
 GRID: J24-25 & K24-25  
 MANAGER: M. BHAKTA

OPERATOR: S. MEEKS



1" = 1400'

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

**EXHIBIT E****ORDINANCE NO. 040826-57**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 442.06 ACRES OF LAND GENERALLY KNOWN AS THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 309 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 309 tracts of land within the property described in Zoning Case No. C14-04-0021, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 442.06 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, (the "Property"), and as follows,

Heritage Subdistrict area bounded by Lamar Boulevard on the west, West 38<sup>th</sup> Street on the north, Guadalupe Street on the east and West 29<sup>th</sup> Street on the south;

Shoal Crest Subdistrict area bounded by Lamar Boulevard on the west, West 29<sup>th</sup> Street on the north, Rio Grande Street to San Pedro Street on the east, and 28<sup>th</sup> Street to Poplar Street on the south; and

West University Neighborhood Subdistrict area bounded by Lamar Boulevard on the west, West 24<sup>th</sup> Street on the north, Leon Street and Robbins Place on the east, and Martin Luther King, Jr. Boulevard on the south; as shown on Exhibit "B",

SAVE AND EXCEPT the following properties,

Tract 30                      1005 West 22<sup>nd</sup> Street; 1904, 1906, 1908, 2100,  
2102, 2108, and 2110 San Gabriel Street;

Tract 33	1903, 1905, 1907, and 1909 Robbins Place;
Tract 34 (Part)	1007 West 22 <sup>nd</sup> Street
Tract 35	1919 Robbins Place;
Tract 36	1103 West 22 <sup>nd</sup> Street; 1916 and 1918 Robbins Place;
Tract 40	0 (Lot 5 Olt 13 Div E Lamar at 19 <sup>th</sup> ); 1230-1232 West Martin Luther King, Jr. Boulevard;
Tract 44	2209 and 2301 Shoal Creek Boulevard;
Tract 49	2305 and 2307 Longview Street;
Tract 52 (Part)	1006 West 22 <sup>nd</sup> Street;
Tract 60	910, 912, and 914 West 22 <sup>nd</sup> -1/2 Street;
Tract 80A	2307 (S 23.3 ft Lot 3 Olt 37 Div D, Louis Horst Subd); 2309 (N 46.7 ft. Lot 3 Olt 37 Div D Louis Horst Subd) Rio Grande Street;
Tract 81	2300 and 2306 Nueces Street;
Tract 99A	1112 West 24 <sup>th</sup> Street;
Tract 133A	2802, 2804, 2806, and 2808 San Pedro Street;
Tract 148A	2829 Salado Street;
Tract 201	711 West 32 <sup>nd</sup> Street;
Tract 204 (Part)	3100, 3102, and 3106 King Street; 3105 Kings Lane;
Tract 236 (Part)	3201 North Lamar Boulevard; and



Tract 1019 (Part) 2833 and 2841 San Gabriel Street;

generally known as the West University neighborhood plan combining district, locally known as the area bounded by Lamar Boulevard on the west, 38<sup>th</sup> Street on the north, Guadalupe Street on the east, and Martin Luther King, Jr. Boulevard on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

**PART 2.** The base zoning districts for the 309 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, neighborhood office (NO) district, limited office (LO) district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, general office-mixed use (GO-MU) combining district, general office-mixed use-conditional overlay (GO-MU-CO) combining 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, general commercial services-historic (CS-H) combining district, general commercial services mixed use-conditional overlay (CS-MU-CO) combining district, and commercial-liquor sales (CS-1) district, to 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 limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP), 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-neighborhood plan (MF-4-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, multifamily residence high density-conditional overlay-neighborhood plan (MF-5-

CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-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-neighborhood plan (GO-NP) combining district, general office conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-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-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-conditional overlay-neighborhood plan (CS-H-CO-NP) combining district, general commercial services-mixed use-historic-neighborhood plan (CS-MU-H-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESSES	FROM	TO
1	2007 UNIVERSITY AVE	CS	CS-NP
2	1909 UNIVERSITY AVE	CS	CS-NP
3	200, 208 MARTIN LUTHER KING JR BLVD	CS	CS-NP
3A	1902 UNIVERSITY AVE	GR	GR-NP
4	216, 222 W MARTIN LUTHER KING JR BLVD	GR, CS	CS-MU-CO-NP
5	2000, 2002, 2004 UNIVERSITY AVE	GR	GR-NP
5A	2010 UNIVERSITY AVE	CS	CS-NP
6	2009, 2015 WHITIS AVE	CS	CS-NP
7	301 W 20TH ST; 300 W MARTIN LUTHER KING JR BLVD; 1902, 1908 WHITIS AVE	CS	CS-NP
8	1901, 1915 GUADALUPE ST	CS	CS-NP

TRACT	ADDRESSES	FROM	TO
9	2001, 2003, 2021 (LOT 1-3 & 18-20 OLT 21 DIV D LOUIS HORST SUBD PLUS ADJ VAC ALLEY SAVE AND EXCEPT THOSE TRACTS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBITS D [3,965 SQ FT] AND E [2,898 SQ FT]) GUADALUPE ST; 2000, 2002 WHITIS AVE	CS	CS-NP
10	2021 (A 3,965 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT D) GUADALUPE ST	CS-1	CS-1-NP
11	2021 GUADALUPE ST (A 2,898 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT E)	CS-1	CS-1-NP
12	1904, 1906, 1914, 2000, 2002, 2004, 2010, 2024 GUADALUPE ST; 400 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
13	2011 SAN ANTONIO ST	CS	CS-NP
13A	414 W MARTIN LUTHER KING JR BLVD; 1907 SAN ANTONIO ST	GR-CO	GR-NP
13B	414 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
14	1908, 1930, 2020 SAN ANTONIO ST	CS	MF-4-NP
16	506, 510 W MARTIN LUTHER KING JR BLVD	CS	CS-NP
17	1903, 1905, 1907 NUECES ST	CS	MF-4-NP
18	1911, 1915 NUECES ST	MF-4, NO	MF-4-NP
19	1908 NUECES ST	GO	MF-4-NP
20	1902 NUECES ST	CS	CS-NP
20A	600 W MARTIN LUTHER KING JR BLVD	CS-1	CS-1-NP
22	610 W MARTIN LUTHER KING JR BLVD; 1901 RIO GRANDE ST	CS	CS-NP
22A	1907 (S 35 FT LOT 3 & N 20 FT LOT 4 OLT 23 DIV D HORST SUBD) RIO GRANDE ST	LO	LO-NP
23	1900 (A 0.960 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT G SAVE AND EXCEPT THE TRACT DESCRIBED BY METES AND BOUNDS IN EXHIBIT F), 1904 RIO GRANDE ST	GR-CO	GR-CO-NP
24	706 W MARTIN LUTHER KING JR BLVD	GO	GO-NP
26	1900 PEARL ST	GO	GO-NP
26A	1904 PEARL ST	LO	LO-NP
27	906, 908, 910, 912 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
28	911, 915 W 21ST ST; 1905, 1907, 1909, 1911 SAN GABRIEL ST	MF-4	MF-4-CO-NP
29	910 W 21ST ST; 911, 915 W 22ND ST; 2101 SAN GABRIEL ST	MF-4	MF-4-CO-NP
31	1902 SAN GABRIEL ST	GO	GO-CO-NP
32	1010, 1014 W MARTIN LUTHER KING JR BLVD	GO	GO-CO-NP
34	1911, 1913, 1915 ROBBINS PL	MF-4	SF-3-CO-NP
38	1104 W MARTIN LUTHER KING JR BLVD; 1900 ROBBINS PL	MF-3	SF-3-CO-NP
39	1300 OLD 19TH ST; 1305, 1307 W 22ND ST; 1908 CLIFF ST	SF-3, MF-3	SF-3-CO-NP
39A	1909 (LOT 14 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD) CLIFF ST	MF-2	MF-2-CO-NP
41	1901 N LAMAR BLVD	LR-CO	LR-CO-NP

TRACT	ADDRESSES	FROM	TO
42	1905, 1907 N LAMAR BLVD	GO	GO-NP
43	2205 N LAMAR BLVD	SF-3, LO	GO-MU-CO-NP
43A	2201 N LAMAR BLVD	LO	LO-MU-CO-NP
45	2317 SHOAL CREEK BLVD; 1201 (LOT 2 & N 20 FT OF LOT 3 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	MF-4	MF-4-CO-NP
46	1201 (LOT 1 OLT 41&42 DIV D LONGVIEW TERRACE) W 24TH ST	GO	GO-CO-NP
47	1111 W 24TH ST; 2306 LEON ST	GO	GO-CO-NP
48	2220, 2300, 2302, 2304 LEON ST; 2313 LONGVIEW ST	SF-3, MF-3	MF-3-CO-NP
50	1110 W 22ND 1/2 ST	MF-3	MF-3-CO-NP
51	1102, 1104 W 22ND ST; 2200 LEON ST	MF-3	SF-3-CO-NP
52	1008, 1010, 1012 W 22ND ST; 2201 LEON ST	MF-4	SF-3-CO-NP
53	1004 W 22ND ST	MF-4	SF-3-CO-NP
54	1011, 1013 W 23RD ST; 2207 LEON ST; 2200, 2204, 2212, 2216 SAN GABRIEL ST	MF-4	MF-4-CO-NP
55	1010 W 23RD ST; 2305, 2307 LEON ST	MF-4	MF-4-CO-NP
56	915 W 24TH ST (S 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	MF-4	MF-4-CO-NP
57	2312 SAN GABRIEL ST	CS-H	CS-H-CO-NP
58	901, 907, 915 W 24TH ST (N 96 FT OF W86.5 FT OF LOT 1 OLT 38-39 DIV D RAYMOND SUBD)	LO, LR, CS-MU-CO, CS	CS-MU-CO-NP
58A	904 W 23RD ST	CS-MU-CO	CS-MU-CO-NP
58B	0 (S 1/2 OF LOT 8 LESS W14.35 FT OLT 38-39 DIVISION D), 708 W 23RD ST; 701 (LOT 9-10 OLT 38-39 DIV D), 705, 801 W 24TH ST	CS	CS-NP
59	915 W 23RD ST	MF-4	MF-4-CO-NP
61	909, 915 W 22ND 1/2 ST	MF-4	MF-4-CO-NP
62	912 W 22ND ST	MF-4	MF-4-CO-NP
63	2210 PEARL ST	MF-2	MF-4-NP
64	715 W 23RD ST; 2216 RIO GRANDE ST	CS, CS-1	CS-NP
66	700 W 22ND ST	LO	LO-NP
68	2100 RIO GRANDE ST	GO	GO-NP
69	2109 RIO GRANDE ST	LO	LO-NP
69A	2103, 2105 RIO GRANDE ST	LO	LO-NP
70	2105 SAN ANTONIO ST	CS-CO	CS-NP
70A	408 W 21ST ST	GR-MU-CO	GR-MU-NP
71	2100, 2106, 2120, 2130 GUADALUPE ST	CS	CS-CO-NP
72	2200, 2220, 2232, 2255, 2266 GUADALUPE ST	CS	CS-CO-NP
73	411 W 23RD ST; 2203, 2207 SAN ANTONIO ST	CS	CS-NP
74	2212, 2214 SAN ANTONIO ST	CS	CS-NP
74A	2200 SAN ANTONIO ST	GO	GO-NP
75	2209, 2211 NUECES ST	GO-CO	GO-NP
76	2202 NUECES ST	NO	MF-4-NP
77	608 W 22ND ST	LO	LO-NP
78	2211 RIO GRANDE ST	GO	GO-NP
79	2209 RIO GRANDE ST	GO-MU	GO-MU-NP

TRACT	ADDRESSES	FROM	TO
80	607 W 24TH ST; 2313 RIO GRANDE ST	CS	CS-1-NP
80B	2305, 2307 (N 23.3 FT LOT 4 OLT 37 DIV D LOUIS HORST SUBD) RIO GRANDE ST (LOT 4)	GO-MU-CO	GO-MU-NP
82	2315 NUECES ST	CS	CS-NP
83	501 W 24TH ST	CS	CS-NP
84	411 W 24TH ST	CS-1	CS-1-NP
85	408 W 23RD ST; 2303, 2323 SAN ANTONIO ST	CS	CS-NP
86	2300, 2310, 2316, 2330, 2350, 2352 GUADALUPE ST	CS	CS-CO-NP
87	2402, 2404, 2414, 2418, 2422, 2428, 2438 GUADALUPE ST; 2417, 2425 SAN ANTONIO ST	CS	CS-CO-NP
88	504 W 24TH ST; 503 W 25TH ST; 2405, 2407 NUECES ST; 2406, 2410, 2418, 2422, 2426 SAN ANTONIO ST	CS	CS-NP
91	2405 RIO GRANDE ST	CS	CS-NP
91A	2401 RIO GRANDE ST	CS-1	CS-1-NP
91B	2404 SETON AVE	CS	CS-NP
92	806 (CROIX CONDOMINIUMS AMENDED) W 24TH ST	CS	MF-4-NP
92A	801 W 25TH ST (LOT 7, OUTLOT 47, DIVISION D, WATSON SUBD)	CS	MF-4-NP
92B	806 W 24TH ST; 2410 RIO GRANDE ST	GO	GO-NP
92C	806 W 24TH ST	LO	LO-NP
92D	2400, 2402 RIO GRANDE ST; 704 W 24TH ST	CS	CS-NP
93	2401 SAN GABRIEL ST	MF-4, GR-MU-CO	GR-MU-NP
94	1004 W 24TH ST	CS	CS-NP
95	2402 SAN GABRIEL ST	CS-H	CS-MU-H-NP
96	2406 SAN GABRIEL ST	LR	LR-NP
98	1107 W 25TH ST; 2408 LEON ST	MF-4	MF-4-CO-NP
98A	2400 LEON ST	MF-4	MF-4-CO-NP
99	2407, 2409, 2411 LONGVIEW ST	MF-4	MF-4-CO-NP
100	2410, 2414 LONGVIEW ST	MF-4	MF-4-CO-NP
100A	2400, 2404, 2408 LONGVIEW ST	MF-4	MF-4-CO-NP
102	1300, 1302 W 24TH ST; 0 N LAMAR BLVD (87.46 FT AV BLK 3 OLT 43 DIVISION D [PT GREENBELT] LESS 23971 SF INTO ROW)	MF-3, MF-4	MF-4-CO-NP
103	1200 W 25TH ST; 2520 LONGVIEW ST	GO	GO-MU-NP
104	2505 LONGVIEW ST	MF-4	MF-4-CO-NP
105	2601 N LAMAR BLVD	GO	GO-MU-NP
107	1108 W 25TH ST; 2502, 2504, 2506, 2510, 2518 LEON ST	MF-4	MF-4-CO-NP
108	1002, 1010 W 26TH ST; 2600 SAN GABRIEL ST	MF-4	MF-4-CO-NP
110	1000 W 25TH ST	LR, MF-4	MF-4-NP
112	2508 (58.25X145 FT OF LOT 2 OLT 52 DIV D GRAHAM J W SUBD), 2512 RIO GRANDE ST	CS	CS-NP
113	2529 RIO GRANDE ST	CS	MF-4-NP
114	601 W 26TH ST; 2513 SETON AVE	CS	MF-4-NP

TRACT	ADDRESSES	FROM	TO
115	501 (CENTENNIAL CONDOMINIUMS REVISED 1997 SAVE AND EXCEPT A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST; 2503 (LOT 16 OLT 50 DIVISION D) NUECES ST	LR, CS	CS-MU-CO-NP
115A	2501 (LOTS 1-4 BLK A THE WHITESTONES AT 25TH SUBD) NUECES ST; 2500 (LOTS 5-8 BLK A THE WHITESTONES AT 25TH SUBD) SAN ANTONIO ST	CS-MU-CO	CS-MU-CO-NP
116	501 (A 2,207 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT H) W 26TH ST	CS-1	CS-1-NP
117	2500, 2512, 2514, 2520, 2522, 2538, 2552 GUADALUPE ST; 2509 SAN ANTONIO ST	CS	CS-CO-NP
118	2532 GUADALUPE ST	CS-1	CS-1-CO-NP
119	2600 GUADALUPE ST	CS	CS-NP
122	404, 510 W 26TH ST; 407 W 27TH ST; 2604 (70 X 51FT AV OLT 62 DIVISION D), 2604 (70 X 79FT OLT 62 DIVISION D), 2606, 2608, 2612 GUADALUPE ST; 2602 HUME PL	CS	CS-NP
126	2700, 2702 NUECES ST	CS	MF-4-NP
128	2704 RIO GRANDE ST	GO	GR-NP
130	803 W 28TH ST; 2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
130	2704, 2706, 2708 SALADO ST	MF-4	MF-4-CO-NP
131	901, 903 SHOAL CLIFF CT	MF-4	MF-4-CO-NP
132	0 (LOT 1 W 5FT OF & W5'OF N15' LOT 2 E 75FT LOT 9 & E 75FT OF N 15FT LOT 10 OLT 65 DIV D GORTONS ADDN), 2612, 2704, 2706, 2708 SAN PEDRO ST	MF-4	MF-4-CO-NP
133	2710, 2712, 2800 SAN PEDRO ST	SF-3, MF-3, MF-4	MF-3-NP
135	2800, 2802, 2810 SALADO ST	SF-3, MF-4	MF-4-CO-NP
136	710 W 28TH ST	MF-3, GO	MF-4-CO-NP
137	2810 RIO GRANDE ST; 2811, 2813, 2815 SALADO ST	SF-3, MF-3	MF-4-CO-NP
141	603-605 W 29TH ST (LOT 14 LESS THE N 43 FT OF THE E 20 FT & BLK 15-16 LESS N 25FT AV BLK 3 OLT 68 DIVISION D)	CS, CS-1	CS-CO-NP
142	603-605 W 29TH ST (N 43 FT OF THE E 20 FT LOT 14 BLK 3 OLT 68 DIVISION D)	CS-1	CS-1-CO-NP
143	2814, 2818 NUECES ST; 2820, 2828 GUADALUPE ST	CS	CS-CO-NP
143A	2810, 2812 NUECES ST	MF-5	MF-5-CO-NP
143B	2802 NUECES ST	MF-5	MF-5-CO-NP
143C	2800 NUECES ST	GO	GO-NP
144	2806 NUECES ST (A 10.0 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT I)	LR	LR-NP
145	2800, 2808, 2810 GUADALUPE ST	CS	CS-CO-NP
146	2826, 2828 RIO GRANDE ST	CS	CS-CO-NP
147	2823, 2825, 2827 SALADO ST	SF-3, CS	SF-3-CO-NP
148	710 (LOT 4 BLK 2 OLT 62 DIV D -6' BYRNES JAMES SUBD) W 29 <sup>TH</sup> ST	CS	CS-CO-NP
149	2828, 2830, 2832, 2834, 2836 SALADO ST	SF-3, MF-3	SF-3-CO-NP
149A	807 W 28TH 1/2 ST	SF-3	SF-3-CO-NP



TRACT	ADDRESSES	FROM	TO
150	801, 805 W 29TH ST	SF-3	LO-MU-CO-NP
151	807, 809 W 29TH ST	SF-3	LO-MU-CO-NP
152	905 W 29TH ST; 2842 PEARL ST	SF-3	LO-MU-CO-NP
153	909, 911 W 29TH ST	SF-3, LO	LO-MU-CO-NP
154	913, 915 W 29TH ST	SF-3	LO-MU-CO-NP
155	917 W 29TH ST	SF-3	LO-MU-CO-NP
156	2901 N LAMAR BLVD; 2904, 2906, 2908 (LOTS 1-6 BLK 1 THEODORE LOW SUBD SAVE AND EXCEPT A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J ) SAN GABRIEL ST	GR	GR-CO-NP
156A	0 N LAMAR BLVD (TRI 15X60X62FT ABS 697 SUR 7 SPEAR G W)	GR	P-NP
157	2908 (A 1,524 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT J ) SAN GABRIEL ST	CS-1	CS-1-CO-NP
158	2905, 2915 SAN GABRIEL ST	GR	GR-CO-NP
159	901-905 W 30TH ST; 2912 PEARL ST	SF-3, MF-2	SF-3-CO-NP
160	900 W 29TH ST	MF-2	LR-MU-CO-NP
161	808 W 29TH ST	MF-2, MF-4	MF-3-NP
162	809, 811, 813 W 30TH ST	MF-2	SF-3-CO-NP
163	804, 806 W 29TH ST	SF-3	LO-MU-CO-NP
164	2900 WEST AVE	SF-3	LR-MU-CO-NP
165	2915 WEST AVE	MF-4	MF-4-CO-NP
166	710 W 29TH ST (LOT 18-20 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	CS	CS-CO-NP
167	710 W 29TH ST (LOT 1-3 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	GR	CS-CO-NP
168	2914, 2916, 2918 SALADO ST	SF-3, MF-2	SF-3-CO-NP
169	2920 SALADO ST	MF-2	MF-2-NP
169A	621 W 30TH ST; 2906, 2908, 2910, 2912, 2914 RIO GRANDE ST	SF-3, MF-2	SF-3-CO-NP
170	2900, 2902, 2904 RIO GRANDE ST	SF-3, CS	CS-CO-NP
171	607 W 29TH 1/2 ST; 2907 RIO GRANDE ST	MF-2	SF-3-CO-NP
172	620 W 29TH ST	CS	CS-CO-NP
173	603, 605 W 29TH 1/2 ST	SF-3	MF-2-NP
174	606 W 29TH ST	CS	CS-CO-NP
175	604, 606 W 29TH 1/2 ST; 613 W 30TH ST	SF-3	MF-2-NP
176	2900, 2904, 2928 (LOTS 4-7 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-CO-NP
177	2928 (LOT 8 BLK 1 OLT 72 DIV D BROWN LEANDER ADDN) GUADALUPE ST	CS	CS-1-CO-NP
178	2934 GUADALUPE ST	CS	CS-CO-NP
179	3000 GUADALUPE ST	CS	CS-MU-CO-NP
179A	3002 GUADALUPE ST	CS-H	CS-H-CO-NP
180	609 W 31ST ST; 3004, 3006, 3010, 3016 GUADALUPE ST	GO, CS	CS-MU-CO-NP
181	613, 615, 617 W 31ST ST	SF-3, MF-2	SF-3-CO-NP
	611 W 31ST ST	MF-2	MF-1-CO-NP
183	3000 GUADALUPE ST	MF-4	MF-4-CO-NP

TRACT	ADDRESSES	FROM	TO
184	3009, 3011 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
185	3015 WASHINGTON SQ	MF-2	MF-1-CO-NP
186	3000, 3002, 3006 WASHINGTON SQ	SF-3, MF-2	SF-3-CO-NP
187	708, 710, W 30TH ST; 707, 709 W 31ST ST; 3007, 3009, 3011, 3013, 3015, 3019 WEST AVE	SF-3, MF-2	SF-3-CO-NP
188	706 W 30TH ST	MF-2	MF-2-CO-NP
189	3008 WEST AVE	MF-2	SF-3-CO-NP
190	800, 806, 808, 900, 902, 904, 906, 908 W 30TH ST	SF-3, MF-2	SF-3-CO-NP
191	811 W 31ST ST	MF-2	SF-3-CO-NP
192	3007, 3009 (W 109.75 FT OF LOT 1-A OLT 72&75 DIV D WALTON ANNEX), 3011, 3027 N LAMAR BLVD	LR, CS, CS-MU-CO	LR-CO-NP
192A	3015 N LAMAR BLVD	CS	CS-CO-NP
193	3009 N LAMAR BLVD (E 50 FT OF LOT 1-A OLT 72&75 DIV D PLUS 1/2 ADJ VAC ALLEY WALTON ANNEX)	LO	NO-MU-NP
194	3001 N LAMAR BLVD (LOTS 20 & 21 OLT 72&75 DIV D OAKWOOD)	CS	CS-CO-NP
195	3001 N LAMAR BLVD (LOT 22 & W 15FT LOT 23 OLT 72&75 DIV D OAKWOOD)	GR	GR-CO-NP
196	3125 N LAMAR BLVD	CS	CS-CO-NP
197	906 W 31ST ST	MF-3	NO-MU-NP
198	3116 GRANDVIEW ST	MF-2	MF-1-CO-NP
199	3111 GRANDVIEW ST	MF-2	MF-2-CO-NP
204	703, 705 W 32ND ST; 3104 KING ST; 3101 KINGS LN; 700, 702, 704, 706 W 31ST ST	SF-3, MF-2, MF-3	SF-3-CO-NP
206	701 W 32ND ST	MF-2	MF-1-CO-NP
207	635 W 31ST 1/2 ST	MF-2	MF-2-CO-NP
208	609, 611, 613, 615, 631 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
209	3100 GUADALUPE ST	CS	CS-CO-NP
210	3110, 3116, 3120 GUADALUPE ST	CS	CS-CO-NP
211	606, 608 610, 612, 614, 616, 618 W 31ST 1/2 ST	SF-3, MF-2	SF-3-CO-NP
213	3202, 3204, 3208 GUADALUPE ST	CS	CS-CO-NP
214	0 (E 18 FT OF LOT 8 BLK 2 OLT 75-76 DIV D GYPSY GROVE), 607 W 33RD ST	SF-3, CS	SF-3-CO-NP
215	612, 614, 616 W 32ND ST	SF-3, MF-2	SF-3-CO-NP
216	610 W 32ND ST	MF-2	MF-1-CO-NP
217	609, 611, 613, 615 W 33RD ST	SF-3, MF-2	SF-3-CO-NP
219	3300 GUADALUPE ST	CS	CS-CO-NP
220	3316 GUADALUPE ST	CS	CS-MU-CO-NP
221	612, 614, 616, 618 W 33RD ST; 627, 631 W 34TH ST; 3313 KING ST	GO, CS	SF-3-CO-NP
222	700, 702 W 32ND ST	MF-2	SF-3-CO-NP
223	706 W 32ND ST; 3208 KING ST	MF-2	MF-2-CO-NP
224	3208, 3210 KING ST	SF-3, MF-2	SF-3-CO-NP
225	707 W 34TH ST; 0 (W50FT OF LOT 4 BLK 2 OLT 75 DIV D SMYTH ADDN), 3300 KING ST	LO	LO-NP
226	709, 715 W 34TH ST; 3211 WEST AVE	LO	LO-NP
227	708 W 32ND ST; 3201, 3205 WEST AVE	SF-3, MF-2	SF-3-CO-NP
228	901, 903 W 31ST ST; 3204 WEST AVE	SF-3, MF-2	SF-3-CO-NP
229	3206 WEST AVE	LO	LO-CO-NP



TRACT	ADDRESSES	FROM	TO
230	801 W 34TH ST	LO	LO-NP
231	3205, 3207 GRANDVIEW AVE	LO	LO-CO-NP
232	806 W 32ND ST	MF-2	MF-2-CO-NP
233	808, 810 W 32ND ST	MF-2	SF-3-CO-NP
234	3200, 3204, 3206, 3208 (LOT 5 & S10FT OF LOT 6 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) GRANDVIEW ST	MF-2, LO	MF-2-NP
235	3316 (N40FT OF LOT 6-8 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB PLUS ADJ VAC ALLEY) GRANDVIEW ST	LO	LO-NP
236	3303 (LOT 14-15 & S 15 FT OF LOT 13 & N 9 FT OF LOT 16 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS, CS-1	CS-CO-NP
237	3311 (LOT 12 & N 34 FT OF LOT 13 BLK 5 OLT 75 DIV D PENN SUB OF BLK 5&6 SMYTH SUB) N LAMAR BLVD	CS-1	CS-1-CO-NP
238	905 W 34TH ST; 3317 N LAMAR BLVD	CS	CS-CO-NP
239	3401, 3411, 3419, 3423 N LAMAR BLVD	CS	CS-CO-NP
240	3501 N LAMAR BLVD; 3400, 3406, 3408, 3412 OWEN AVE	CS	P-NP
241	800, 808 W 34TH ST; 3408 WEST AVE	LO	LO-NP
242	905, 907 W 37TH ST; 3507 N LAMAR BLVD; 3500, 3501, 3502, 3503 OWEN CIR	MF-2, MF-3, LO, CS	P-NP
243	711 W 38TH ST (N 323.29 FT MEDICAL SCIENCE CENTER CONDOMINIUMS)	LR	GR-CO-NP
244	711 (S 154.55 FT MEDICAL SCIENCE CENTER CONDOMINIUMS) W 38TH ST; 3509, 3511, 3513 WEST AVE	LO, LR	LO-MU-NP
245	700, 702, 704, 706, 710, 712, 714, 720 W 34TH ST; 3409 WEST AVE	SF-3, LO	LO-NP
245A	717 W 35TH ST	LO-CO	LO-CO-NP
246	631 W 38TH ST	GO	GR-CO-NP
247	624 W 37TH ST	MF-4	LR-MU-CO-NP
248	623 W 38TH ST	LO	GR-CO-NP
249	601 W 38TH ST; 3702 (LOT 1 BLK 7 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
250	3702 (LOT 2 BLK 6 PLUS 1/2 VAC ALLEY OLT 73 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS-1	CS-1-CO-NP
251	604 W 37TH ST; 3700 GUADALUPE ST	CS	CS-CO-NP
252	605 W 37TH ST; 3510 (N 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS	CS-CO-NP
253	3510 (S 72.5 FT OF LOTS 1 & 2 BLK 1 OLT 76 DIV D BUDDINGTON SUBD) GUADALUPE ST	CS, CS-1	CS-1-CO-NP
254	606 MAIDEN LN	CS	CS-1-CO-NP
255	3500 GUADALUPE (E 100 FT LOTS 1-3 BLK 4 OLT 75-76 DIV D GYPSY GROVE SAVE AND EXCEPT A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS	CS-CO-NP
256	3500 GUADALUPE (A 6,158 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT K)	CS-1	CS-1-CO-NP

TRACT	ADDRESSES	FROM	TO
257	607 W 37TH ST	CS	CS-CO-NP
259	604 W 35TH ST	CS	CS-CO-NP
260	3402, 3404, 3406 GUADALUPE ST	CS	CS-CO-NP
261	612, 616, 620, 624, 630 W 34TH ST	CS	CS-CO-NP
262	3680 WEST AVE	LO, GO	GR-MU-CO-NP
263	3515 N LAMAR BLVD	CS	CS-CO-NP
264	901, 911 W 38TH ST	CS	CS-CO-NP
265	3701 N LAMAR BLVD	CS	CS-CO-NP
268	806 W 37TH ST; 801 W 38TH ST	GR	GR-NP
1000	1107 W 22ND ST; 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917 DAVID ST	SF-3	SF-3-CO-NP
1001	1113 W 22ND ST; 1900, 1902, 1904, 1906, 1910, 1912, 1914, 1916 DAVID ST	SF-3	SF-3-CO-NP
1002	1207 W 22ND ST; 1909 (S 25 FT LOT 15 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD), 1913 CLIFF ST	SF-3	SF-3-CO-NP
1003	1901, 1907 CLIFF ST	SF-3	SF-3-CO-NP
1005	0 (LOT 8 BLK B OLT 29 DIV D LAWLESS PLUS ADJ 1/2 VAC STREET), 1202, 1204, 1208, 1210, 1216 W 22ND ST; 2200, 2202 LONGVIEW ST	SF-3	SF-3-CO-NP
1006	1201, 1203, 1205, 1207, 1209, 1211, 1215 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1007	1114 W 22 <sup>ND</sup> ST	SF-3	SF-3-CO-NP
1008	1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115 W 22ND 1/2 ST	SF-3	SF-3-CO-NP
1009	1114 W 22 <sup>ND</sup> 1/2 ST	SF-3	SF-3-CO-NP
1010	1100, 1102, 1104, 1106 W 22ND 1/2 ST; 2218 LEON ST	SF-3	SF-3-CO-NP
1011	2309, 2311 LONGVIEW ST	SF-3	SF-3-CO-NP
1013	1200, 1202, 1204, 1206, 1208 W 22ND 1/2 ST; 2212, 2306, 2308, 2310 LONGVIEW ST; 2303, 2305, 2307, 2309, 2311, 2313 SHOAL CREEK BLVD	SF-3	SF-3-CO-NP
1014	805, 905 W 28TH 1/2 ST; 2810, 2814, 2816 SAN PEDRO ST; 2815, 2819, 2825 SAN GABRIEL ST; 0 (S 44.6FT OF E 29FT OF LOT 1&2 BLK 3 OLT 70 DIV D BYRNES JAMES SUBD) PEARL ST	SF-3	SF-3-CO-NP
1015	2818, 2820, 2822, 2826 SALADO ST	SF-3	SF-3-CO-NP
1016	2817, 2819, 2821 SALADO ST	SF-3	SF-3-CO-NP
1017	804, 806 W 28TH 1/2 ST; 2831, 2833, 2835, 2837 PEARL ST	SF-3	SF-3-CO-NP
1018	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840 PEARL ST	SF-3	SF-3-CO-NP
1019	2827, 2829, 2831, 2835, 2837, 2839, 2845 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1020	2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846 SAN GABRIEL ST	SF-3	SF-3-CO-NP
1021	2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1022	2830, 2832, 2834, 2838, 2840, 2842, 2844, 2848 SHOAL CREST AVE	SF-3	SF-3-CO-NP
1023	801, 803, 805, 807 W 30TH ST; 2810, 2812, 2814, 2824 PEARL ST	SF-3	SF-3-CO-NP
1024	907 W 30TH ST	SF-3	SF-3-CO-NP

TRACT	ADDRESSES	FROM	TO
1025	2910 PEARL ST	SF-3	SF-3-CO-NP
1026	2902, 2904 WEST AVE	SF-3	SF-3-CO-NP
1028	710 W 29TH ST (LOT 4 BLK 4 OLT 72 DIV D BROWN LEANDER ADDN)	SF-3	SF-3-CO-NP
1030	615 W 30TH ST; 2911, 2913, 2915, 2917 RIO GRANDE ST	SF-3	SF-3-CO-NP
1034	804, 808, 810, 900, 902, 904 W 30TH 1/2 ST	SF-3	SF-3-CO-NP
1035	807 W 31ST ST	SF-3	SF-3-CO-NP
1036	3012, 3018 WEST AVE	SF-3	SF-3-CO-NP
1040	3008, 3010, 3014 WASHINGTON SQ	SF-3	SF-3-CO-NP
1041	3001, 3005, 3007 WASHINGTON SQ	SF-3	SF-3-CO-NP
1044	607 W 32ND ST	SF-3	SF-3-CO-NP
1046	615 W 32ND ST; 3109 KING ST	SF-3	SF-3-CO-NP
1048	3101, 3103 WEST AVE	SF-3	SF-3-CO-NP
1049	3112 WEST AVE	SF-3-H	SF-3-H-CO-NP
1049A	807, 809 W 32ND ST; 3114 WEST AVE	SF-3	SF-3-CO-NP
1049B	806, 810 W 31ST ST; 0 (E 40FT OF S19FT LOT 65 & E40FT OF W39FT LOT 66 OLT 72-75 DIV D OAKWOOD), 3107, 3109 GRANDVIEW ST	SF-3	SF-3-CO-NP
1049C	804 W 31ST ST; 3102, 3104, 3108, 3110 WEST AVE	SF-3	SF-3-CO-NP
1050	900, 902 W 31ST ST; 3104, 3108, 3110, 3112 GRANDVIEW ST; 3113 OWEN AVE	SF-3	SF-3-CO-NP
1057	606, 608 W 32ND ST	SF-3	SF-3-CO-NP
1060	3410, 3504 WEST AVE	SF-3	SF-3-CO-NP
1061	3506 WEST AVE	SF-3-H	SF-3-H-CO-NP
1062	3508, 3510 WEST AVE	SF-3	SF-3-CO-NP
1063	3413, 3415 WEST AVE	SF-3	SF-3-CO-NP
1064	703, 705, 707, 709, 711, 713, 715 W 35TH ST; 3404 KING ST	SF-3	SF-3-CO-NP
1065	700, 702, 704, 706, 708, 710, 712, 714, 716 W 35TH ST; 3504 KING ST	SF-3	SF-3-CO-NP
1066	607, 609, 611, 615, 617, 619, 621 W 35TH ST; 3403 KING ST	SF-3	SF-3-CO-NP
1067	606, 610, 614, 616, 618, 620 W 35TH ST	SF-3	SF-3-CO-NP
1068	611 W 35TH ST	SF-3	SF-3-CO-NP
1069	609 W 37TH ST	SF-4A	SF-4A-CO-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 West University, Shoal Crest and Heritage Subdistricts:

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 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:

1, 2, 3, 3A, 4, 4A, 5, 5A, 6-13, 13A, 13B, 16, 20, 20A, 22, 22A, 23, 24, 26, 26A, 27, 31, 32, 58, 58A, 58B, 64, 66, 68, 69, 69A, 70, 70A, 71-74, 74A, 75, 77-80, 80B, 82-88, 91, 91A, 91B, 92B, 92C, 92D, 93, 94, 96, 112, 115, 115A, 116-119, 122, 128, 141-143, 143C, 144-146, 148, 156, 157, 158, 166, 167, 170, 172, 174, 176-179, 179A, 180, 183, 192, 192A, 193-197, 209, 210, 213, 219, 220, 225, 226, 230, 237-239, 241, 243-245, 245A, 246-256, 259, 260, 261, 262-266

**PART 6.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 30 feet from ground level on the following tracts:

38, 39, 39A, 50, 51, 52, 53, 147, 149A, 159, 162, 168, 169, 169A, 171, 181, 184, 185, 186, 187, 188, 189, 190, 191, 198, 199, 204, 206, 207, 208, 211, 214, 215, 216, 217, 221, 222, 223, 224, 227, 228, 231, 232, 233, 234, 1000-1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1028, 1030, 1034, 1036, 1040, 1041, 1044, 1046, 1048, 1049, 1049A, 1049B, 1049C, 1050, 1057, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069.

2. The maximum height of a building or structure is 35 feet from ground level on Tracts 39A, 45, 46, 47, 48, 50, 54, 55, 148, 148A, 151, 152, 153, 154, 155, 163, 164, 166, 244, and 257.
3. The maximum height of a building or structure is 40 feet from ground level on Tracts 27, 28, 29, 31, 32, 56, 57, 59, 61, 62, 98A, 100A, 102, 135, 137, 141, 142, 156, 157, 161, 167, 170, 173, 179, 179A, 180, 183, 192A, 194, 195, 209, 210, 213, 219, 252, 253, 254, 255, 256, 259, 260, 261, and 262.
4. The maximum height of a building or structure is 45 feet from ground level on Tracts 196 and 158.
5. The maximum height of a building or structure is 50 feet from ground level on Tracts 98, 99, 100, 103, 104, 105, 107, 130, 136, 143, 143A, 143B, 143C, 156, 172, 174, 176, 177, 178, 237, 238, 239, 248, 249, 250, 251, and 263.
6. The following applies to Tracts 43 and 44.
  - A. For an office use or a residential use, the maximum building coverage is 21,000 square feet.
  - B. The maximum impervious cover is 75 percent.
  - C. Except as provided in Subsection D, a building or structure may not exceed a height of 578 feet above sea level.
  - D. A building or structure located within the area measured 90 feet from the rear property line may not exceed a height of 570 feet above sea level.
  - E. The maximum floor area ratio is 0.75 to 1.0.
  - F. A residential unit may not exceed 1,200 square feet gross floor area.
7. The following applies to Tract 43A.
  - A. For an office use or a residential use, the maximum building coverage is 3,000 square feet.
  - B. Except as provided in Subsection C, a building or structure may not exceed a height of 578 feet above sea level.

C. A building or structure located within the area measured 90 feet from the rear property line may not exceed a height of 570 feet above sea level.

8. Vehicular access from Tracts 43 and 44 to West 22 ½ Street is prohibited. All vehicular access to the tracts shall be from other adjacent public streets or through other adjacent property.
9. Vehicular access from Tract 43A to West 22 Street is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.
10. A site plan or building permit for Tract 70 may not be approved, released, or issued, if the completed development or uses of Tract 70, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
11. The following uses are prohibited uses of Tracts 150, 151, 152, 153, 154, and 155:

Medical offices (less than 5000 sq. ft.)

Medical offices (exceeds 5000 sq. ft.)

12. Group residential use is a prohibited use of Tracts 31, 32, 39A, 43, 46, 47, 48, 50, 54, 55, 133, 135, 137, 185, 188, 198, 201, 206, 207, 216, 223, and 232.
13. Club or lodge use and community recreation (private) use are prohibited uses of Tracts 31, 32, 38, 39, 39A, 41-43, 46-48, 50-55, 1000-1003, 1005-1011, and 1015.
14. The following uses are prohibited uses of Tract 23:

Automotive rentals

Automotive washing (of any type)

Automotive repair services

Automotive sales

Business support services

Business or trade school

General retail sales (general)

Commercial off-street parking

Indoor entertainment

Indoor sports and entertainment

Community recreation (public)

Community recreation (private)

Outdoor sports and recreation

Consumer convenience services

Pawn shop services

Consumer repair services

Personal improvement services

Drop-off recycling collection facility

Pet services

Exterminating services

Food sales	Research services
Restaurant (general)	Financial services
Restaurant (limited)	Service station
General retail sales (convenience)	Theater

15. The following uses are prohibited uses of Tract 41:

Consumer convenience services	Off-site accessory parking
Consumer repair services	Personal services
Food sales	Pet services
Financial services	Restaurant (limited)
Guidance services	Service station

16. The following uses are prohibited uses of Tracts 196, 237, 238, 239, and 263:

Agricultural sales and services	Kennels
Automotive washing (of any type)	Limited warehousing and distribution
Campground	Commercial off-street parking
Maintenance and service facilities	Construction sales and services
Convenience storage	Monument retail sales
Drop-off recycling collection facilities	Outdoor entertainment
Outdoor sports and recreation	Electronic prototype assemble
Pawn shop services	Equipment repair services
Transportation terminal	Equipment sales
Indoor sports and recreation	Vehicle storage

17. The following uses are conditional uses of Tracts 196, 236, 237, 238, 239, and 263:

Automotive rentals	Automotive repair services
Automotive sales	Club or lodge
Commercial blood plasma center	Building maintenance services
Hospital services (general)	Residential treatment
Hotel-motel	Service station
Laundry services	Transitional housing
Research services	

18. The following uses are prohibited uses of Tracts 156, 157, 158, and 195:

Automotive washing (of any type)	Outdoor sports and recreation
Commercial off-street parking	Pawn shop services



Indoor sports and recreation  
Kennels  
Outdoor entertainment

Transportation terminal  
Vehicle storage

19. The following uses are conditional uses of Tracts 156, 157, 158, and 195:

Automotive rentals  
Automotive sales  
Hotel-motel  
Service station

Automotive repair services  
Hospital services (general)  
Residential treatment

20. Cocktail lounge use is a prohibited use of Tract 157.

21. The following uses are prohibited uses of Tracts 249 and 264:

Agricultural sales and services  
Automotive repair services  
Automotive washing (of any type)  
Campground  
Limited warehousing and distribution  
Maintenance and service facilities  
Convenience storage  
Drop-off recycling collection facilities  
Outdoor sports and recreation  
Pawn shop services  
Transportation terminal  
Service station

Automotive rentals  
Automotive sales  
Building maintenance services  
Kennels  
Indoor sports and recreation  
Construction sales and services  
Monument retail sales  
Outdoor entertainment  
Electronic prototype assembly  
Equipment repair services  
Equipment sales  
Vehicle storage

22. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 141, 142, 146, 146A, 148, 160, 164, 166, 170, 172, 174, 243, 246, 248, 249, 261, 262, 264, and 266.
23. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260.
24. Drive-in service is prohibited as an accessory use to restaurant (general and limited) uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260.

25. The following uses are conditional uses of Tracts 249 and 264:

Business or trade school	Indoor entertainment
College and university facilities	Indoor sports and recreation
Commercial blood plasma center	Laundry services
Plant nursery	Commercial off-street parking
Research services	Residential treatment
Hospital services (general)	Transitional housing
Hotel-motel	

26. The following uses are prohibited uses of Tract 243, 246, 248, 262, and 266:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Construction sales and services	Drop-off recycling collection facilities
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	

27. The following uses are conditional uses of Tracts 243, 246, 248, 262, and 266:

Business or trade school	Hotel-motel
College and university facilities	Indoor entertainment
Commercial off-street parking	Research services
Group home, Class II	Residential treatment
Hospital services (general)	Transitional housing

28. The following uses are prohibited uses of Tract 257:

Arts and craft studio (industrial)	Campground
Exterminating services	Kennels

29. The following uses are prohibited uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 259, and 260:

Arts and craft studio (industrial)	Campground
Exterminating services	Kennels
Vehicle storage	

30. The following uses are conditional uses of Tracts 176, 177, 178, 179, 179A, 180, 209, 210, 213, 219, 220, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 260:

Automotive repair services  
 Club or lodge  
 Commercial off-street parking  
 Convenience storage  
 Equipment repair services  
 Hospital services (general)  
 Off-site accessory parking

Building maintenance services  
 Commercial blood plasma center  
 Construction sales and services  
 Drop-off recycling collection facility  
 Equipment sales  
 Laundry services  
 Service station

31. The following uses are prohibited uses of Tract 261:

Agricultural sales and services  
 Automotive repair services  
 Automotive washing (of any type)  
 Business support services  
 College and university facilities  
 Commercial off-street parking  
 Convenience storage  
 Drop-off recycling collection facilities  
 Equipment repair services  
 Funeral services  
 Hotel-motel  
 Indoor sports and recreation  
 Laundry services  
 Maintenance and service facilities  
 Outdoor entertainment  
 Pawn shop services  
 Private primary educational facilities  
 Public primary educational facilities  
 Research services  
 Transportation terminal

Automotive rentals  
 Automotive sales  
 Building maintenance services  
 Campground  
 Commercial blood plasma center  
 Construction sales and services  
 Custom manufacturing  
 Electronic prototype assembly  
 Equipment sales  
 Hospital services (general)  
 Indoor entertainment  
 Kennels  
 Limited warehousing and distribution  
 Monument retail sales  
 Outdoor sports and recreation  
 Plant nursery  
 Private secondary educational facilities  
 Public secondary educational facilities  
 Residential treatment  
 Vehicle storage

32. The following uses are conditional uses of Tract 261:

Exterminating services  
 Hospital services (limited)  
 Service station

Group home, Class II  
 Off-site accessory parking  
 Transitional housing

33. The following uses are prohibited uses of Tracts 141, 142, 146, 166, 170, 172, and 174:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
Business support services	Business or trade school
Campground	College and university facilities
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Drop-off recycling collection facilities	Electronic prototype assembly
Equipment repair services	Equipment sales
Funeral services	Hospital services (general)
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monument retail sales
Medical offices (exceeds 5000 sq. ft.)	Medical offices (not exceeding 5000 sq. sq. ft.)
Outdoor entertainment	Pawn shop services
Outdoor sports and recreation	Private secondary educational facilities
Private primary educational facilities	Public secondary educational facilities
Public primary educational facilities	Residential treatment
Research services	Vehicle storage
Transportation terminal	

34. The following uses are conditional uses of Tracts 141, 142, 146, 148, 166, 170, 172, and 174:

Club or lodge	Off-site accessory parking
Exterminating services	Plant nursery
Group home, Class II	Service station
Laundry services	Transitional housing

35. The following uses are prohibited uses of Tract 160 and 164:

Financial services	Service station
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36. Residential uses are prohibited on the first floor of a building or structure on Tract 180.


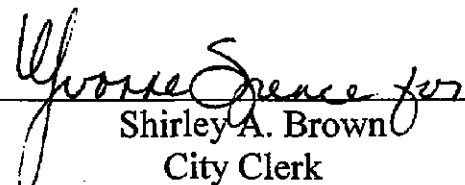
37. The following uses are prohibited uses of Tract 148:

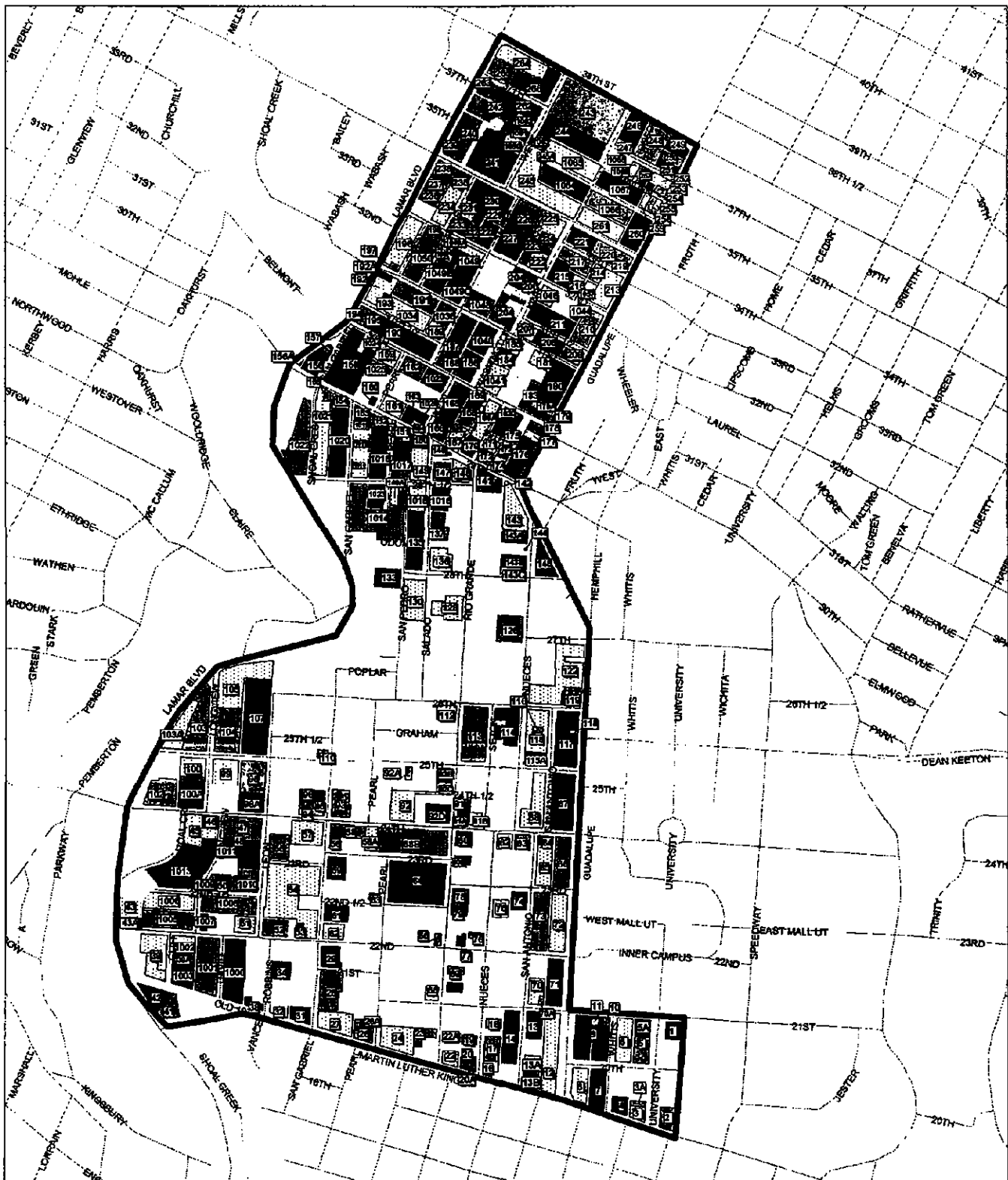
Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
Business support services	Business or trade school
Campground	College and university facilities
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Drop-off recycling collection facilities	Electronic prototype assembly
Equipment repair services	Equipment sales
Funeral services	Hospital services (general)
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monument retail sales
Medical offices (exceeds 5000 sq. ft.)	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Research services	Residential treatment
Transportation terminal	Vehicle storage

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 7.** This ordinance takes effect on September 6, 2004.

**PASSED AND APPROVED**

<p>_____ August 26, 2004</p>	<p>§ § § _____ Will Wynn Mayor</p>
<p><b>APPROVED:</b>  David Allan Smith City Attorney</p>	<p><b>ATTEST:</b>  Shirley A. Brown City Clerk</p>



**West University Neighborhood Planning Area:**  
**Rezonings Approved on 3rd Reading 8-26-04**  
 Case #C14-04-0021 EXHIBIT A



City of Austin  
 Neighborhood Planning and Zoning Department



Legend

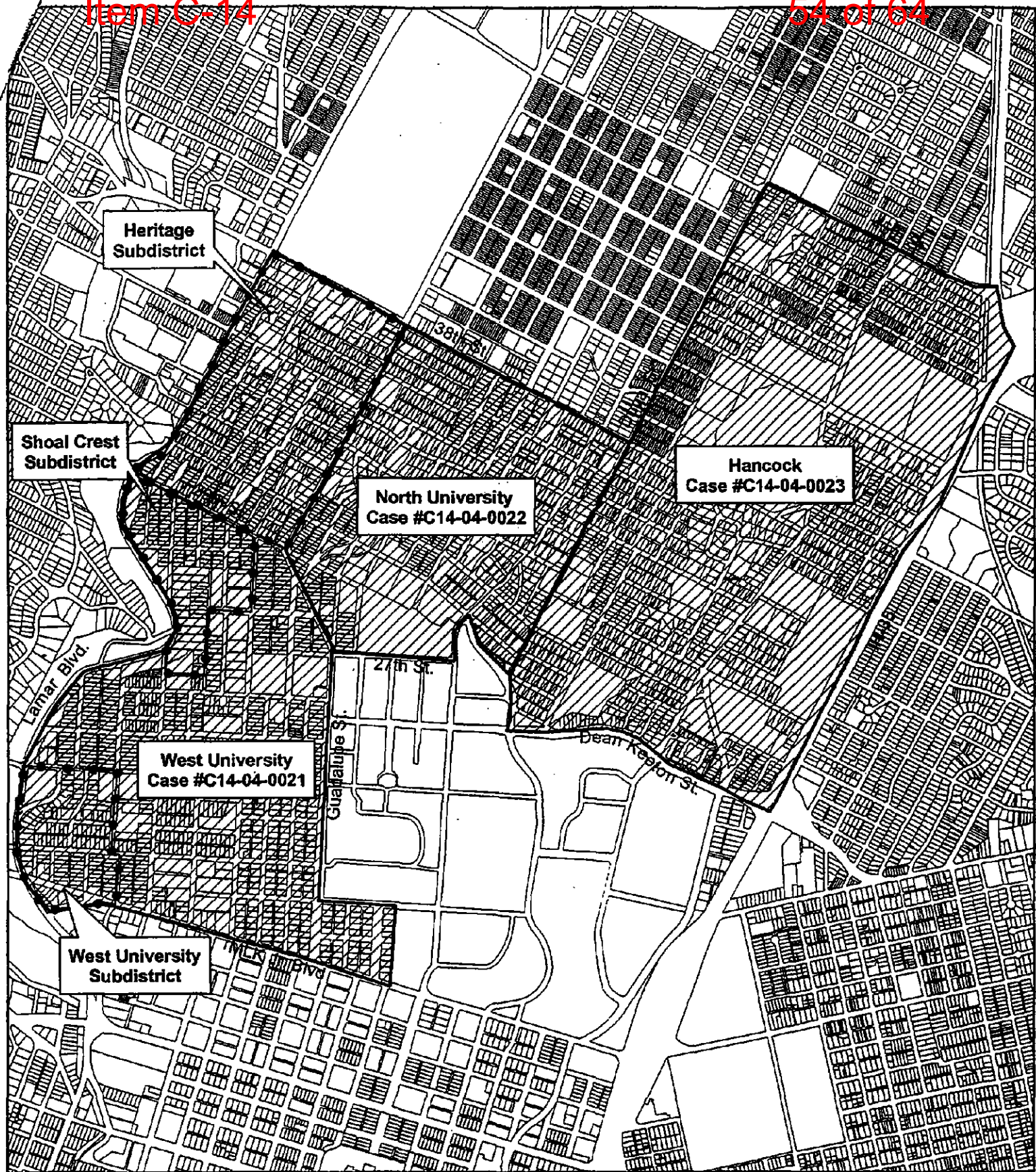





Properties with  
 proposed  
 zoning changes

999

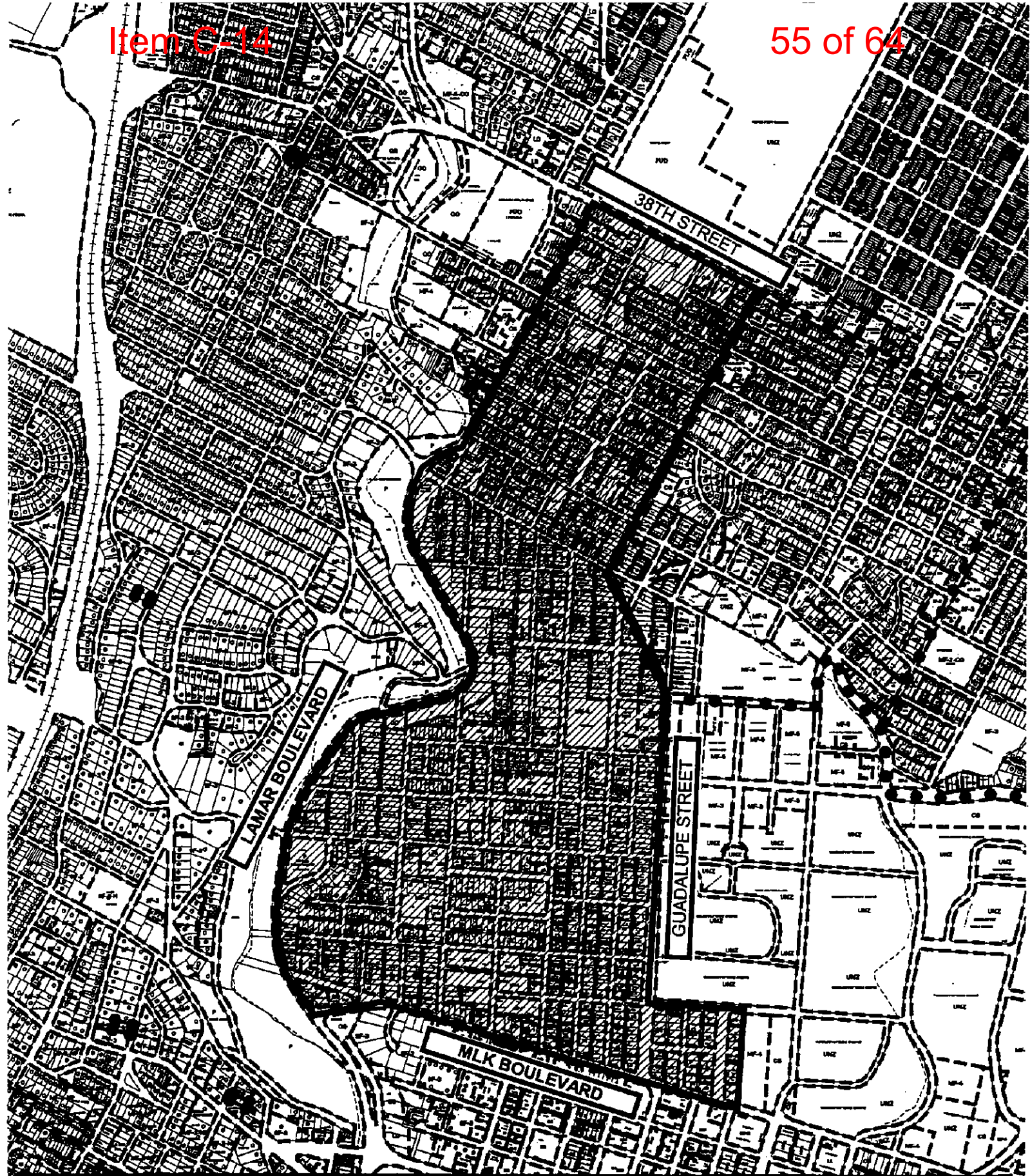
Tract Number







<div><div>N</div><div></div><div>1" = 1500'</div></div>	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER
	SUBDISTRICT BOUNDARY		CASE	AREA (ACRES)	
	CASE MGR: G. RHOADES		C14-04-0021	454.74	
			C14-04-0022	234.87	
			C14-04-0023	541.38	
ADDRESS: CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA			DATE: 04-03	J23-25	
			INTLS: JC	K24-25	





 1" = 1200'	SUBJECT TRACT		ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER J23-25 H23-2 4
	PENDING CASE	.....			
	ZONING BOUNDARY	-----	CASE #: C14-04-0021	DATE: 04-03	
	CASE MGR: G. RHOADES		ADDRESS: WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): 454.740	INTLS: SN	

**WEST UNIVERSITY NEIGHBORHOOD PLAN COMBINING DISTRICT  
FIELD NOTE DESCRIPTIONS FOR ZONING CASE C14-04-0021**

**EXHIBIT D**

A 3,965 SQUARE FOOT AREA BEING THE NORTH 61 FEET OF THE EAST 65 FEET OF LOT 20, OUTLOT 21, DIVISION D, LOUIS HORST'S SUBDIVISION, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK "Z," AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21st Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21st Street, N 84 ° 01' W 107.00 Feet to a point;

THENCE, with a line perpendicular to the south line of West 21<sup>st</sup> Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21<sup>st</sup> Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE S 84° 01' E 46.00 feet to the POINT OF BEGINNING.

locally known as 2021 Guadalupe Street and 309-311 West 21<sup>st</sup> Street, in the City of Austin, Travis County, Texas.

**EXHIBIT E**

A 2,898 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOTS 1, 2, 19, AND 20, LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION "D," OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT OF LOUIS HORST'S SUBDIVISION OF RECORD IN VOLUME "Z" AT PAGE 613, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF THE VACATED ALLEY WHICH LIES BETWEEN AND ADJACENT TO SAID LOTS 1, 2, 19 AND 20, LOUIS HORST'S SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at the intersection of the south line of West 21<sup>st</sup> Street and the west line of Whitis Avenue;

THENCE, with the south line of West 21<sup>st</sup> Street, N 84° 01' W 107.00 feet to a point;

THENCE, with a line perpendicular to the south line of West 21<sup>st</sup> Street, S 05° 59' W 16.00 feet to the northwest corner and Point of Beginning of this tract;

THENCE, continuing with the said line perpendicular to the south line of West 21<sup>st</sup> Street, S 05° 59' W 63.00 feet to the southeast corner of this tract;

THENCE, N 84° 01' W 46.00 feet to the southwest corner of this tract;

THENCE, N 05° 59' E 63.00 feet to the northwest corner of this tract;

THENCE, S 84° 01' E 46.00 feet to the POINT OF BEGINNING.,

locally known as 2021 Guadalupe Street and the 309-311 West 21<sup>st</sup> Street, in the City of Austin, Travis County, Texas.

#### EXHIBIT F

LEGAL DESCRIPTION: BEING A 0.574 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, DESCRIBED AS "TRACT TWO" CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.574 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard and west line of Rio Grande for the southeast corner hereof;

THENCE North 4°30'17" East a distance of 72.26 feet to a point for corner;

THENCE: South 85°08'48" East a distance of 65.16 feet to a point for corner;

THENCE North 4°24'51" East a distance of 79.88 feet to a point for corner;

THENCE South 85°08'09" East a distance of 110.41 feet to a point for corner on the west line of Rio Grande Street;

THENCE South 4°51'00" West a distance of 192.85 feet along said line of Rio Grande Street to the POINT OF BEGINNING and containing 0.574 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

#### EXHIBIT G

LEGAL DESCRIPTION: BEING A 0.960 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 24, DIVISION "D"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 12104, PAGE 2182 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.960 ACRE TRACT BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

BEGINNING at an iron rod found on the west line of Rio Grande Street at the intersection with the south line of an alley for the northeast corner hereof;

THENCE South 4°51'00" West a distance of 259.55 feet along said line of Rio Grande Street to an "X" found cut in iron fence post at the intersection with the north line of MLK Boulevard for the southeast corner hereof;

THENCE North 71° 48'53" West a distance of 179.36 feet along said line of MLK Boulevard to an iron rod found for the southwest corner hereof and southeast corner of that certain 1.120 acre tract conveyed by deed recorded in Volume 13313, Page 2351 of said deed records;

THENCE North 4° 30'17" East a distance of 217.95 feet to an iron pipe found on the south line of an alley for the northwest corner hereof and northeast corner of said 1.120 acre tract;

Thence South 85°13'28" East a distance of 175.84 feet to the POINT OF BEGINNING and containing 0.960 acre of land, more or less;

locally known as the Goodall-Wooten House, locally known as 1900-1904 Rio Grande Street otherwise know as 700 W Martin Luther King Boulevard, in the City of Austin, Travis County, Texas.

#### EXHIBIT H

A 2, 207 SQUARE FOOT TRACT OF LAND, SAME BEING OUT OF AND A PART OF LOT "A," ACME SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 47, AT PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at an iron pin set at the southeast corner of said Lot "A," Acme Subdivision, which point is in the west line of San Antonio Street:

THENCE, with the south line of Lot A, N 84° 02' W 53.27 feet to a point;

THENCE, N 06° 03' E 6.90 feet to the southeast corner and Point of Beginning of this tract;

THENCE, N 83° 57' W. 66.68 feet to the southwest corner of this tract

THENCE, N 06° 03' E 30.90 feet to the most westerly northwest corner of this tract;

THENCE, S 83° 57' E 23.15 feet and N 06° 03' E 4.00 feet to the most northerly northwest corner of this tract;

THENCE, S 83° 57' E 37.30 feet to the most northerly northeast corner of this tract;

THENCE, S 06° 03' W 1.20 feet, S 38° 57' E 7.05 feet and S 83° 57' E 1.20 feet to the most easterly northeast corner of this tract;

THENCE, S 06° 03' W 28.75 feet to the POINT OF BEGINNING,

locally known as 2510-2512 San Antonio Street and 501-513 West 26<sup>th</sup> Street, in the City of Austin, Travis County, Texas.



**EXHIBIT I**

A 10.0 SQUARE FOOT TRACT OF LAND, BEING A PORTION OF LOT 27, BLOCK 3, LEANDER BROWN SUBDIVISION, OUTLOT 68, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point at the southeast corner of the said Lot 27, being the northeast corner of Lot 28, being a point in the west right-of-way line of Nueces Street;

THENCE with the west right-of-way line of Nueces St., N 05° 53' E for a distance of 2.0 feet to a point being the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the outboundary of the herein described tract N 84° 21' W for a distance of 5.0 feet to the southwest corner hereof;

THENCE N 05° 53' E for a distance of 2.0 feet to the northwest corner hereof;

THENCE S 84° 21' E for a distance of 5.0 feet to a point in the west right-of-way line of Nueces Street for the northeast corner hereof;

THENCE S 05° 53' W for a distance of 2.0 feet to the PLACE OF BEGINNING.

locally known as 2806 Nueces Street (George Poindexter House), in the City of Austin, Travis County, Texas.

**EXHIBIT J**

A 1,524 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF LOT 5, BLOCK 1, OF THE THEODORE LOW SUBDIVISION OF A PART OF LOT 2 OUT OF J.B. SEDWICK'S SUBDIVISION OF AN 87 ACRE TRACT OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a point for the southeast corner of the parcel (structure) herein described, from which point the southeast corner of Lot 5, Block 1, of the Theodore Low Subdivision being in the west line of San Gabriel Street, bears the following two (2) courses:

- (1) S 30° 22' W 3.5 feet;
- (2) S 59° 34' E 15 feet;

THENCE, the following five (5) courses:

- (1) N 59° 34' W 17.0 feet;
- (2) N 30° 22' E 8.0 feet;
- (3) N 59° 34' W 18.1 feet;
- (4) S 30° 22' W 5.0 feet;
- (5) N 59° 34' W 14.5 feet to a point for the northwest corner of the parcel herein described;

THENCE, N 30° 22' W 24.9 feet to a point in the east line of Lamar Boulevard for the northwest corner of the parcel herein described;

THENCE, with the east line of Lamar Boulevard, N 72° 06' E 13.2 feet to a point;

THENCE, leaving the east line of Lamar Boulevard, the following three (3) courses;

- (1) S 59° 34' E 23.4 feet;
- (2) N 30° 22' E 3.7 feet;
- (3) S 59° 34' E 17.1 feet to a point for the southeast corner of the parcel herein described;

THENCE, S 30° 22' W 41.0 feet to the PLACE OF BEGINNING,

locally known as 2906-2910 San Gabriel Street, in the City of Austin, Travis County, Texas.

#### EXHIBIT K

A 6,158 SQUARE FOOT TRACT OF LAND OUT OF THE EAST 100 FEET OF LOTS 1, 2, AND 3, BLOCK 4, GYPSY GROVE ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN BOOK 1, PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron stake at the southwest corner of the east 100 feet of Lot 1, Block 4, Gypsy Grove Addition, according to the map or plat of said subdivision recorded in Book 1, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE with the west line of the east 100 feet of Lots 1, 2, and 3, N 29° 51' E 129.34 feet to an iron stake in the south line of Maiden lane and the north line of said Lot 3, for the northwest corner of this tract;

THENCE with the south line of Maiden Lane and the north line of said Lot 3, S 60° 01' E 35.00 feet to a point in the northerly projection of the east wall line of the existing building, for the most northerly northeast corner of this tract;

THENCE S 29° 51' W along the east wall line of the existing building, 98 feet to an inside corner of the said building, for a corner of this tract;

THENCE with the north wall line of the existing building, S 60° 15' E 53 feet to the most southerly northeast corner of the said building; for a corner of this tract;

THENCE with the east wall line of the said existing building, S 29° 51' W 31 feet to a point in the north line of West 35<sup>th</sup> Street and the south line of said Lot 1, for the southeast corner of this tract;

THENCE with the north line of West 35<sup>th</sup> Street and the south line of said Lot 1, N 60° 15' W 88 feet to the PLACE OF BEGINNING,

locally known as 3500-3508 Guadalupe Street, 600-606 West 35<sup>th</sup> Street, 601-607 Maiden Lane, in the City of Austin, Travis County, Texas.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-85-288.8(RCA4)**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: February 28, 2017, Planning Commission  
March 23, 2017 City Council**

*David R. Hoach*  
Your Name (please print)

*7400 South west Parkway*  
Your address(es) affected by this application

*David R. Hoach*  
Signature

☐ I am in favor  
☒ I object

*02/17/17*  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2016-0135**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: Mar 14, 2017, Planning Commission  
 April 13, 2017, City Council**

Brian Navy  
 Your Name (please print)

☐ I am in favor  
☒ I object

2410 Longview St. N. TX 78705  
 Your address(es) affected by this application

B. Navy  
 Signature

2/13/17  
 Date

Daytime Telephone: 512-750-5587

Comments: See Attached letter

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Zoning Department  
 Andrew Moore  
 P. O. Box 1088  
 Austin, TX 78767-8810



February 13, 2017

City of Austin

Planning and Zoning Department

Andrew Moore

P.O. Box 1088

Austin, Texas 78767-8810

Re: Case Number: C14-2016-0135

From: Brian Novy owner of Mesquite Tree Apts 2410 Longview St

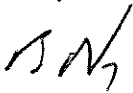
Dear Mr. Moore,

I am sending you this letter of objection for the pending zoning case close to my property. My family and I have owned this small apartment complex since 1980-1981. We have obviously seen a lot of change in West Campus and Austin. Ironically my profession is Commercial Real Estate. I am sure you already know how bad the traffic is on Lamar especially at the intersection of 24<sup>th</sup> and Lamar. Traffic backs up making it difficult to turn at 25<sup>th</sup> and Lamar. The existing building is architecturally pleasing and doesn't create a parking problem nor appears to generate a lot of trips per day. There are several new mixed use projects coming on line that we give Students and others plenty of options to live not at this location.

These projects are typically under parked would already strain the availability of street parking. I also feel like this project would affect the quiet enjoyment of my tenants and cause an increase in my property taxes. Does the developer not realize that Austin is and will be over built?? I have been through too many cycles.

I will be unable to attend the Public Hearing March 14, 2017

Thank you



Brian Novy

P.O. Box 28054

Austin, Texas 78755

Office 512-327-7613

Fax 512-327-0688

Cell 512-750-5587

e-mail [novyco@austin.rr.com](mailto:novyco@austin.rr.com)

Amanda Swor  
direct dial: (512) 807-2904  
aswor@drennergroupp.com

# DRENNER GROUP

May 25, 2017

Mr. Greg Guernsey  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Electronic Delivery

Re: 2500 N. Lamar (C14-2016-0135) – Rezoning application for the 0.9688 acre piece of property located at 1200 West 25<sup>th</sup> Street in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit a request for postponement of case C14-2016-0135 from the June 13, 2017 Planning Commission agenda to the August 8, 2017 Planning Commission agenda. This is our first request for postponement.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor  
Drenner Group

cc: Jerry Rusthoven, Planning and Zoning Review Department (*via electronic delivery*)  
Scott Grantham, Planning and Zoning Review Department (*via electronic delivery*)