ORDINANCE NO. 030717-120

AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, AND REZONING AND CHANGING THE ZONING MAP FOR PROPERTY LOCATED AT 1203 HILLSIDE AVENUE AKA 0 HILLSIDE AVENUE IN THE FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD CONSERVATION (MF-3-NCCD) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD CONSERVATION (SF-3-NCCD) COMBINING DISTRICT.

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

PART 1. Ordinance No. 860807-H is amended to include the property identified in this Part in the Fairview Park neighborhood conservation combining district. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from multifamily residence medium density-neighborhood conservation (MF-3-NCCD) combining district to family residence-neighborhood conservation (SF-3-NCCD) combining district on the property described in Zoning Case C14-02-0067.01 (Tract 54) on file at the Neighborhood Planning and Zoning Department, locally known as the property at 1203 Hillside Avenue aka 0 Hillside Avenue in the Fairview Park neighborhood conservation combining district area, and generally identified in the map attached as Exhibit "A".

PART 2. Except as modified below the property is subject to the use and site development regulations established in Ordinance No. 860807-H.

PART 3. The special compatibility standards referred to in Part 2 of Ordinance No. 860807-H apply to development zoned single family residence condominium (SF-5) district or less restrictive and the following subparts are added to Part 2:

(C) A 25-foot wide vegetative buffer shall be established and maintained along property lines adjacent to a property used or zoned family residence-neighborhood conservation (SF-3-NCCD) combining district.

(D) Storm water and water quality detention are required on-site for development that exceeds 12 residential units per acre.

PART 4. Part 5 is amended to remove the following words: "SAVE AND EXCEPT those properties identified as "EXCLUDED" on the map attached as Exhibit "B" to this ordinance."

PART 5. Part 6, subpart B (2) and (6) regarding two-family residential use is amended as follows:

(2) The gross floor area of a second dwelling unit constructed on a lot with an existing dwelling unit may not exceed fifteen percent (15%) or eight hundred-fifty (850) square feet, whichever is smaller, of the lot area.

(6) Vehicular access to the lot is restricted to a single paved driveway not less than fifteen (15) feet in width that serves both dwelling units.

PART 6. Part 6, subpart D is repealed and the following is substituted in its place:

(D) Development or redevelopment of multi-family, condominium, or townhouse uses with three or more units is subject to the following conditions:

(1) Site plan review is required and notice of site plan review is required to the registered neighborhood association.

(2) Maximum density is:

(a) 11 dwelling units per acre for property zoned multifamily residence low density (MF-2) district;
(b) 15 dwelling units per acre for property zoned multifamily residence medium density (MF-3) district; and
(c) 22 dwelling units per acre for property zoning multifamily residence moderate-high density (MF-4) district.
(d) For purposes of calculating the maximum permitted density, each dwelling unit shall be counted as a single unit, notwithstanding the size or configuration of the unit.

(3) The maximum impervious cover is 55 percent of a lot area.

PART 7. Part 6 subpart E (1) regarding development or redevelopment along South Congress Avenue is amended as follows:

(1) A lot with less than 50 feet of street frontage is exempt from the off-street parking requirements and application of the landscaping regulations under Section 25-2-981 through 25-2-1008 except for restaurant use (general, limited, drive-in, fast food) and cocktail lounge use which use shall be required to meet 80 percent of parking requirements.

PART 8. Part 6, subpart F is repealed and the following is substituted in its place:

(D) Development or redevelopment for nonresidential uses of sites without frontage on South Congress Avenue is subject to the following conditions:

(1) Site plan review is required and notice of site plan review is required to the registered neighborhood association.

(2) The maximum building coverage is 35 percent.

(3) The maximum impervious cover is 45 percent.

(4) The maximum height is 30 feet.

(5) Use of the property is limited to office use, excluding medical offices.

PART 9. Part 6, subpart H is repealed in its entirety.

PART 10. Part 7, is repealed and the following is substituted in its place:

PART 7. The following modification of use of site development regulations apply to the following specific sites:

1202 Newning: The maximum density is 38 dwelling units if the property is redeveloped.

1214 Newning: If the existing structure is preserved and is designated as an historic landmark under the Historic Landmark Regulations of Chapter 13-2A, neighborhood office (NO) use is permitted in up to two-thirds of the gross floor area of the existing

structure if one floor of the structure is occupied as a residence by the owner of the property.

1300 Newning: The maximum density is 20 dwelling units if the property is redeveloped.

PART 11. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 12. This ordinance takes effect on July 28, 2003.

PASSED AND APPROVED

July 17, 2003 §

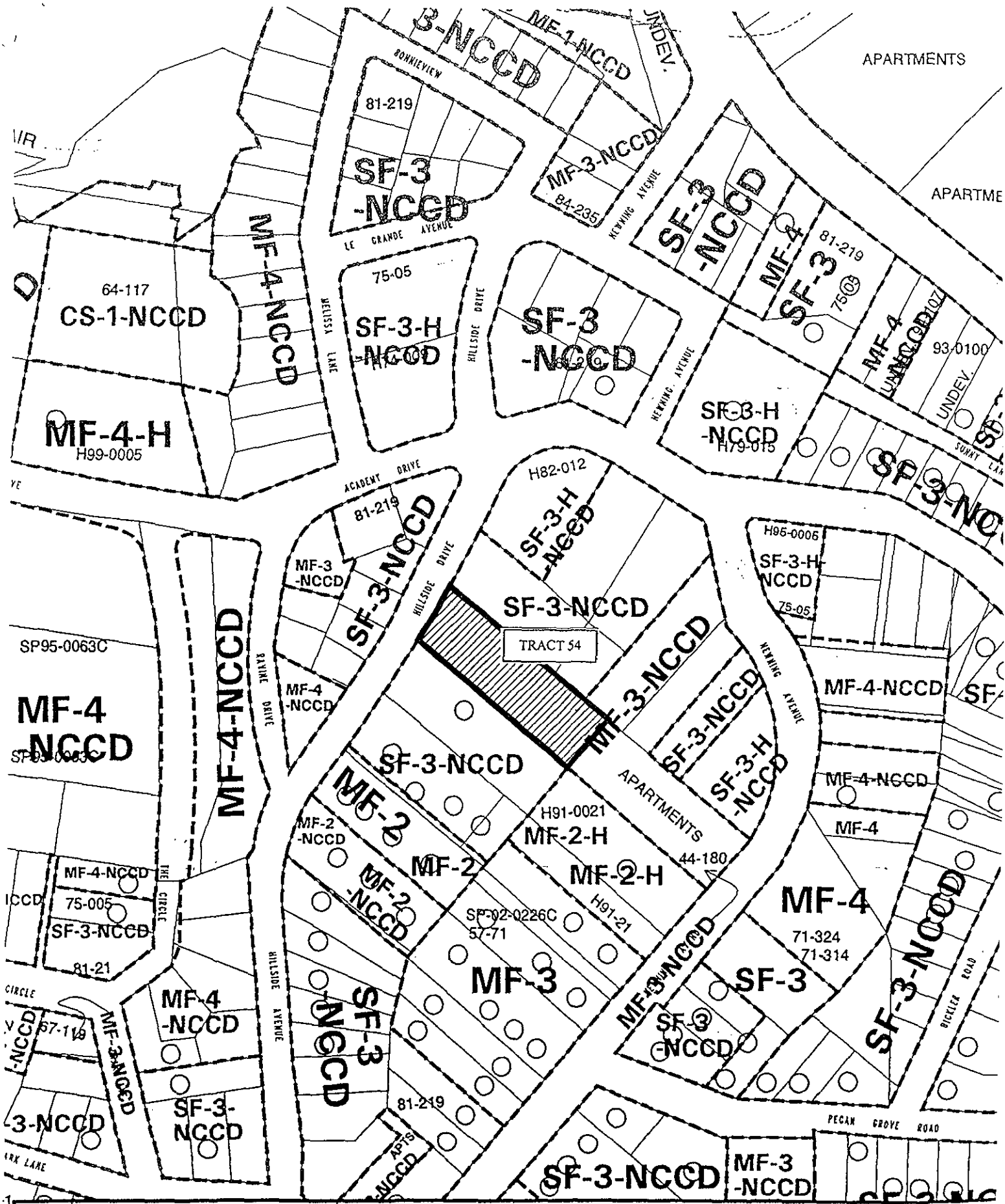
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Will Wynn
Mayor

APPROVED:
Sedora Jefferson
City Attorney

ATTEST:
Shirley A. Brown
City Clerk


TRACT 54
SF-3-NCCD
MF-3-NCCD
MF-4-NCCD
MF-4-H
H99-0005
CS-1-NCCD
64-117
SF-3-H-NCCD
75-05
81-219
84-235
MF-3-NCCD
SF-3-NCCD
MF-4
81-219
75-05
MF-4 UNDEV
93-0100
UNDEV
SF-3-H-NCCD
H79-015
H82-012
SF-3-H-NCCD
H96-0006
SF-3-H-NCCD
75-05
MF-3-NCCD
SF-3-NCCD
MF-4-NCCD
SF-3-NCCD
SF-3-H-NCCD
MF-4-NCCD
MF-4
MF-4-NCCD
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MF-4-NCCD
MF-4-NCCD
75-005
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MF-4-NCCD
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SF-3-NCCD
MF-2-NCCD
MF-2
MF-2
MF-2-NCCD
H91-0021
MF-2-H
MF-2-H
H91-21
SP-02-0226C
57-71
MF-3
APARTMENTS
44-180
MF-4
71-324
71-314
SF-3
SF-3-NCCD
SF-3-NCCD
SF-3-NCCD
MF-3-NCCD
SF-3-NCCD
81-219
APTS
SF-3-NCCD
MF-3-NCCD
APARTMENTS
APARTME
ACADEMY DRIVE
HILLSIDE DRIVE
KEWANG AVENUE
LE GRANDE AVENUE
MELISSA LANE
RAVINE DRIVE
THE CIRCLE
PECAN GROVE ROAD
BICKLER ROAD
SUNNY LA
UNDEV.
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER
1" = 200'
ZONING EXHIBIT A
CASE #: C14-02-0067.01
ADDRESS: 1203 HILLSIDE AVENUE
SUBJECT AREA (acres): N/A
DATE: 02-11
INTLS: SM
CITY GRID REFERENCE NUMBER
J20-21