

ORDINANCE NO. 040826-58

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH THE NORTH UNIVERSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT FOR THE PROPERTY WHOSE BOUNDARIES ARE 38TH STREET TO THE NORTH, SAN JACINTO BOULEVARD AND 27TH STREET TO THE SOUTH, GUADALUPE STREET TO THE WEST AND DUVAL STREET TO THE EAST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD-NP.

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 establish the North University neighborhood conservation-neighborhood plan (NCCD-NP) combining district and to add a NCCD-NP to each base zoning district within the property and to change the base zoning districts on 74 tracts of land on the property described in Zoning Case No.C14-04-0022, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 234.87 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"),

generally known as the North University conservation-neighborhood plan combining district, locally known as the area bounded by 38th Street to the north, San Jacinto Boulevard and 27th Street to the south, Guadalupe Street to the west, and Duval Street to the east, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning of the 74 tracts shown in the chart below are changed from family residence (SF-3) 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, multifamily residence medium density-historic (MF-3-H) combining district, limited office (LO) district, general office (GO) district, general office-mixed use (GO-MU) combining district, neighborhood commercial (LR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and unzoned (UNZ) district to family residence

neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district, multifamily residence limited density-neighborhood conservation-neighborhood plan (MF-1-NCCD-NP) combining district, multifamily residence low density-neighborhood conservation-neighborhood plan (MF-2-NCCD-NP) combining district, multifamily residence medium density-neighborhood conservation-neighborhood plan (MF-3-NCCD-NP) combining district, multifamily residence moderate high density-neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district, multifamily residence high density-neighborhood conservation-neighborhood plan (MF-5-NCCD-NP) combining district, multifamily residence limited density-historic-neighborhood conservation-neighborhood plan (MF-1-H-NCCD-NP) combining district, multifamily residence low density-historic-neighborhood conservation-neighborhood plan (MF-2-H-NCCD-NP) combining district, multifamily residence medium density-historic-neighborhood conservation-neighborhood plan (MF-3-H-NCCD-NP) combining district, neighborhood office-neighborhood conservation-neighborhood plan (NO-NCCD-NP) combining district, limited office-neighborhood conservation-neighborhood plan (LO-NCCD-NP) combining district, community commercial-neighborhood conservation-neighborhood plan (GR-NCCD-NP) combining district, neighborhood commercial-neighborhood conservation-neighborhood plan (LR-NCCD-NP) combining district, general commercial services-neighborhood conservation-neighborhood plan (CS-NCCD-NP) combining district, and public-neighborhood conservation-neighborhood plan (P-NCCD-NP) combining district.

TRACT	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST; 502 W 30TH ST	CS	GR-NCCD-NP
APD-846	501, 503 W 30TH ST; 2910 FRUTH ST	LO	GR-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-850	0 FRUTH ST (W PT OF LOT 4-7 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-851	0 W 30TH ST (W TRI OF LOT 10-11 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-852	0 WEST DR (PART OF LOT 2-7&10-14 * & ALLEY BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-853	0 W 29TH ST (E PT OF LOT 1-4,14-15 BLK 2 OLT 74 DIV D FRUTH ADDN)	MF-3, UNZ	P-NCCD-NP
APD-855	0 HEMPHILL PARK (W PART OF LOT 7-9 BLK 3 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-856	0 (LOT 5,10-14 & E PT OF LOT 6-8 & ALLEY BLK 3 OLT 73 DIV D FRUTH ADDN), 201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF W 29TH ST TO THE CENTERLINE OF WALLER CREEK)	UNZ	P-NCCD-NP
APD-861	3001 CEDAR ST (N 156 FT OF S 176 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP

TRACT	ADDRESS	FROM	TO
GDC-714A	2819 (E 37.79 FT LOT 2 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-NCCD-NP
GDN-701A	505 W 38TH ST (E 16 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO	CS-NCCD-NP
GDN-704A	510 W 35TH ST (E 16 FT LOT 3 BLK 1 OLT 77 DIV B STEINLE ADDN)	GO	CS-NCCD-NP
GDS-715A	2819 (E 37.79 FT AV & 1/2 ADJ 16 FT VAC ALLEY LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN	CS-1	CS-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST; 3503 GROOMS ST	MF-3	MF-1-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-805A	407 E 35TH ST; 3408 (S 5 FT LOT 6 BLK 9 RESUB OF BLK 9 GROOMS ADDN), 3410, 3412 DUVAL ST	MF-3	SF-3-NCCD-NP
RDE-807A	3305 HELMS ST; 200, 202, 204 E 33RD ST	MF-3, MF-2	SF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD- NP
RDE-810A	311 E 34TH ST	MF-4	MF-3-NCCD-NP
RDE-813	3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-818A	202 E 32ND ST	MF-4	MF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304, 308 MOORE BLVD; 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR; 3111 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-827	308 MOORE BLVD; 3108 WALLING DR	MF-4	MF-2-NCCD-NP
RDE-828	301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-829	311 MOORE BLVD	MF-4	MF-1-NCCD-NP
RDE-830	200, 202, 206 E 31ST ST; 3103 GROOMS ST	MF-4	MF-1-NCCD-NP
RDE-831	208 E 31ST ST	MF-4	MF-3-NCCD-NP
RDE-832	3100, 3102, 3104 TOM GREEN ST; 3101, 3103, 3105, 3109 WALLING DR	MF-4	SF-3-NCCD-NP
RDE-833	403, 405, 407 E 32ND ST	MF-4	SF-3-NCCD-NP
RDE-834	3116 BENELVA DR	MF-4	MF-1-NCCD-NP
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-737A	404 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-742	408, 410 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742B	400 W 34TH ST	MF-4	SF-3-NCCD-NP
RDW-742D	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-745	3707, 3709 CEDAR ST	MF-4	MF-2-NCCD-NP
RDW-746	3703, 3705 CEDAR ST	MF-4	SF-3-NCCD-NP
RDW-748A	3405 CEDAR ST	MF-3	SF-3-NCCD-NP
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-763B	3112 WHEELER ST (S 34 FT LOT 2 MARKOVITS & DILLER ADDN)	MF-3	SF-3-NCCD-NP
RDW-766	3006, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP

TRACT	ADDRESS	FROM	TO
RDW-767	0 HEMPHILL PARK (1.05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-1-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869A	3704 (LOT 9 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD)	LR	MF-4-NCCD-NP
SD-870	102 W 35TH ST; 3502, 3504 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-870A	3500 SPEEDWAY	MF-4	MF-1-H-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	LO-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3105 (W1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY; 3104 (E1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 (S45FT OF E69FT OF LOT 5 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SJD-886	300, 302, 304, 306 E 30TH ST; 3001 SPEEDWAY	LR, GO-MU, MF-4	CS-NCCD-NP
SJD-886A	400, 402, 404, 406 E 30TH ST	MF-4	CS-NCCD-NP
SJD-887	303 E 30TH ST	LR	CS-NCCD-NP
SJD-888	2911 SAN JACINTO BLVD	CS	CS-1-NCCD-NP
SJD-889	309, 405, 407, 409 E 30TH ST; 2827 SAN JACINTO BLVD	LR	CS-NCCD-NP
SJD-889A	411 E 30TH ST	LR	CS-NCCD-NP
TD-722	506 W 37TH ST	MF-4	LO-NCCD-NP
TD-725	502 W 35TH ST	MF-4	MF-3-NCCD-NP
TD-726A	3401 (E 117.39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	MF-3	CS-NCCD-NP
TD-727	506 (S 94.35 FT OF THE E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB LESS THE PORTION DESCRIBED IN TRACT TD-728) W 34TH ST	CS	CS-H-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB) W 34TH ST	MF-3-H	MF-2-H-NCCD-NP
WCD-893A	2803 HEMPHILL PARK (N 100 FT OF S 200 FT OF W 1/2 OF LOT 10 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893B	2707 HEMPHILL PARK (N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893C	2703 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP

PART 3. Definitions. In this ordinance:

ACCESSORY BUILDING means a building in which an accessory use is located that is detached from and located on the same site as a building in which a principal use is located.

CIRCULAR DRIVEWAY means a cul-de-sac type driveway with one access point or a half-circular driveway with two access points.

COMMERCIAL DISTRICT means the districts within the hierarchy of zoning districts from neighborhood office (NO) district through commercial-liquor sales (CS-1) district.

DISTRICT means the Residential District, Speedway District, Adams Park District, San Jacinto District, Guadalupe District, Transition District, and Waller Creek/Seminary District.

DRIVEWAY RUNNERS means a pair of pavement strips used as access to a parking space.

EXCESS PARKING means parking spaces that exceed the parking required by Title 25 of the Code and the regulations in this ordinance.

FRONT OF BUILDING means the side of a building that includes the main entrance to the building including any offset.

HABITABLE SPACE has the meaning used in the Building Code.

HALF-STORY means livable space that is contained between the eave and ridge of a dwelling.

MANEUVERING means managing a vehicle into or out of a driveway or parking space from a public right-of-way.

PEDESTRIAN-ORIENTED USES means those uses identified in Subsection (C) of Section 25-2-691 (*Waterfront Overlay District Uses*).

REDEVELOPMENT means development in which the value of the improvements is 50 percent of the value of all existing improvements on the site or development that requires a site plan.

TANDEM PARKING means one car behind another so that one car must be moved before the other can be accessed.

PART 4. The North University NCCD-NP is divided into the following districts which are more particularly identified on the map attached as Exhibit "C".

1. The Residential District - includes all property not included in another district from 27th to 38th Street and from Guadalupe Street to Duval Street. It includes Districts 1 and 1A.
2. The Speedway District - generally located along both sides of Speedway Street from 30th Street to 38th Street. It includes Districts 2 and 2A.
3. The Adams Park District - generally located within one-half block of Adams Park between 29th Street and 30th Street. It includes Districts 3 and 3A.
4. The San Jacinto District – generally located in the area bounded by Duval Street, West 31st Street, Speedway and San Jacinto Street. It includes District 4.
5. The Guadalupe District – generally located along the east side of Guadalupe Street from 27th Street to 38th Street. This district does not include single family residential zoning districts. This includes District 5.
6. The Transition District – generally located east of the northern section of the Guadalupe District from 34th Street to 38th Street. It includes District 6.
7. The Waller Creek/Seminary District – generally located from 27th Street to 30th Street and from Speedway to the Adams Park District. It includes Districts 7, 7A, and 7B.

PART 5. Permitted and Conditional Uses.

1. Residential Base Districts.
 - a. Except as provided in this section, the permitted and conditional uses for the residential base zoning districts apply in accordance with the Code.

- b. Single family attached residential use is prohibited.
- c. Group residential use is prohibited in the Residential District, the Transition District, the San Jacinto District, and the Speedway District.
- d. Except as provided in Subsection e, a civic use that is 5,000 gross square feet or less is permitted. A civic use that is greater than 5,000 gross square feet is a conditional use. This does not apply to a religious assembly use or to a use in Waller Creek/Seminary district 7 and 7A.
- e. Religious assembly use is a permitted use.
- f. A drive-in service use is not permitted.

2. Commercial Base District.

Except as otherwise provided in this ordinance, the following table establishes the permitted and conditional uses for property in commercial zoning district in the North University NCCD-NP.

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

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Single-Family Residential	P	P	P	P	P	P	--	P
Small Lot Single-Family Residential	--	--	P	--	--	--	--	--
Townhouse Residential	--	P	P	P	--	--	--	--
Two-Family Residential	P	P	P	P	P	P	--	P
Commercial Uses	2	2	2A	3	3A	4	5	6
Administrative and Business Offices	P	P	P	P	P	P	P	P
Agricultural Sales and Services	--	--	--	--	--	--	--	--
Art Gallery	P	--	P	--	P	P	P	--
Art Workshop	--	--	P	--	P	C	P	P
Automotive Rentals	--	--	--	--	--	--	P(2)	--
Automotive Repair Services	--	--	--	--	--	--	P(2)	--
Automotive Sales	--	--	--	--	--	--	P(2)	--
Automotive Washing (of any type)	--	--	--	--	--	--	P(2)	--
Building Maintenance Services	--	--	--	--	--	--	--	--
Business or Trade School	--	--	P	--	C	C	C	--
Business Support Services	--	--	--	--	P(1)	P(1)	P(2)	--
Campground	--	--	--	--	--	--	--	--
Carriage Stable	--	--	--	--	--	--	--	--
Cocktail Lounge	--	--	--	--	P(10)	C(2)	--	--
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--
Communications Services	P	--	P	--	P	P	P	P
Construction Sales and Services	--	--	--	--	--	--	--	--
Consumer Convenience Services	P	--	P	--	P	P	P	--
Consumer Repair Services	P	--	P	--	P	P	P	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Convenience Storage	--	--	--	--	--	--	--	--
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--
Electronic Prototype Assembly	--	--	P	--	--	--	--	--
Equipment Repair Services	--	--	--	--	--	--	--	--
Equipment Sales	--	--	--	--	--	--	--	--
Exterminating Services	--	--	--	--	--	--	--	--
Financial Services	--	--	P	--	--	--	P	--
Food Preparation	P	--	P	--	P	P	P	--
Food Sales	P(4)	--	P	--	P(4)	P/C	P(3)	--
Funeral Services	--	--	--	--	--	--	--	--
General Retail Sales (Convenience)	P	--	P	--	P	P	P	--
General Retail Sales (General)	P/C(13)	--	P	--	P	P	P	--
Hotel-Motel	P	--	P	--	P	P	P	C
Indoor Entertainment	--	--	P	--	--	--	--	--
Indoor Sports and Recreation	--	--	P	--	C	C	C	--
Kennels	--	--	--	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	P(11)	--
Liquor Sales	--	--	--	--	--	--	P(10)	--
Marina	--	--	--	--	--	--	--	--
Medical Offices -- Exceeding 5000 sq. ft. gross floor area	--	--	P(6)	--	C	C	P	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	--	P	--	P	P	P	--
Monument Retail Sales	--	--	--	--	--	--	--	--
Off-Site Accessory Parking	--	--	C	P(12)	C	C	C	--
Outdoor Entertainment	--	--	--	--	--	--	--	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Outdoor Sports and Recreation	--	--	--	--	C	--	C	--
Pawn Shop Services	--	--	P(4)	--	--	--	--	--
Personal Improvement Services	P	--	P	--	P	P	P	--
Personal Services	P	--	P	--	P	P	P	P
Pet Services	--	--	P	--	P	P	P	--
Plant Nursery	--	--	--	--	C	C	C	--
Printing and Publishing	--	--	--	--	--	--	P	--
Professional Office	P	P	P	P	P	P	P	--
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--
Recreational Equipment Sales	--	--	--	--	--	--	--	--
Research Assembly Services	--	--	--	--	--	--	--	--
Research Services	--	--	P	--	--	--	--	--
Research Testing Services	--	--	--	--	--	--	--	--
Research Warehousing Services	--	--	--	--	--	--	--	--
Restaurant (General)	P(4)	--	P/C(7)	--	P	P	P	--
Restaurant (Limited)	P	--	P	--	P	P	P	--
Scrap and Salvage	--	--	--	--	--	--	--	--
Service Station	--	--	P(8)	--	--	--	P(2)	--
Software Development	P	P	P	P	P	P	P	P
Special Use Historic	C	--	C	--	C	C	P	C
Stables	--	--	--	--	--	--	--	--
Theater	P/C(13)	--	P	--	P	P	P	--
Vehicle Storage	--	--	--	--	--	--	--	--
Veterinary Services	P(4)	--	P(4)	--	--	--	P	--
Industrial Uses	2	2	2A	3	3A	4	5	6
Basic Industry	--	--	--	--	--	--	--	--
Custom Manufacturing	P(4)	--	P(4)	--	P(4)	P(4)	P(4)	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
General Warehousing and Distribution	--	--	--	--	--	--	--	--
Light Manufacturing	--	--	--	--	--	--	--	--
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--
Recycling Center	--	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--
Urban Farm	P	P	P	P	P	--	--	P
All Other Agricultural Uses	--	--	--	--	--	--	--	--
Civic Uses	2	2	2A	3	3A	4	5	6
Administrative Services	P(4)	P	P(4)	P	P	P	P	P
Aviation Facilities	--	--	--	--	--	--	--	--
Camp	--	--	--	--	--	--	--	--
Cemetery	--	--	--	--	--	--	--	--
Club or Lodge	--	--	--	--	--	--	--	--
College and University Facilities	--		C		--	C	C	--
Communication Service Facilities	C	--	P	--	C	C	C	--
Community Events	--	--	--	--	--	--	--	--
Community Recreation (Private)	--	--	P(9)	--	C	C	C	--
Community Recreation (Public)	--	--	--	--	C	C	C	--
Congregate Living	--	C	C	C	--	--	--	--
Convalescent Services	--	--	--	--	--	--	--	--
Convention Center	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	P	--
Cultural Services	P	--	P	--	P	P	P	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	--
Day Care Services (General)	C	P	C	P	C	C	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Detention Facilities	--	--	--	--	--	--	--	--
Employee Recreation	--	--	--	--	--	--	--	--
Family Home	--	P	P	P	P	P	P	P
Group Home, Class I (General)	--	--	P	C	C	C	C	C
Group Home, Class I (Limited)	--	--	P	P	P	P	P	P
Group Home, Class II	--	--	C	--	--	--	C	--
Guidance Services	--	--	C	--	--	--	C	--
Hospital Services (General)	--	--	--	--	--	--	--	--
Hospital Services (Limited)	--	--	P	--	--	--	C	--
Local Utility Services	C	C	C	C	C	C	C	C
Maintenance and Service Facilities	--	--	--	--	--	--	--	--
Major Public Facilities	--	--	--	--	--	--	--	--
Major Utility Facilities	--	--	--	--	--	--	--	--
Military Installations	--	--	--	--	--	--	--	--
Park and Recreation Services (General)	--	--	--	--	--	--	--	--
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--
Postal Facilities	C	--	C	--	--	--	C	--
Private Primary Educational Facilities	--	--	C	C	C	C	C	C
Private Secondary Educational Facilities	--	--	--	C	C	C	C	C
Public Primary Educational Facilities	--	--	--	C	P	P	P	P
Public Secondary Educational Facilities	--	--	--	C	P	P	P	P
Railroad Facilities	--	--	--	--	--	--	--	--
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment	--	--	C	C	--	--	--	--
Safety Services	C	--	C	--	C	C	C	--
Transitional Housing	--	--	--	--	--	--	C	--

NUNA NCCD DISTRICTS	Speedway 2	Speedway 2	Speedway 2A	Adams Park 3	Adams Park 3A	San Jacinto 4	Guada- lupe 5	Transition 6
	CS/LR	LO/NO						
Transportation Terminal	--	--	--	--	--	--	--	--
All other Civic Uses	--	--	--	--	--	--	--	--
(1) Limited to 5,000 Gross Square Feet								
(2) Limited to south of 29th St..								
(3) Limited to 10,000 Gross Square Feet								
(4) Limited to 2,500 Gross Square Feet								
(5) South of 30th St. only								
(6) Limited to 8,000 Gross Square Feet								
(7) Conditional over 3500 Square Feet								
(8) Limited to 2,000 Gross Square Feet								
(9) Indoor only								
(10) Limited to CS-1 only								
(11) Permitted only at 3001 Guadalupe								
(12) Permitted at 3000 Hemphill Park only								
(13) P under 5,000GSF - C over 5,000 SF per tenant								

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Residential Uses			
Bed & Breakfast (Group 1)	P	P	P
Bed & Breakfast (Group 2)	P	P	P
Condominium Residential	P	P	P
Duplex Residential	P	P	P

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Group Residential	P	P	P
Mobile Home Residential	--	--	--
Multifamily Residential	P	P	P
Retirement Housing (Small Site)	P	P	P
Retirement Housing (Large Site)	C	C	C
Single-Family Attached Residential	--	--	--
Single-Family Residential	P	P	P
Small Lot Single-Family Residential	--	--	--
Townhouse Residential	P	P	P
Two-Family Residential	P	P	P
Commercial Uses	7	7A	7B
Administrative and Business Offices	P(2)	P	--
Agricultural Sales and Services	--	--	--
Art Workshop	--	P	--
Art Gallery	--	--	--
Automotive Rentals	--	--	--
Automotive Repair Services	--	--	--
Automotive Sales	--	--	--
Automotive Washing (of any type)	--	--	--
Building Maintenance Services	--	--	--
Business or Trade School	--	--	--
Business Support Services	--	--	--
Campground	--	--	--
Carriage Stable	--	--	--
Cocktail Lounge	--	--	--
Commercial Blood Plasma Center	--	--	--
Commercial Off-Street Parking	--	--	--
Communications Services	P(2)	P	--
Construction Sales and Services	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Consumer Convenience Services	P(2)	P	--
Consumer Repair Services	--	--	--
Convenience Storage	--	--	--
Drop-Off Recycling Collection Facility	--	--	--
Electronic Prototype Assembly	--	--	--
Equipment Repair Services	--	--	--
Equipment Sales	--	--	--
Exterminating Services	--	--	--
Financial Services	C(2)	P	--
Food Preparation	P(2)	P	--
Food Sales	P(2)	P	--
Funeral Services	--	--	--
General Retail Sales (Convenience)	--	P	--
General Retail Sales (General)	--	--	--
Hotel-Motel	P(2) (3)	P	--
Indoor Entertainment	--	--	--
Indoor Sports and Recreation	--	P	--
Kennels	--	--	--
Laundry Services	--	--	--
Liquor Sales	--	--	--
Marina	--	--	--
Medical Offices -- exceeding 5000 sq. ft. gross floor area	--	--	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	--	--	--
Monument Retail Sales	--	--	--
Off-Site Accessory Parking	P(1)	P(1)	--
Outdoor Entertainment	--	--	--
Outdoor Sports and Recreation	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Pawn Shop Services	--	--	--
Personal Improvement Services	--	--	--
Personal Services	--	--	--
Pet Services	--	--	--
Plant Nursery	--	--	--
Printing and Publishing	--	--	--
Professional Office	--	--	--
Recreational Equipment Maint. & Stor.	--	--	--
Recreational Equipment Sales	--	--	--
Research Assembly Services	--	--	--
Research Services	--	--	--
Research Testing Services	--	--	--
Research Warehousing Services	--	--	--
Restaurant (General)	--	P/C(1)	--
Restaurant (Limited)	--	P/C(1)	--
Scrap and Salvage	--	--	--
Service Station	--	--	--
Software Development	--	P	--
Special Use Historic	--	P	--
Stables	--	--	--
Theater	--	P	--
Vehicle Storage	--	--	--
Veterinary Services	--	--	--
Industrial Uses	7	7A	7B
Basic Industry	--	--	--
Custom Manufacturing	--	--	--
General Warehousing and Distribution	--	--	--
Light Manufacturing	--	--	--
Limited Warehousing and Distribution	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Recycling Center	--	--	--
Resource Extraction	--	--	--
Urban Farm	P	P	P
All Other Agricultural Uses	--	--	--
Civic Uses	7	7A	7B
Administrative Services	P	P	P
Aviation Facilities	--	--	--
Camp	--	--	--
Cemetery	--	--	--
Club or Lodge	--	--	--
College and University Facilities	P	P	--
Communication Service Facilities	--	P	--
Community Events	--	--	--
Community Recreation (Private)	P	P	C
Community Recreation (Public)	P	P	C
Congregate Living	C	C	C
Convalescent Services	--	--	--
Convention Center	--	--	--
Counseling Services	C	C	--
Cultural Services	P	P	C
Day Care Services (Commercial)	P	P	P
Day Care Services (General)	P	P	P
Day Care Services (Limited)	P	P	P
Detention Facilities	--	--	--
Employee Recreation	--	--	--
Family Home	P	P	P
Group Home, Class I (General)	P	P	C
Group Home, Class I (Limited)	P	P	C
Group Home, Class II	--	--	--

NUNA NCCD DISTRICTS	Waller Crk/ Seminary 7	Waller Crk/ Seminary 7A	Waller Crk/ Seminary 7B
Guidance Services	P	P	--
Hospital Services (General)	--	--	--
Hospital Services (Limited)	--	--	--
Local Utility Services	C	C	C
Maintenance and Service Facilities	--	--	--
Major Public Facilities	--	--	--
Major Utility Facilities	--	--	--
Military Installations	--	--	--
Park and Recreation Services (General)	--	--	--
Park and Recreation Services (Special)	--	--	--
Postal Facilities	--	--	--
Private Primary Educational Facilities	P	P	P
Private Secondary Educational Facilities	P	P	P
Public Primary Educational Facilities	P	P	P
Public Secondary Educational Facilities	P	P	P
Railroad Facilities	--	--	--
Religious Assembly	P	P	P
Residential Treatment	--	--	--
Safety Services	--	--	--
Transitional Housing	--	--	--
Transportation Terminal	--	--	--
All other Civic Uses	--	--	--
(1) P under 5,000GSF – C over 5,000 SF per tenant (2) Total commercial uses shall not exceed 10,000 SF (does not apply to accessory uses); A display window for commercial uses may not be visible from 30 th St.; A commercial building entrance or sign may not be located on or visible from 30 th St.; (3) Limited to temporary housing of Seminary faculty, students and staff			

3. This section applies to the uses established in Section 2 of this part.
 - a. A drive-in service use is not permitted.
 - b. An automotive repair services use and a service station use are permitted uses on Guadalupe north of 35th Street. The maximum lot size for the use is 12,500 square feet.
 - c. A multi-family residential use, condominium residential use, or any combination of multifamily and condominium residential uses permitted in the Guadalupe District may not exceed 75 percent of the gross floor area of all buildings constructed on a site.
 - d. A residential use may not be located in the front 70 percent of the ground floor of a building in the Guadalupe District.
 - e. Only residential uses may be located above the ground floor in the Transition District.
 - f. A telecommunication tower use is a permitted or conditional use as defined by Section 25-2-839 (*Telecommunication Towers*) of the Code.
 - g. A commercial use that is permitted in the Guadalupe District is permitted on Tract TD 726 if:
 - 1) there is a five foot setback at Fruth and W. 35th Streets;
 - 2) vehicular access is prohibited to Fruth Street; and
 - 3) a commercial use is screened according to Section 25-2-1066 (*Screening Requirements*) of the Code.
 - h. The following uses are permitted on Tract RDE 817
 - 1) uses permitted in the neighborhood office district; and
 - 2) a single-family residential, two-family residential, and duplex residential use.

PART 6. General Provisions. Except as otherwise provided in this ordinance, the following provisions apply to all property within the NCCD-NP. This section does not apply to Waller Creek/Seminary District 7 or District 7A.

1. Pedestrian-oriented uses. A pedestrian-oriented use, a civic use, or habitable space shall be located at the front of a building on the ground floor.
2. Front of building and lot.
 - a. Except as provided in Subsection b, a building shall front on the short side of the lot or where lots have been combined, on the side where the original short ends of the lots fronted.
 - b. A building on a through lot located west of Speedway between West 33rd Street and West 34th Street shall front on West 33rd Street.
3. Street yard setbacks.
 - a. Front yard setback.. The minimum front yard setback equals the average of the front yard setbacks of the principal single family buildings on the same side of the street of a block. The maximum setback may not exceed the average setback by more than five feet.
 - b. Street side yard setbacks. Except as otherwise provided in this section, minimum street side yard setbacks are established by Exhibit "E".
 - 1) On a block face that includes an alley approach, the street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots that front the same street. In this section, a building across an alley is a building on an adjoining lot. The street side yard setback may be established by a building that contains a living unit on the ground floor that fronts on the same street.
 - 2) If there are no adjoining buildings that contain a living unit on the ground floor that fronts on the same street to establish an average setback, then the street yard setbacks are according to the Setback Map attached as Exhibit "E".
 - c. Notwithstanding any other provision in this section, a street side yard setback may not be less than five feet.

4. Site development standards for certain two-family residential uses. Except in the Guadalupe District, this section applies to construction of a two-family residential use on property that is located in a townhouse and condominium residence (SF-6) district or less restrictive zoning district. Except as otherwise provided in this section, construction must comply with the regulations for the family residence (SF-3) district. Construction may comply with the regulations of the district in which the use is located if construction complies with the compatibility standard of the Code.
5. Two-family residential use.
 - a. In the Residential District, a two family residential use is permitted on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet.
 - b. In District 1A, a two family use is permitted on a lot that is at least 7,000 square feet or larger and has a front lot width of at least 48 feet.
 - c. Except as otherwise provided in this section, the maximum gross floor area of the rear dwelling unit of a two-family residential use is 850 square feet. On a corner lot, the rear dwelling unit may exceed 850 square feet if:
 - 1) living space is provided on the ground floor.
 - 2) one unit has frontage on a north-south street; and
 - 3) one unit has frontage on an east-west street.
6. Duplex residential use. In the Residential District, a duplex residential use is permitted on a lot that is 7,000 square feet or larger and has a front lot width of at least 50 feet.
7. Parking.
 - a. Except as otherwise provided in this section, a parking space for a residential use may not be located in a street side yard.
 - b. The maximum number of parking spaces in all street yards on a site is two.
 - c. Pavement for a parking space in a front yard may not be located in front of a principal structure.

- d. Except for a single-family or two-family residential use, excess parking is prohibited.
- e. This subsection applies to an existing single-family, duplex, or two-family residential. If 400 square feet or more are added to the conditioned gross building floor area, the use must comply with current parking regulations. This includes conversion of accessory space to habitable space.
- f. A person may not reduce existing parking spaces to a number less than the number of spaces prescribed in the City Code for the present use nor may a person reallocate existing parking spaces to a new use unless the prior use is terminated or reduced in size.
- g. For a multi-family use, a parking space must be provided for each bedroom in a dwelling unit.
- h. For tandem parking, only one car may be parked behind one other. This provision includes a car parked in a garage or open parking area.
- i. The following provision applies to required parking spaces.
 - 1) For a single-family residential use, tandem parking is permitted.
 - 2) For a multi-family use, tandem parking is permitted if both spaces are assigned to the same unit.
 - 3) For a duplex or two-family residential use, tandem parking is permitted if the use is less than 2,500 gross square feet.
- j. This section applies to a duplex or two-family residential use if there are at least five bathrooms in all buildings in which the use is located. An additional parking space is required for each new full bathroom constructed on the property.
- k. The parking requirements in Title 25 and this ordinance apply to a two-family or duplex residential use that is converted from a single-family use.

8. Driveways and parking access.

- a. A driveway that provides four or fewer required parking spaces may be designed with gravel surfacing or using driveway runners. The Director of the Watershed

Protection and Development Review Department must approve design and construction. Parking spaces must be solid pavement.

- b. Alley access is permitted if the access complies with applicable City regulations for turning and maneuvering into and out of parking spaces. The sum of the alley width and the distance between the property line and the parking space must equal 25 feet or more.
- c. The following provisions apply in all Districts except the Guadalupe District.
 - 1) Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units.
 - 2) The width of a driveway for a single family residential use may not exceed:
 - i) 12 feet from the driveway apron to the building setback line for a one lane driveway;
 - ii) 18 feet for a two lane driveway; and
 - iii) 24 feet from the building setback line to a parking area.
 - 3) Except as otherwise provided in this subsection, for a commercial, civic, multifamily residential, or condominium residential use with three or more units, the maximum driveway width is the minimum allowed by the City Code. If the minimum width established by the Code is less than 20 feet, then the maximum width is 20 feet.
 - 4) A one-lane circular driveway is permitted on lots over 100 feet wide.
- d. Not more than a total of two driveway lanes are permitted in all street yards of a single-family, duplex or two-family residential use.

9. Accessory buildings.

Accessory buildings may not exceed 10 percent of the site area.

10. Fences.

A fence located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

11. Minimum site area for multifamily uses (square feet).

RESIDENTIAL, SPEEDWAY & TRANSITION DISTRICTS							
	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	5500
MF-2	1600	2000	2400	2800	3200	3600	4000
MF-3	1400	1700	2000	2300	2600	2900	3200
MF-4	1200	1400	1600	1800	2000	2200	2400
MF-5	1200	1400	1600	1800	2000	2200	2400
MF-6	1200	1400	1600	1800	2000	2200	2400
NO	3600	4000	4400	4800	5200	5600	6000
LO/LR	1600	2000	2400	2800	3200	3600	4000
GO/GR/CS/CS-1	1200	1400	1600	1800	2000	2200	2400

ADAMS PARK DISTRICT							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	5500
MF-2	1600	2000	2400	2800	3200	3600	4000
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	800	1000	1200	1400	1600	1800	2000
MF-5	800	1000	1200	1400	1600	1800	2000
MF-6	800	1000	1200	1400	1600	1800	2000
NO	2500	3000	3500	4000	4500	5000	5500
LO/LR	1200	1400	1600	1800	2000	2200	2400

GO/GR/CS/CS-1	700	800	900	1000	1100	1200	1300
SAN JACINTO, GUADALUPE, SPEEDWAY 2A, & WALLER CREEK 7B DISTRICTS							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-1	2500	3000	3500	4000	4500	5000	6000
MF-2	1600	2000	2400	2800	3200	3600	4000
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	700	800	900	1000	1100	1200	1300
MF-5	700	800	900	1000	1100	1200	1300
MF-6	700	800	900	1000	1100	1200	1300
NO	2500	3000	3500	4000	4500	5000	6000
LO/LR	700	800	900	1000	1100	1200	1300
GO/GR/CS/CS-1	600	700	800	900	1000	1100	1200

PART 7. RESIDENTIAL DISTRICT. The Residential District is intended to protect the original buildings and development patterns of the neighborhood that were established for residential use. Single family homes and some of the older multi-family structures were built in the context of the traditional development patterns. New residential development should respect traditional patterns including building orientation, scale, height, setbacks and parking location.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

RESIDENTIAL DISTRICT		SITE DEVELOPMENT STANDARDS			
	SF-2/SF-3	MF-1	MF-2	MF-3 thru MF-6	NO
Min. lot size	5750*	8000*	8000*	8000*	5750*
Min. lot width	50*	50*	50*	50*	50%
Max. FAR	Duplex 0.4:1	0.5:1	0.5:1	0.5:1	0.35:1
Max. building coverage	40%	45%	50%	55%	35%

RESIDENTIAL DISTRICT		SITE DEVELOPMENT STANDARDS			
	SF-2/SF-3	MF-1	MF-2	MF-3 thru MF-6	NO
Max. impervious cover	45%	55%	60%	65%	60%
Max height	(See Height Map – Exhibit -D)				
Min. front setback	(See Part 6. General Provisions)				
Max. front setback	(See Part 6. General Provisions)				
Min. street side yard setback	(See Part 6. General Provisions)				
Min. interior side yard setback	5' **	5' **	5' **	5' **	5' **
Min. rear setback -- principal structure	10' ***	10' ***	10' ***	10' ***	10' ***
*See Part 6. Subsections 5 & 6 (General Provisions)					
**A new principal structure must be at least 10' from a principal structure on an adjacent lot					
***For a through lot the rear setback is 15'					

2. Porch setback.

- A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.
- On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- Street yard setback - for an accessory building the minimum setback from:
 - The front property line of a residential use is 60 feet.
 - The setback map determines any other street yard setback.
- Interior side yard setback: The minimum setback from an interior side property line is five feet.

- c. Rear setback - the minimum setback from a rear property line abutting an alley or the South side of West 34th St. for an accessory building that is not more than 30 feet in height, is five feet.
 - d. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
 - e. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.
- 4. On 3701 Cedar Street, the maximum number of multifamily units is 40 units per acre.
 - 5. On 208 E. 31st Street, the maximum number of multifamily units is 28 units per acre.
 - 6. Compatibility standards for height and setbacks do not apply to the rear 70 feet of the common property line between 305 East 34th Street (Tract RDE 809) and 309 E. 34th Street (Tract RDE 810-part).

PART 8. SPEEDWAY DISTRICT. The Speedway District is intended to protect remaining single family buildings, encourage multi-family redevelopment compatible with nearby single family structures, enhance historical streetscape patterns, and support existing commercial uses. Area "2A" is intended to replace existing intense commercial zoning with mixed use zoning to encourage infill residential development with appropriate supporting commercial use.

- 1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

SPEEDWAY DISTRICT	SITE DEVELOPMENT STANDARDS								
	SF-3	MF-1	MF-2	MF-3	MF-4	NO	LO/GO	LR	CS
Min. Lot Size	5750*	8000*	8000*	8000*	8000*	5750*	5750*	5750*	5750*
Min. Lot Width	50*	50*	50*	50*	50*	50*	50*	50*	50*
Max. FAR	duplex 0.4 : 1	0.5 : 1	0.5 : 1	0.75 : 1	0.75 : 1	0.5:1	0.7:1	0.5:1	2.0:1

SPEEDWAY DISTRICT	SITE DEVELOPMENT STANDARDS								
	SF-3	MF-1	MF-2	MF-3	MF-4	NO	LO/GO	LR	CS
Max. Building Coverage	40%	45%	50%	55%	60%	40%	50%	50%	95%
Max. Impervious Cover	45%	55%	60%	65%	70%	60%	70%	80%	95%
Max. Height	(see Height Map - Exhibit D)								
Min. Front Setback	(See Part 6. General Provisions)								
Max. Front Setback	(See Part 6. General Provisions)								
Min. Street Side Yard Setback	(See Part 6. General Provisions)								
Min. Interior Side Yard Setback	5'	5'	5'	5'	5'	5'	5'	5'	5'
Min. Rear Setback	10'	10'	10'	10'	10'	10'	10'	10'	10'
* See Part 6. Subsections 5 & 6 (General Provisions)									
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.									
*** For a through lot the rear setback is 15'.									

2. Porch setback.

- A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.
- On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- Street yard setback - for an accessory building the minimum setback from:
 - The front property line of a residential use is 60 feet.

2) The setback map determines any other street yard setback.

- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.
- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

4. Front of building.

All buildings shall front onto Speedway unless they have no Speedway lot frontage.

5. Parking for a restaurant use with outdoor seating.

a. This section applies to a restaurant use located at:

3706 Speedway (Tract SD 868)
3705 Speedway (Tract SD 871)
100 E. 31st Street. (Tract SD 881)
100 E. 31st Street (Tract SD 883)
3000 University (Tract SD 883A)

b. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5 and is not used to determine the parking requirement if:

1) The outdoor seating does not exceed 40 percent of the total seating; and

2) Not more than 10 tables are located outside.

c. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.

6. Development located at 3410 and 3412 Speedway (Tract SD 874) does not trigger height or setback compatibility regulations at 3414 Speedway (Tract SD 874) and 3408 Speedway (Tract 875) if the development is more than 30 feet in height.

7. The following apply to Lots 8-14, Block 6, Fruth Addition (Tracts SD 883, SD, 882A, SD 883, and SD 883A).
- a. The total gross floor area may not exceed 58,652 square feet.
 - b. The maximum number of multifamily units is 50 units and 114 bedrooms.
 - c. The parking requirement for a multifamily residential use is one space per bedroom for resident parking plus a number equal to ten percent of the resident parking for visitor parking.
 - d. The maximum number of parking spaces allowed on the site is 139.
 - e. Only pedestrian-oriented uses and residential living space are permitted along University Street.
 - f. One driveway is permitted from the property to University Street. Except as otherwise provided, the maximum width of a driveway is the minimum width established by the City Code. If the minimum width established by the Code is less than 20 feet, then the maximum width is 20 feet.
 - g. The minimum building setbacks are as follows:
 - 1) W. 31st – 14 feet
 - 2) University – 15 feet
 - 3) Alley – 0 feet
 - h. Building height.
 - 1) Except as otherwise provided, the maximum height is 45 feet.
 - 2) Within 30 feet of property line on West 31st Street, the maximum eave height is three stories and 30 feet.
 - 3) Beyond 30 feet of the property line on West 31st Street, the maximum eave height is 40 feet.

4) Within 20 feet of the property line on West 30th Street the maximum eave height is two stories and 20 feet.

5) Beyond 20 feet of the property line on West 30th Street, the maximum eave height is 40 feet.

6) The maximum eave height is 40 feet on University Street.

i. Lighting on the street side of a building shall be shielded.

j. Parking is prohibited in a street yard on University Street.

k. A pole sign and freestanding sign are prohibited.

l. The maximum setback from University Street for a commercial use is 15 feet.

8. The following applies to Tract 880A.

a. The minimum front setback is five feet.

b. The minimum side yard setback is 0 feet.

c. The maximum impervious cover is 95 percent.

PART 9. ADAMS PARK DISTRICT. The Adams Park District is intended to encourage public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, that encourage pedestrian traffic, and that are compatible with nearby residential areas.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply.

ADAMS PARK DISTRICT	SITE DEVELOPMENT STANDARDS						
	MF-1/ MF-2/ MF-3	MF-4	MF-5 / MF-6	NO	LO	GR	CS & CS-1
Min. Lot Size	8000*	8000*	8000*	5000'	5750*	5750*	5750*

ADAMS PARK DISTRICT	SITE DEVELOPMENT STANDARDS						
	MF-1/ MF-2/ MF-3	MF-4	MF-5 / MF-6	NO	LO	GR	CS & CS-1
Min. Lot Width	50**	50**	50**	50**	50**	50**	50**
Max. FAR	0.75 : 1	0.75 : 1	1.0 : 1	0.6:1	0.75 : 1	1.0 : 1	1.0 : 1
Max. Building Coverage	55%	60%	60%	50%	50%	50%	60%
Max. Impervious Cover	65%	70%	70%	70%	80%	80%	80%
Max. Height	(see Height Map – Exhibit D)						
Min. Front Setback	(see Setback Map – Exhibit E)						
Max. Front Setback	(see Setback Map -- Exhibit E)						
Min. Street Side Yard Setback	(see Setback Map – Exhibit E)						
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'***	10'***	10'***	10'***	10'***	10'***	10'***
* See Part 6. Subsections 5 & 6 (General Provisions)							
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.							
*** For a through lot the rear setback is 15'.							

2. Porch setback.

- A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet.
- On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- A porch must set back at least five feet from a property line.

d. Notwithstanding Subsections a and b, the setback for a porch or patio abutting Adams Park or a street adjacent to Adams Park is five feet.

3. Accessory building setbacks.

a. Street yard setback - for an accessory building the minimum setback from:

1) The front property line of a residential use is 60 feet.

2) The setback map determines any other street yard setback.

b. Interior side yard setback: The minimum setback from an interior side property line is five feet.

c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.

d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

4. Front of building.

a. A principal building shall front onto Adams Park.

b. A building façade that fronts on Adams Park, West 29th Street, Fruth Street, or West 30th street shall have an entrance or window on each level of the building.

c. Curb cuts are not permitted on the side of a lot that faces W. 29th, Fruth or W. 30th Streets and also faces the park unless there is no other access.

d. A loading dock or service area of a building may not face Adams Park, Fruth Street or West 30th Street.

e. Parking at the ground level may not be visible from Adams Park. Automobiles in the upper level of a parking structure must be screened from public view.

5. Parking for a restaurant use with outdoor seating.

a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5 6-and is not used to determine the parking requirement if:

- 1) The outdoor seating does not exceed 40 percent of the total seating; and
- 2) Not more than 10 tables are located outside.

b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.

PART 10. SAN JACINTO STREET DISTRICT. The San Jacinto District is intended to encourage redevelopment of older housing stock in concert with appropriate commercial uses to foster a dense enclave of housing with supporting commercial use close to the University of Texas campus.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the San Jacinto Street District.

SAN JACINTO STREET DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-4	CS & CS-1
Min. Lot Size	8000*	5750*
Min. Lot Width	50**	50**
Max. FAR****	0.75 : 1	2.0 : 1
Max. Building Coverage	60%	60%
Max. Impervious Cover*****	70%	80%
Max. Height	(see Height Map – Exhibit D)	
Min. Front Setback	(see Setback Map – Exhibit - E)	
Max. Front Setback	(see Setback Map – Exhibit - E)	

SAN JACINTO STREET DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-4	CS & CS-1
Min. Street Side Yard Setback	(see Setback Map – Exhibit - E)	
Min. Interior Side Yard Setback	5'	0'
Min. Rear Setback	10'***	10'****
* See Part 6. Subsections 5 & 6 (General Provisions) ** A new principal structure must be at least 10' from a principal structure on an adjacent lot. *** Except as shown on the Setback Map. ****The Max. FAR for Tract SJD-885A is 1:1.17 *****The Max. impervious cover for Tract SJD-885A is 76 %		

2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- a. Street yard setback - for an accessory building the minimum setback from:
 - 1) The front property line of a residential use is 60 feet.
 - 2) The setback map determines any other street yard setback.
- b. Interior side yard setback: The minimum setback from an interior side property

line is five feet.

- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

4. Front of buildings.

- a. A building shall front onto San Jacinto Street, Duval Street, East 30th Street, or East 31st Street.
- b. A building entrance shall face the street.
- c. A loading dock or service area may not face the streets.

5. A parking area that is located at ground level and under a building must be screened from the street.

6. Parking for a restaurant use with outdoor seating.

- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5-6 and is not used to determine the parking requirement if:
 - 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
- b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.

PART 11. GUADALUPE DISTRICT. The Guadalupe District is intended to support commercial use that serves area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadalupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Guadalupe District.

GUADALUPE DISTRICT	SITE DEVELOPMENT STANDARDS	
	MF-6	CS / CS-1
Min. Lot Size	8000	4000
Min. Lot Width	50	25
Max. FAR	--	2:01
Max. Building Coverage	70%	95%
Max. Impervious Cover	80%	95%
Max. Height	(see Height Map – Exhibit -- D)	
Min. Front Setback	(see Setback Map – Exhibit -- E)	
Max. Front Setback	(see Setback Map – Exhibit – E)	
Min. Street Side Yard Setback	(see Setback Map – Exhibit – E)	
Min. Interior Side Yard Setback	5'	0'
Min. Rear Setback	10'	10'
Min. Accessory Bldg. Setback	10'	10'

2. This section applies to Tracts GDS 716, GDS 716A, and GDS 716B.
 - a. Except as otherwise provided in this section the maximum height of a building is 60 feet.
 - b. The site development regulations shown in Subsection c apply to a development

project that meets the following conditions:

- 1) parking must not be visible from Guadalupe Street or Fruth Street except through an access driveway;
- 2) a minimum 80 percent of the street frontage is occupied by pedestrian oriented uses; and
- 3) the pedestrian oriented uses occupy at least 28 feet of the ground floor of a building.

c. This subsection applies to a development project described in Subsection b.

- 1) The maximum height is 70 feet.
- 2) Except as otherwise provided in this subsection, the minimum setback from Fruth Street is ten feet. For the portion of a building that is at least 11 feet above grade at the setback, the minimum setback is three feet.
- 3) Except as otherwise provided in this subsection, the minimum setback from the alley is two feet. For Tract GDS 716B, there is no minimum setback.
- 4) The maximum F.A.R. is 3.5 to 1.0.
- 5) The minimum site area requirements set out in Part 6, Section 11 does not apply.
- 6) The maximum gross floor area requirements set out in Part 5, Section 3.c does not apply.

d. Fifty percent of a building may have a maximum height of 70 feet if the same percentage of the building is reduced in height to 50 feet or less. The area that is reduced in height must include the front 5 feet of the building that is adjacent to Guadalupe Street.

e. In the area above 60 feet, a parapet, screening or open space may exceed the final height of a building by an amount not greater than 10 percent of the additional height about 60 feet.

3. Front of buildings.

- a. If a lot fronts Guadalupe Street, a building on the lot shall front Guadalupe Street.
 - b. A building entrance shall face Guadalupe Street.
 - c. A loading dock or service area may not face Guadalupe Street.
 - d. A building façade that fronts on Guadalupe Street shall have an entrance or window on each level of the building.
 - e. A sidewalk sign is permitted. Section 25-10-153 (*Sidewalk Sign in Downtown Sign District*) applies to a sidewalk sign. A projecting sign is permitted. Section 25-10-129 (*Downtown Sign District Regulations*) applies to a projecting sign.
4. Parking for a restaurant use with outdoor seating.
- a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 5 6--and is not used to determine the parking requirement if:
 - 1) The outdoor seating does not exceed 40 percent of the total seating; and
 - 2) Not more than 10 tables are located outside.
 - b. The outdoor seating area that exceeds 40 percent of the total seating area or that exceeds ten tables is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and is used to determine the parking requirement.
5. The rear setback for development at 2801 Guadalupe is 0 feet.

PART 12. TRANSITION DISTRICT. The Transition District is intended to create a transition between commercial uses on Guadalupe and the single family uses on the streets that intersect Guadalupe Street. The district allows low intensity commercial uses or multi-family uses in a scale and character that respects the single family homes that lie close to this busy arterial.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Transition District.

TRANSITION DISTRICT	SITE DEVELOPMENT STANDARDS				
	SF-2, SF-3	MF1,MF2	MF3,MF4	NO,LO,GO	CS
Min. Lot Size	5750*	8000*	8000*	5750*	5750*
Min. Lot Width	50**	50**	50**	50**	50**
Max. FAR	0.4 :1 duplex	0.5 : 1	.75 : 1	1.0 : 1	2.0 : 1
Max. Building Coverage	40%	50%	55%	50%	60%
Max. Impervious Cover	45%	60%	65%	80%	80%
Max. Height	(See Height Map – Exhibit - D)				
Min. Front Setback	(See Setback Map – Exhibit – E)				
Max. Front Setback	(See Setback Map – Exhibit -- E)				
Min. Street Side Yard Setback	(See Setback Map – Exhibit – E)				
Min. Interior Side Yard Setback	5'***	5'***	5'***	5'***	5'***
Min. Rear Setback	10'****	10'****	10'****	10'****	10'****
* See Part 6. Subsections 5 & 6 (General Provisions)					
** See Part 6. Subsections 5 & 6 (General Provisions)					
*** A new principal structure must be at least 10' from a principal structure on an adjacent lot.					
**** Except as shown on the Setback Map.					

2. Porch setback.

- a. A porch may extend a maximum of eight feet in front of the front yard setback if a principal building has a setback of at least 25 feet
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

a. Street yard setback - for an accessory building the minimum setback from:

- 1) The front property line of a residential use is 60 feet.
- 2) The setback map determines any other street yard setback.

b. Interior side yard setback: The minimum setback from an interior side property line is five feet.

c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.

d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.

PART 13. WALLER CREEK / SEMINARY DISTRICT. The Waller Creek/Seminary District is intended to provide opportunities for continued development of the Austin Presbyterian Seminary, to provide additional housing for its students and their families, and to encourage additional housing density on adjacent tracts that lie close to the University of Texas.

1. Site development standards table. Except as otherwise modified in this part, the following site development regulations apply in the Waller Creek/Seminary District.

WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Min. Lot Size	8000*	8000*	8000*	8000*
Min. Lot Width	50*	50*	50*	50*
Max. FAR	1 : 1****	1 : 1****	1 : 1****	--
Max. Building Coverage	55%	60%	60%	70%

WALLER CREEK / SEMINARY	SITE DEVELOPMENT STANDARDS			
	MF-3	MF-4	MF-5	MF-6
Max. Impervious Cover	65%	70%	70%	80%
Max. Height	(see Height Map -- Exhibit – D)			
Min. Front Setback	(See Setback Map – Exhibit – E)			
Max. Front Setback	(See Setback Map – Exhibit – E)			
Min. Street Side Yard Setback	(See Setback Map – Exhibit – E)			
Min. Interior Side Yard Setback	5'**	5'**	5'**	5'**
Min. Rear Setback	10'***	10'***	10'***	10'***
* See Part 6. Subsections 5 & 6 (General Provisions)				
** A new principal structure must be at least 10' from a principal structure on an adjacent lot.				
*** For a through lot the minimum setback is 15'				
**** FAR for District 7A is 2 : 1				

2. Porch setback .

- a. A porch may extend a maximum of eight feet in front of the street yard setback if a principal building has a setback of at least 25 feet
- b. On a corner lot, a porch may extend a maximum of five feet in front of the street side yard setback.
- c. A porch must set back at least five feet from a property line.

3. Accessory building setbacks.

- a. Street yard setback - for an accessory building the minimum setback from:

- 1) The front property line of a residential use is 60 feet.
- 2) The setback map determines any other street yard setback.
- b. Interior side yard setback: The minimum setback from an interior side property line is five feet.
- c. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior side property lines.
- d. Attached Garage - An attached garage shall set back a minimum of 60 feet from the front property line.
4. As long as any of the existing structures remain at 2807, 2809 and 2811 Hemphill Park and 305 W. 29th Streets, new multifamily development that abuts the properties may not exceed a height of 30 feet within 50 feet of a common property line. A 15 foot setback is required from the common property line.
5. The height limit on the part of District 7 north of Waller Creek is 45 feet beginning at the property line along 30th Street and continuing to a point 23 feet inside the property line. The height on the remainder of the lot is 52 feet. The eave line may not exceed 40 feet at the 30th Street property line. Within 20 feet of the property line along 30th Street an intervening eave line not exceeding 20 feet above grade is required.
6. The maximum height is 70 feet in Waller Creek/Seminary District 7A.
7. This section applies to the use and site development regulations in Districts 7 and 7A. This section does not grant a variance related to the floodplain regulations.
 - a. the maximum building cover and the maximum impervious cover is 95 percent outside the 100 year flood plain and 60 percent within the 100 year flood plain.
 - b. In Districts 7 and 7A structured parking is permitted in the 100 year floodplain, but not the 25 year floodplain.
8. This section applies to parking requirements for the Waller Creek/Seminary District.

For dwelling units associated with a college and university facilities use, one parking space per dwelling unit is required. For dorm uses, one parking space per two

residents is required. For all other uses, one parking space per 1,000 square feet less the parking provided for residential uses is required.

9. For certain existing buildings, the setbacks are established as shown on Exhibit "F".
10. The minimum site area for multifamily uses (square feet).

WALLER CREEK 7 DISTRICT							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
Multifamily uses	700	800	900	1000	1100	1200	1300
WALLER CREEK 7A DISTRICT							
	Eff'cy	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm
MF-3	1200	1500	1800	2100	2400	2700	3000
MF-4	700	800	900	1000	1100	1200	1300
MF-5	700	800	900	1000	1100	1200	1300
MF-6	700	800	900	1000	1100	1200	1300

11. A pedestrian-oriented use, civic use, or habitable space shall be located at the front of a building on the ground floor.
12. This section applies to driveways.
 - a. Except as otherwise provided in this subsection, for a commercial, civic, multifamily residential, or condominium residential use with three or more units, the maximum driveway width is the minimum allowed by the City Code.
 - b. If the minimum width established by the Code is less than 20 feet, then the maximum width is 20 feet.
 - c. If University Avenue is vacated and becomes a private drive, then this Section does not apply.

PART 14. The following applies to property at 2701 and 2717 Guadalupe Street and 2804 through 2816 Hemphill Park that are part of Tracts APD 864, APD 863, GDS 717, GDS 718, and GDS 719.

1. The property is more particularly described as follows:

Tract One: A 1.070 acre tract of land, more or less, out of Lots 16-19, Block 1, Fruth Addition and out of a portion of Lot A, Hemphill Park Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance, and

Tract Two: A 0.794 acre tract of land, more or less, out of a 1.864 acre tract out of Lots 2, 23, 12-19, Block 1, Fruth Addition and out of a portion of Lot A, Hemphill Park Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "H" incorporated into this ordinance, (the "Property").

2. The maximum number of residential units on the Property is 150 units.
3. The maximum height of a building or structure or portion of a building or structure on Tract One shall be 60 feet from ground level.
4. The maximum height of a building or structure is 40 feet on the property identified in Tract Two as a 5,410 square foot parcel of land, more particularly described by metes and bounds in Exhibit "G" generally located in the area along and adjacent to 29th Street and Hemphill Park. A height measurement taken at the southwest corner of 29th Street and Hemphill Park shall be used to determine the base line for measuring this 40-foot height.
5. The minimum site area for dwelling units on Tract Two must comply with Section 25-2-647 of the City Code.
6. The minimum site area of Tracts One and Two when combined may not be less than the following:

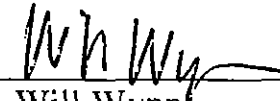
468 square feet for a one bedroom dwelling unit, and
564 square feet for a dwelling unit with two or more bedrooms.
7. Access to the parking garage shall be limited to a single driveway on 29th Street and a single driveway located between 29th Street and Guadalupe Street.

PART 15. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

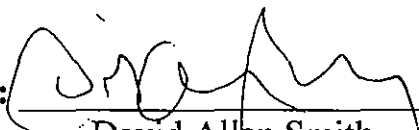
August 26, 2004

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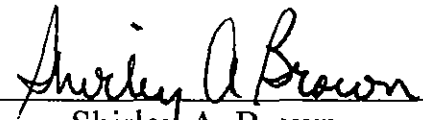
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

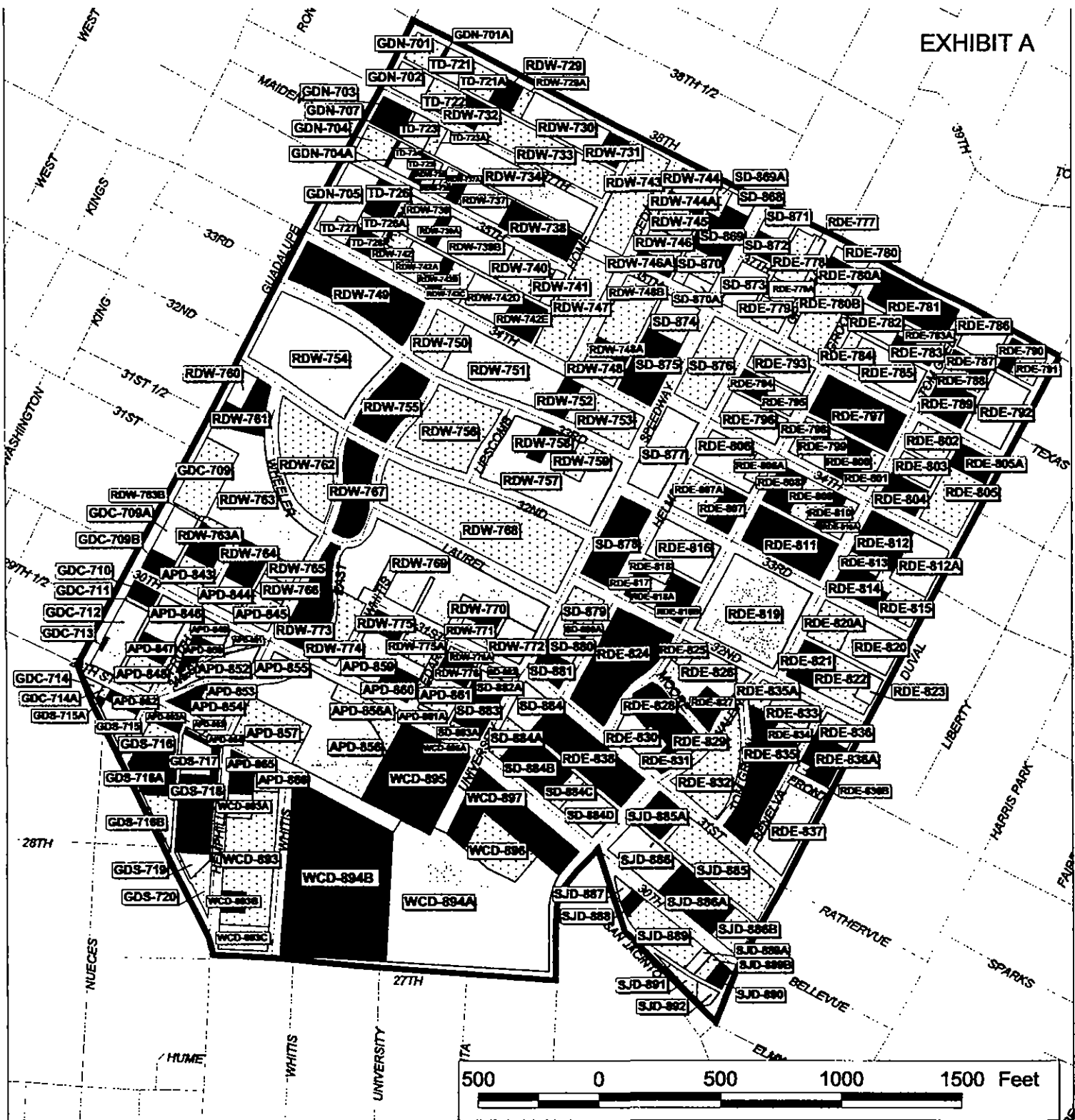


Exhibit A:
North University Neighborhood
Conservation Combining District:
Rezonings Approved 8/26/04
 Case #C14-04-0022



City of Austin
 Neighborhood Planning and Zoning Department



Legend

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST; 502 W 30TH ST	CS	GR-NCCD-NP
APD-844	404 W 30TH ST; 3005 FRUTH ST	LO	LO-NCCD-NP
APD-845	3004 HEMPHILL PARK; 400, 402 W 30TH ST	LO	LO-NCCD-NP
APD-846	501, 503 W 30TH ST; 2910 FRUTH ST	LO	GR-NCCD-NP
APD-847	2908 FRUTH ST	CS-1-MU	CS-1-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-849	407 W 30TH ST	GR	GR-NCCD-NP
APD-850	0 FRUTH ST (W PT OF LOT 4-7 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-851	0 W 30TH ST (W TRI OF LOT 10-11 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-852	0 WEST DR (PART OF LOT 2-7&10-14 * & ALLEY BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-853	0 W 29TH ST (E PT OF LOT 1-4,14-15 BLK 2 OLT 74 DIV D FRUTH ADDN)	MF-3, UNZ	P-NCCD-NP
APD-854	2902 HEMPHILL PARK; 400 W 29TH ST	MF-3	MF-3-NCCD-NP
APD-855	0 HEMPHILL PARK (W PART OF LOT 7-9 BLK 3 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-856	0 (LOT 5,10-14 & E PT OF LOT 6-8 & ALLEY BLK 3 OLT 73 DIV D FRUTH ADDN), 201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF W 29TH ST TO THE CENTERLINE OF WALLER CREEK)	UNZ	P-NCCD-NP
APD-856A	201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE SOUTH RIGHT-OF-WAY LINE OF W 30TH ST TO THE CENTERLINE OF WALLER CREEK)	P	P-NCCD-NP
APD-857	300 W 29TH ST	LO-H	LO-H-NCCD-NP
APD-859	3001 (LOT 1 FIRST ENGLISH LUTHERAN CHURCH SUBDIVISION SAVE AND EXCEPT A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	MF-4	MF-4-NCCD-NP
APD-860	3001 (A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	LO	LO-NCCD-NP
APD-861	3001 CEDAR ST (N 156 FT OF S 176 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS)	GO	MF-4-NCCD-NP
APD-862	2819 (LOT 3 & ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
APD-862A	2815 (LOT 11 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST; 409 W 29TH ST	CS	CS-NCCD-NP
APD-863	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-864)	CS	CS-NCCD-NP
APD-864	2812, 2814, 2816 HEMPHILL PARK (PART; SEE ALSO APD-863)	CS-MU-CO	CS-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP
APD-866	301 W 29TH ST	MF-5	MF-5-NCCD-NP
GDC-709	3035, 3101, 3105 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709A	3009, 3021, 3023, 3025 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709B	3001 GUADALUPE ST	CS	CS-NCCD-NP
GDC-710	2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-711	2927 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-712	512 W 29TH ST; 2909, 2915, 2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-713	2909 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714	2825 (W 53FT AV LOT 2 & ADJ TRI OF LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714A	2819 (E 37.79 FT LOT 2 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-NCCD-NP
GDN-701	3711 GUADALUPE ST; 505 W 38TH ST (W 34 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	CS	CS-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
GDN-701A	505 W 38TH ST (E 16 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO	CS-NCCD-NP
GDN-702	506 W 37TH ST; 3701 GUADALUPE ST	CS	CS-NCCD-NP
GDN-703	507 (W 35 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 509, 519 W 37TH ST	CS	CS-NCCD-NP
GDN-704	510-512 W 35TH ST (LOT 1&2 & W 34 FT LOT 3 LESS S 5FT BLK 1 OLT 77 DIV B STEINLE ADDN); 3501 GUADALUPE ST	CS	CS-NCCD-NP
GDN-704A	510 W 35TH ST (E 16 FT LOT 3 BLK 1 OLT 77 DIV B STEINLE ADDN)	GO	CS-NCCD-NP
GDN-705	3401 (S 94.2 FT OF W 63.9 FT & W 150 FT OF S CEN 65.8 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB), 3423 (W 150 FT OF THE N 155 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	CS	CS-NCCD-NP
GDN-707	507 (E 15 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN) W 37TH ST	LO	LO-NCCD-NP
GDS-715	2819 (LOTS 4-6 & 1/2 ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
GDS-715A	2819 (E 37.79 FT AV & 1/2 ADJ 16 FT VAC ALLEY LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN)	CS-1	CS-NCCD-NP
GDS-716	2815 (LOTS 9-10 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST	CS	CS-NCCD-NP
GDS-716A	2811, 2827 GUADALUPE ST	CS	CS-NCCD-NP
GDS-716B	2801 GUADALUPE ST	CS	CS-NCCD-NP
GDS-717	2806, 2808, 2810, 2812, 2814, 2816 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-718 & GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-718	2806, 2808, 2810 HEMPHILL PARK; 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-720)	MF-6-CO	MF-6-NCCD-NP
GDS-719	2711 GUADALUPE ST (PART; SEE ALSO GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-720	2806, 2808, 2810 HEMPHILL PARK; 2711 (PART; SEE ALSO GDS-719), 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-718)	CS	CS-NCCD-NP
RDE-777	107 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-778	105, 107 E 38TH ST; 110 E 37TH ST	MF-3	MF-3-NCCD-NP
RDE-779	104, 106 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-779A	3504 GRIFFITH ST	MF-2	MF-2-NCCD-NP
RDE-780	209 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-780A	3706 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-780B	3504, 3606, 3608, 3704 GROOMS ST; 3705 GRIFFITH ST; 200, 202, 204 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-781	301, 303, 305, 309, 311, 313 E 38TH	SF-3	SF-3-NCCD-NP
RDE-782	3601, 3605 GROOMS ST	P	P-NCCD-NP
RDE-783	3506 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST; 3503 GROOMS ST	MF-3	MF-1-NCCD-NP
RDE-785	3500, 3502 TOM GREEN ST; 302, 304, 306, 308 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-786	401, 403, 405 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-787	3709 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-788	3707 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-789	400, 402, 404 E 35TH ST; 3503 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-790	407 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-791	409 E 38TH ST	MF-3	MF-3-NCCD-NP
RDE-792	3500, 3502, 3504, 3506, 3508 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-793	201, 203, 205, 207, 209 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-795	3402, 3404 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-796	200, 202, 204, 206, 208 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-797	301, 303, 305, 307, 309, 311, 313 E 35TH ST; 3406 TOM GREEN ST	SF-3	SF-3-NCCD-NP

North University NCCD: All Tracts

Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
RDE-798	3401, 3403, 3405 GROOMS ST	MF-2	MF-2-NCCD-NP
RDE-799	302, 304 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-800	306, 308 E 34TH ST	MF-2	MF-2-NCCD-NP
RDE-801	3400 TOM GREEN ST; 310 E 34TH ST	MF-3-H	MF-3-H-NCCD-NP
RDE-802	401, 403, 405 E 35TH ST; 3409 TOM GREEN STREET	SF-3	SF-3-NCCD-NP
RDE-803	3405 TOM GREEN ST; 3407 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-804	400, 402, 404 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-805	3400, 3402, 3406, 3408 (N 45 FT LOT 5 RESUB OF BLK 9 GROOMS ADDN) DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-805A	407 E 35TH ST; 3408 (S 5 FT LOT 6 BLK 9 RESUB OF BLK 9 GROOMS ADDN), 3410, 3412 DUVAL ST	MF-3	SF-3-NCCD-NP
RDE-806	201, 203, 205, 207 E 34TH ST; 3306 GROOMS ST; 3307 HELMS ST	SF-3	SF-3-NCCD-NP
RDE-806A	209 E 34TH ST	SF-3-H	SF-3-H-NCCD-NP
RDE-807	206, 208 E 33RD ST; 0 (N54FT OF LOT 9-10 BLK 19 HARRIS SIDON RESUB OF GROOMS ADDN), 3304 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-807A	3305 HELMS ST; 200, 202, 204 E 33RD ST	MF-3, MF-2	SF-3-NCCD-NP
RDE-808	301 E 34TH ST; 3309 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD-NP
RDE-810	309 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-810A	311 E 34TH ST	MF-4	MF-3-NCCD-NP
RDE-811	300, 302, 304, 306 E 33RD ST; 3300, 3304 TOM GREEN ST; 3305 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-812	401, 405 E 34TH ST; 3307 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-812A	3306, 3312 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-813	3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-814	400, 406, 408 E 33RD ST; 3303 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-815	3300 DUVAL ST	SF-3-H	SF-3-H-NCCD-NP
RDE-816	201, 203, 207, 209 E 33RD ST; 3205 HELMS ST; 3206 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-817	200 E 32ND ST	NO-MU-H	NO-H-NCCD-NP
RDE-818	3203 HELMS ST	MF-3	MF-3-NCCD-NP
RDE-818A	202 E 32ND ST	MF-4	MF-3-NCCD-NP
RDE-818B	208, 210 E 32ND ST; 0 (N110FT OF LOT 4 & N110FT OF E55FT OF LOT 3 GROOMS ADDN), 3202 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-819	300, 302, 304, 306, 308 E 32ND ST; 301, 307 E 33RD ST; 3200, 3204 TOM GREEN ST; 3205, 3207 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-820	405 E 33RD ST; 3208 (S 85FT OF LOT 8 * & W 61FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3208 (S 85FT OF LOT 6 * & E 11FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3210 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-820A	401, 403 E 33RD ST; 3205 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-822	3200 DUVAL ST	MF-3	MF-3-NCCD-NP
RDE-823	3203 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-824	110, 114 E 31ST ST; 3115 HELMS ST	MF-4	MF-4-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304, 308 MOORE BLVD; 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR; 3111 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-827	308 MOORE BLVD; 3108 WALLING DR	MF-4	MF-2-NCCD-NP
RDE-828	301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-829	311 MOORE BLVD	MF-4	MF-1-NCCD-NP
RDE-830	200, 202, 206 E 31ST ST; 3103 GROOMS ST	MF-4	MF-1-NCCD-NP
RDE-831	208 E 31ST ST	MF-4	MF-3-NCCD-NP
RDE-832	3100, 3102, 3104 TOM GREEN ST; 3101, 3103, 3105, 3109 WALLING DR	MF-4	SF-3-NCCD-NP
RDE-833	403, 405, 407 E 32ND ST	MF-4	SF-3-NCCD-NP
RDE-834	3116 BENELVA DR	MF-4	MF-1-NCCD-NP
RDE-835	3101, 3103, 3111, 3115 TOM GREEN ST	MF-4	MF-4-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
RDE-835A	3119 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-836	3126 DUVAL ST (N 100 FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-836A	3126 DUVAL ST (S 178 FT BLK 6 DIV D GROOMS ADDN EXCLUDING W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3-H	SF-3-H-NCCD-NP
RDE-836B	3126 DUVAL ST (W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-837	404 E 31ST ST; 3102, 3104, 3106, 3100 DUVAL ST; 3103 BENELVA DR	MF-4	MF-4-NCCD-NP
RDE-838	105, 107, 109, 203, 209 E 31ST ST; 3004, 3006 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-729	407 W 38TH ST	MF-3	MF-3-NCCD-NP
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-730	305, 307, 309, 311, 313, 315, 401 W 38TH ST	SF-3	SF-3-NCCD-NP
RDW-731	301 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-732	408 W 37TH ST	MF-3	MF-3-NCCD-NP
RDW-733	300, 302, 304, 306, 308, 310, 312, 314, 400, 402, 404, 406 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-734	301, 303, 305, 307, 309, 311, 313, 315, 401, 403, 405, 407 (N1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 407 (S1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 409, 411 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-735	500 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-736	406 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-737	400 W 35TH ST	MF-3	MF-3-NCCD-NP
RDW-737A	404 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-738	300, 302, 304, 306, 308, 310 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739	407, 409, 411 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-739B	311, 313, 315, 317, 401, 403 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-741	301 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-742	408, 410 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742A	402, 404, 406 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742B	400 W 34TH ST	MF-4	SF-3-NCCD-NP
RDW-742C	314, 316 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742D	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-742E	300, 302, 304 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-743	3710 CEDAR ST	SF-3-H	SF-3-H-NCCD-NP
RDW-744	109, 111 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-744A	3711 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-745	3707, 3709 CEDAR ST	MF-4	MF-2-NCCD-NP
RDW-746	3703, 3705 CEDAR ST	MF-4	SF-3-NCCD-NP
RDW-746A	3701 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-747	203, 207 W 35TH ST; 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748	110 W 34TH ST; 3401 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748A	3405 CEDAR ST	MF-3	SF-3-NCCD-NP
RDW-748B	3407, 3409, 3411, 3413, 3415, 3417 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-749	400, 404, 406, 408, 500, 502, 504, 506, 508, 510, 512 W 33RD ST; 3312 HEMPHILL PARK; 407, 409, 411, 501, 505, 507 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-750	212 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-751	112, 114, 200, 202, 204, 206, 208, 210 W 33RD ST; 301, 303, 305 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-752	110 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-753	100, 102, 104, 108 W 33RD ST; 105, 109, 115 W 34TH ST	SF-3	SF-3-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
RDW-754	404, 406, 408, 410, 412 W 32ND ST; 401, 405, 407 (LOT 38 * LESS E7FT OF BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 407 (E 7FT OF LOT 38 BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 501, 503, 507 W 33RD ST; 3200, 3202, 3204, 3206, 3208, 3210 HEMPHILL PARK; 3201, 3203, 3205 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-756	200, 202, 204, 206, 208 W 32ND ST; 201, 203, 205, 207, 209 W 33RD ST; 3204 LIPSCOMB ST; 3209 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-757	100, 102, 104, 106, 108, 110, 112 W 32ND ST; 101, 103, 107, 111, 113 W 33RD ST; 3202, 3206 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-758	109 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-759	105 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-760	415 W 32ND ST	SF-3	SF-3-NCCD-NP
RDW-761	3120, 3124 WHEELER ST	SF-3-H	SF-3-H-NCCD-NP
RDW-762	401, 407 W 32ND ST; 3101, 3103, 3105, 3107, 3109 WHEELER ST; 3102, 3104, 3106 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-763	3014 HEMPHILL PARK; 3100, 3102, 3108, 3110, 3112 (LOT 2 MARKOVITS & DILLER ADDN SAVE AND EXCEPT THE S 34 FT), 3114, 3116, 3118 WHEELER ST; 3117 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-763A	3006, 3008, 3010 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-763B	3112 WHEELER ST (S 34 FT LOT 2 MARKOVITS & DILLER ADDN)	MF-3	SF-3-NCCD-NP
RDW-764	3009, 3011 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-765	3010 HEMPHILL PARK	MF-3	MF-3-NCCD-NP
RDW-766	3006, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP
RDW-767	0 HEMPHILL PARK (1.05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-768	103, 105, 107, 109, 113, 115, 117, 201, 203, 205, 207 W 32ND ST; 3121, 3123, 3125 HEMPHILL PARK; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122 LAUREL LN; 3116 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-769	101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123 LAUREL LN; 202, 204, 208 W 31ST ST; 3100, 3102 WHITIS AVE; 3102, 3104 CEDAR ST; 3105, 3107 WHITIS AVE; 3107, 3109, 3111, 3115, 3117 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-1-NCCD-NP
RDW-771	3101 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-772	3100, 3106 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
RDW-775	3011 WHITIS AVE	MF-4	MF-4-NCCD-NP
RDW-775A	201 W 31ST ST, 3008, 3010 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-776	3001 CEDAR ST (S 102 FT OF N 132 FT OF BENCHMARK CONDOMINIUMS AMENDED)	MF-4	MF-4-NCCD-NP
RDW-776A	3001 CEDAR ST (N 30 FT OF BENCHMARK CONDOMINIUMS)	MF-4	MF-4-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869	3506, 3704 (LOTS 6-7 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD) SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-869A	3704 (LOT 9 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD)	LR	MF-4-NCCD-NP
SD-870	102 W 35TH ST; 3502, 3504 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-870A	3500 SPEEDWAY	MF-4	MF-1-H-NCCD-NP
SD-871	3707 SPEEDWAY	LR	LR-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	LO-NCCD-NP
SD-873	3501 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-875	3400, 3406, 3408 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-876	3401 SPEEDWAY	MF-4	MF-4-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
SD-877	103 E 34TH ST; 3301, 3305, 3307, 3309, 3311 SPEEDWAY; 3304 HELMS ST	MF-4	MF-4-NCCD-NP
SD-878	101 E 33RD ST; 104 E 32ND ST; 3201 SPEEDWAY; 3202 HELMS ST	MF-4	MF-4-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3105 (W1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY; 3104 (E1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 (S45FT OF E69FT OF LOT 5 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-881	100-106 E 31ST ST; 3104 HELMS ST; 3101 SPEEDWAY (LOTS 1-2 BLK 15 DIV D GROOMS ADDN)	CS	CS-NCCD-NP
SD-882	101 (N 30 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (N 30 FT OF W 50FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST	MF-4	MF-4-NCCD-NP
SD-882A	101 (S 14 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (S 14 FT OF W 50 FT OF LOT 8 & W 50 FT OF LOT 9 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST; 3010 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-883	3000 (N 24 FT LOT 14 & LOT 13 BLK 6 OLT 73 DIV D FRUTH ADDN), 3004, 3006, 3008 UNIVERSITY AVE	CS	CS-NCCD-NP
SD-883A	3000 UNIVERSITY AVE (S 20 FT LOT 14 BLK 6 OLT 73 DIV D FRUTH ADDN)	CS	CS-NCCD-NP
SD-884	101, 103 E 31ST ST; 3007 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-884A	3005 UNIVERSITY AVE; 100 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884B	102, 106, 110 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884C	200 E 30TH ST	GO-H	GO-H-NCCD-NP
SD-884D	202, 204, 206 E 30TH ST; 3000, 3002 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-885	307, 311, 405, 409, 411 E 31ST ST; 3006, 3008 DUVAL ST	MF-4	MF-4-NCCD-NP
SJD-885A	3007, 3011 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-886	300, 302, 304, 306 E 30TH ST; 3001 SPEEDWAY	LR, GO-MU, MF-4	CS-NCCD-NP
SJD-886A	400, 402, 404, 406 E 30TH ST	MF-4	CS-NCCD-NP
SJD-886B	3000 DUVAL ST	CS	CS-NCCD-NP
SJD-887	303 E 30TH ST	LR	CS-NCCD-NP
SJD-888	2911 SAN JACINTO BLVD	CS	CS-1-NCCD-NP
SJD-889	309, 405, 407, 409 E 30TH ST; 2827 SAN JACINTO BLVD	LR	CS-NCCD-NP
SJD-889A	411 E 30TH ST	LR	CS-NCCD-NP
SJD-889B	415 E 30TH ST	CS	CS-NCCD-NP
SJD-890	2906 DUVAL ST	CS-1	CS-1-NCCD-NP
SJD-891	2805 (PART OF LOT 4-6 & ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B) SAN JACINTO BLVD; 2900 (LOTS 4-6 AND ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B) DUVAL ST	CS	CS-NCCD-NP
SJD-892	A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B (LOCALLY KNOWN AS 2801-2805 SAN JACINTO BLVD AND 2800-2904 DUVAL ST)	CS-1	CS-1-NCCD-NP
TD-721	501 (LOT 5 BLK 2 OLT 77 DIV D LAKEVIEW ADDN), 503 (LOT 4 * LESS N5FT OF BLK 2 OLT 77 DIV D LAKEVIEW ADDN) W 38TH ST	LO	LO-NCCD-NP
TD-721A	409 W 38TH ST	MF-4	MF-4-NCCD-NP
TD-722	506 W 37TH ST	MF-4	LO-NCCD-NP
TD-723	503, 505 W 37TH ST	LO	LO-NCCD-NP
TD-723A	501 W 37TH ST	LO	LO-NCCD-NP
TD-724	504, 506 W 35TH ST	SF-3	SF-3-NCCD-NP
TD-725	502 W 35TH ST	MF-4	MF-3-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
TD-726	3423 GUADALUPE ST (E 117.15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)	CS	CS-NCCD-NP
TD-726A	3401 (E 117.39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	MF-3	CS-NCCD-NP
TD-727	506 (S 94.35 FT OF THE E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB LESS THE PORTION DESCRIBED IN TRACT TD-728) W 34TH ST	CS	CS-H-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94.35 FT OF E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB) W 34TH ST	MF-3-H	MF-2-H-NCCD-NP
WCD-893	2711, 2713, 2715, 2721, 2801 HEMPHILL PARK; 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710, 2712, 2714, 2800, 2802, 2804, 2808 WHITIS AVE; 300 W 27TH ST (LOT 3 & S 4FT OF W 103.5' LOT 4 BLK 13 OLT 13 DIV D WHITIS SUBD)	MF-5	MF-5-NCCD-NP
WCD-893A	2803 HEMPHILL PARK (N 100 FT OF S 200 FT OF W 1/2 OF LOT 10 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893B	2707 HEMPHILL PARK (N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893C	2703 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-894A	100-106 E 27TH ST	MF-5	MF-5-NCCD-NP
WCD-894B	210 W 27TH ST	MF-5	MF-5-NCCD-NP
WCD-895	2910 (ALL OF BLK 5 & ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-895A	2910 (N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, BLK 5, ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-896	103 E 30TH ST (A 2.214 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C)	MF-4	MF-4-NCCD-NP
WCD-897	103 E 30TH ST (N 150 FT SOUTH OF AND PARALLEL TO E 30TH ST, THE WEST PORTION BEING 100 FT EAST OF AND PARALLEL TO UNIVERSITY AVE, SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, LOT A AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDN)	MF-4	MF-4-NCCD-NP

**NORTH UNIVERSITY CONSERVATION COMBINING DISTRICT
EXHIBITS FOR ZONING CASE C14-04-0022**

EXHIBIT A (Tract APD-859)

A 0.315 ACRE TRACT OF LAND OUT OF LOTS 14, 13, AND A PORTION OF LOT 12, BLOCK 7 OF THE FRUTH ADDITION AS RECORDED IN BOOK 2, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.315 ACRES BEING 0.038 ACRES OF LAND OUT OF AND A PART OF LOTS 11 AND 12 OF SAID BLOCK 7 AS CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 698, PAGE 497 OF THE TRAVIS COUNTY DEED RECORDS, AND 0.277 ACRES OF LAND CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 756, PAGE 401 OF THE TRAVIS COUNTY DEED RECORDS; SAID 0.315 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of said Lot 14, said point being also in the north R.O.W. of West 30th Street;

THENCE N 29° 41' E along the east line of a 16 foot wide alley vacated by instrument recorded in volume 3358, Page 1656, of the Deed Records of Travis County, Texas, a distance of 100.00 feet to a point in the west line of said Lot 12, from which the northwest corner of Lot 12 bears N 29° 41' E, 32.00 feet;

THENCE S 60° 12' E 137.00 feet to a point in the West R.O.W. of Cedar Street, and the east line of said Lot 12, from which the northeast corner of Lot 12 bears N 29° 41' E, 32.00 feet

THENCE S 29° 41' W along the west R.O.W. of Cedar Street, 100.00 feet to the southeast corner of said Lot 14;

THENCE N 60° 12' W along the south line of Lot 14 and being also along the North R.O.W. of West 30th Street, 137.00 feet to the PLACE OF BEGINNING and containing 0.315 acres, more or less,

locally known as 3000, 3002, and 3004 Cedar Street, and 200-204 W 30th Street in the City of Austin, Travis County, Texas.

EXHIBIT B (Tract SJD-892)

A 7,225 SQUARE FOOT TRACT OF LAND OUT OF LOTS 4-5 AND ADJACENT VACATED ALLEY BLOCK 2 OUTLOT 10 DIVISION D MOORE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southwestern most point of the owner's property, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard, and said point also being in the common, brick wall which separates owner's property from the Mae Crockett Estate's property and from said point of beginning;

THENCE N 50° 48' E 36.8 feet to a point lying in the back wall of the building;

THENCE with the back wall of said building S 58° 4' E 23.3 feet to a point;

THENCE continuing with the back wall of said building, N 86° 41' E 16.12 feet to the most northeasterly corner of the building;

THENCE with the east wall of said building S 3° 19' E 15.0 feet to the most southeasterly corner of the building;

THENCE with the south wall of said building S 86° 41' W approximately 34 feet to a point in the south wall where said wall bears farther to the south;

THENCE with said wall bearing approximately S 67° 41' W approximately 22 feet to a point, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard;

THENCE with the north right-of-way line of San Jacinto Boulevard, N 38° 50' W approximately 20 feet to the point of beginning;

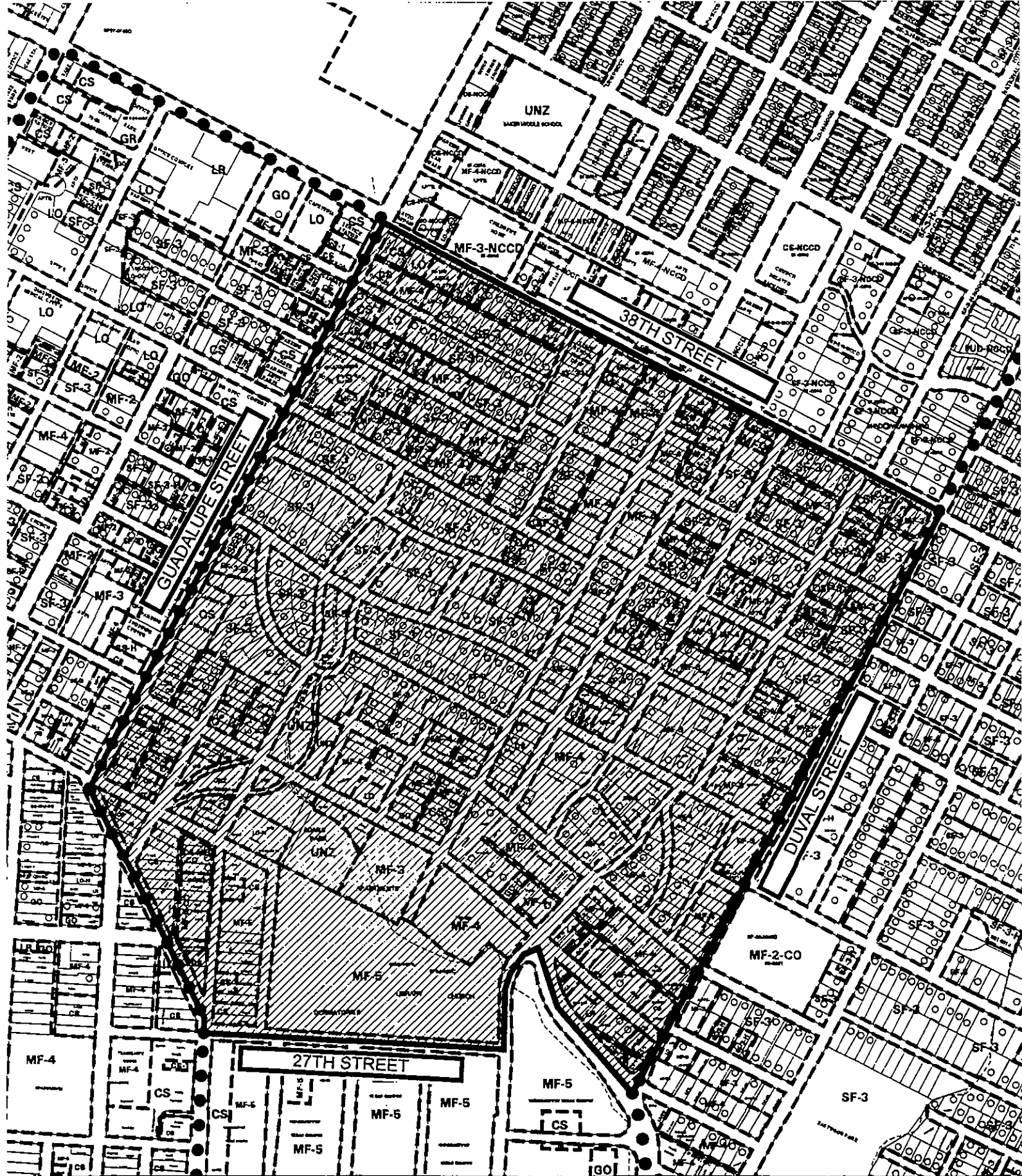
locally known as 2801-2805 San Jacinto Boulevard and 2800-2904 Duval in the City of Austin, Travis County, Texas.

EXHIBIT C (Tract WCD-896)

A 2.214 ACRE TRACT OF LAND OUT OF THE J.G. DUNN SURVEY AND THE THOMAS GREY SURVEY NO. 10 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDITION RECORDED IN PLAT BOOK 82, PAGES 14 THROUGH 15 INCLUSIVE OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.214 ACRES BEING ALL OF SAID LOT A, SAVE AND EXCEPT THE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a portion of said Lot A bounded on the north by a line one hundred and fifty feet (150.00') south of and parallel to the north line of said Lot A, same being the south right-of-way (60') line of East 30th Street, bounded on the east by the northwest line of Resubdivision of Reserve No. 14, Block 4 Grooms Addition, a subdivision of record found in Plat Book 1, Page 36 of said Plat Records, bounded on the south by the most southwesterly line of said Lot A, and bounded on the west by a line one hundred feet (100.00') east of and parallel to the most westerly line of said Lot A, same being the southeasterly right-of-way (60') line of University Avenue.

"This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."





 1" = 600'

SUBJECT TRACT	
PENDING CASE	
ZONING BOUNDARY	
CASE MGR: G. RHOADES	

ZONING EXHIBIT B

CASE #: C14-04-0022
 ADDRESS: NORTH UNIVERSITY
 PLANNED NEIGHBORHOOD PLAN
 SUBJECT AREA (acres): 234.870

DATE: 04-03
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 J24-25

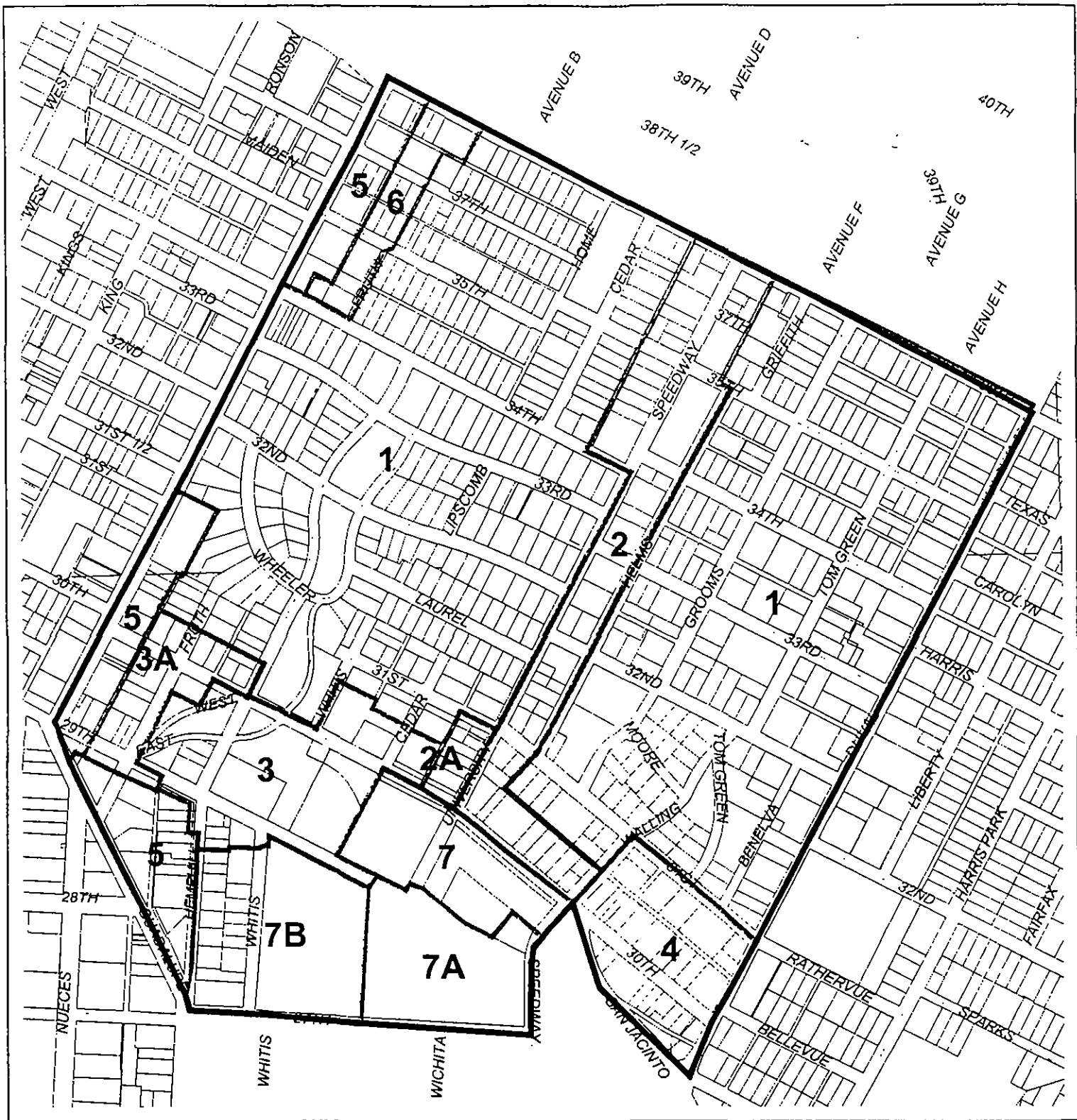


Exhibit C: North University Neighborhood Conservation Combining District

C14-04-0022 Approved on 3rd Reading 8/26/04



City of Austin
Neighborhood Planning and Zoning Department



0 250 500 Feet

Key to Districts

Residential District, East & West (RDE, RDW)	1
Speedway District (SD)	2-2A
Adams Park District (APD)	3-3A
San Jacinto District (SJD)	4
Guadalupe District (GDN, GDC, GDS)	5
Transition District (TD)	6
Waller Creek/Seminary District (WCD)	7-7A-7B

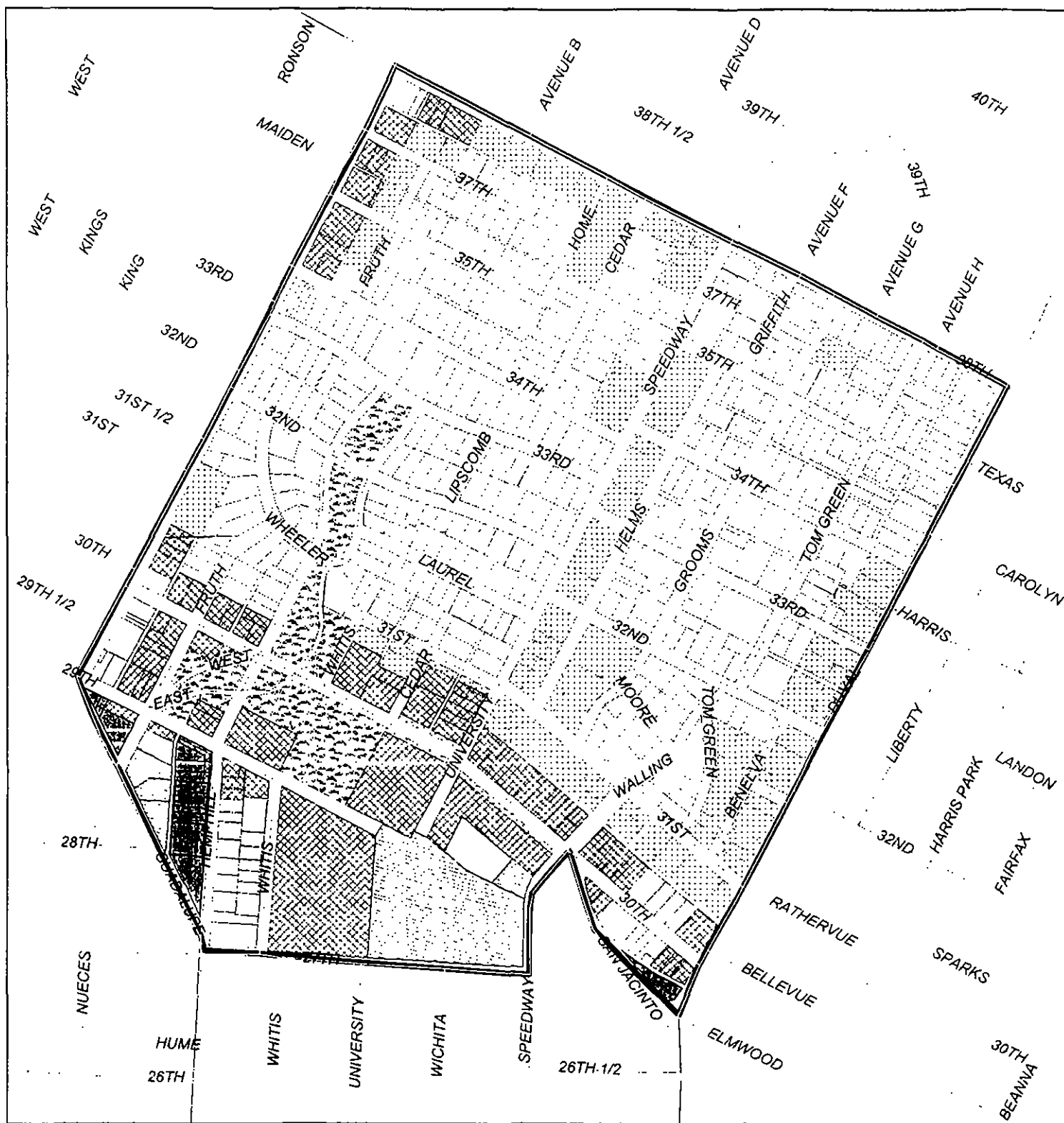
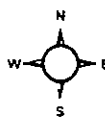


Exhibit D: **North University Neighborhood** **Conservation Combining District** **Maximum Building Height**

C14-04-0022

500 250 0 Feet



Legend

	30 Feet		50 Feet
	35 Feet		60 Feet
	40 Feet		70 Feet
			Park
			Street

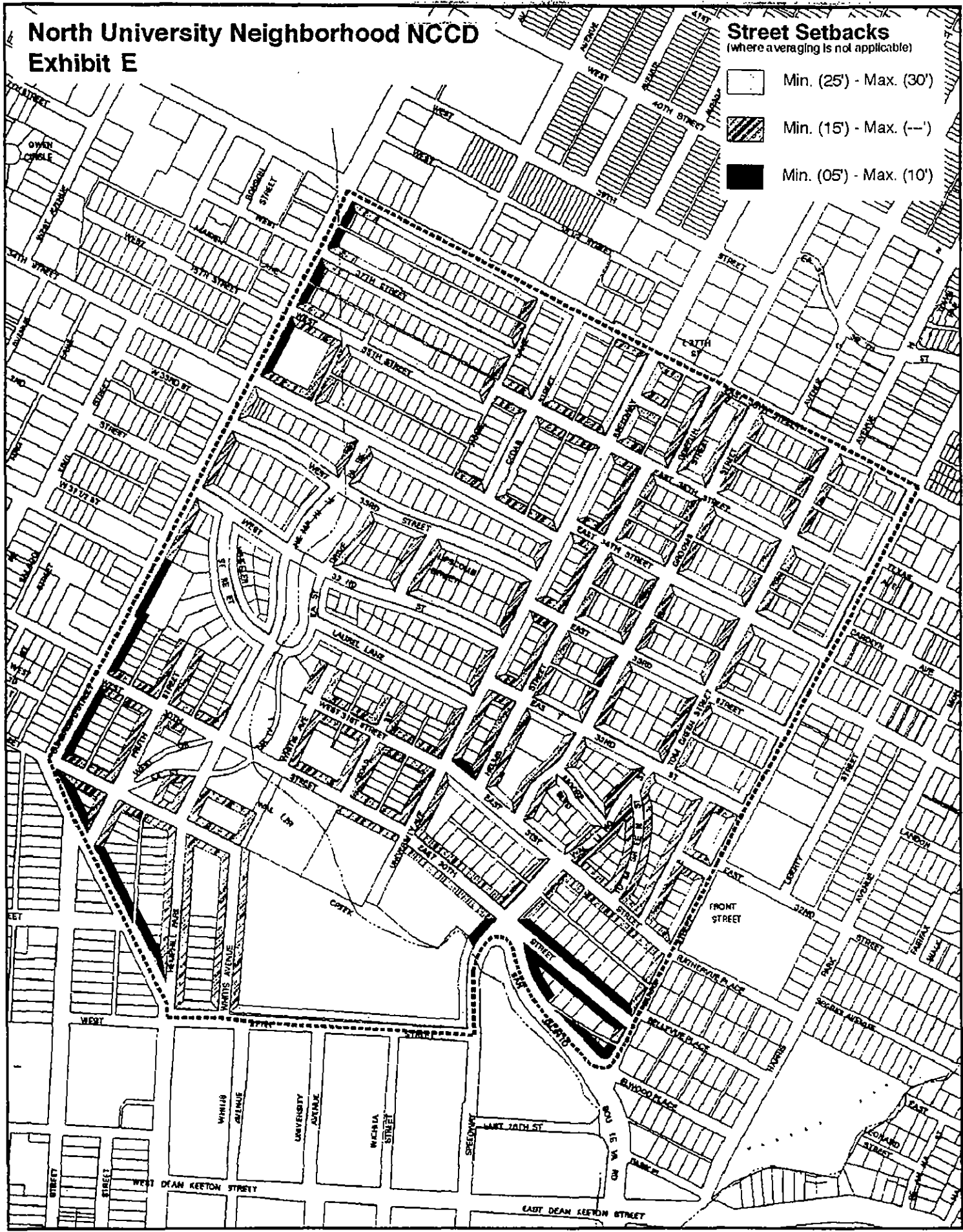


City of Austin
 Neighborhood Planning and Zoning Department

North University Neighborhood NCCD Exhibit E

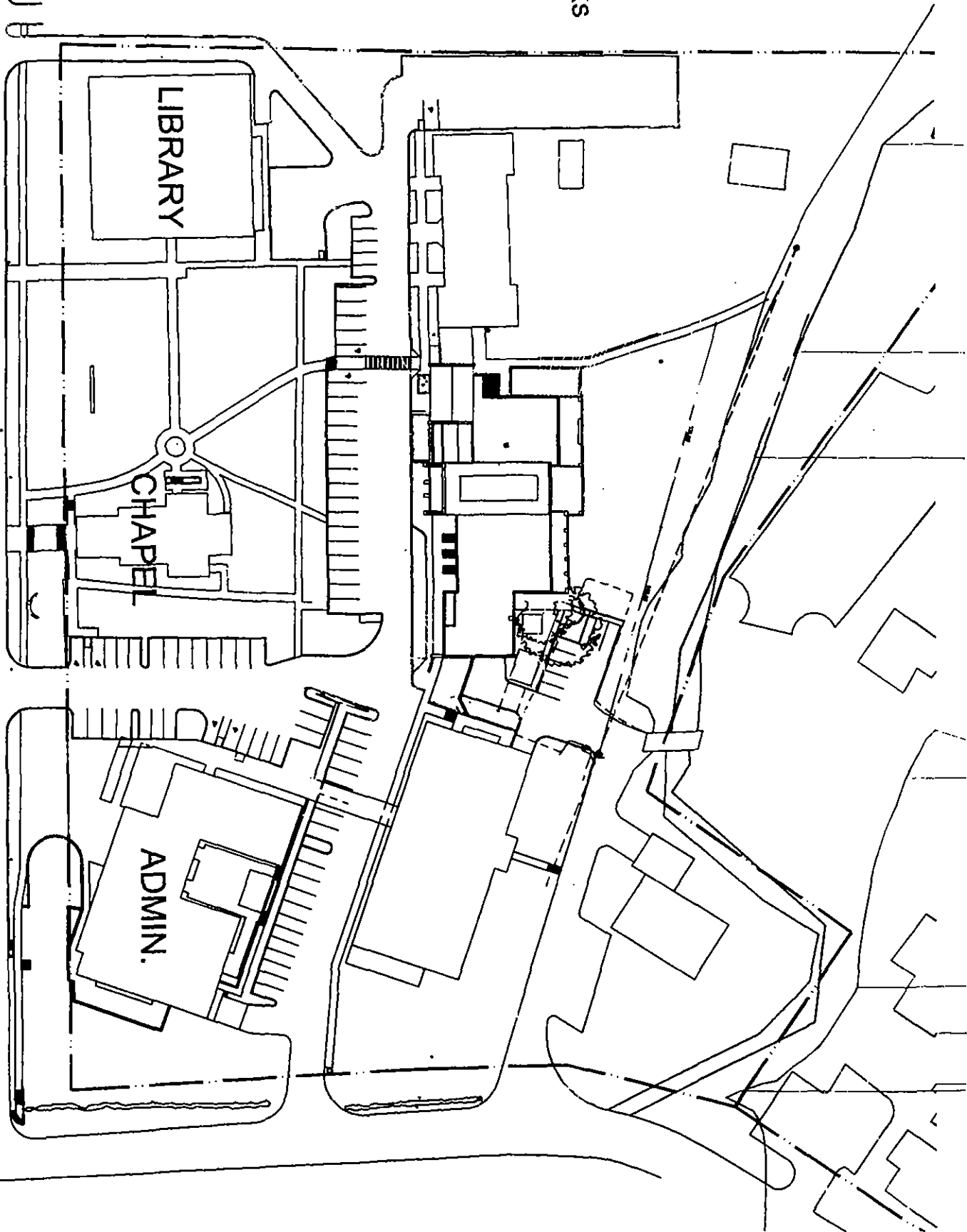
Street Setbacks (where averaging is not applicable)

	Min. (25') - Max. (30')
	Min. (15') - Max. (---')
	Min. (05') - Max. (10')



FRONT SETBACKS
FROM 27TH ST

LIBRARY 5'
CHAPEL 0'
ADMIN. 0'



27TH STREET

LIBRARY

CHAPEL

ADMIN.

TRACT 7A WALLER CREEK/SEMINARY DISTRICT

EXHIBIT F

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT ONE

APRIL 16, 2001

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 1.070 ACRES OF LAND, BEING A PORTION OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 1.070 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a ½ inch iron rod found in the west right-of-way line of Hemphill Park at the Northeast corner of Lot 16, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;

Thence with the north line of said Lot 16, N 83 deg. 05' 45" W 10.19 ft. to a point at the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE crossing the interior of Lots 16-19, Block 1 of said Fruth Addition and of Lot A, Hemphill Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, respectively, S 06 deg. 49' 23" W 322.31 ft. to a point in the south line of said Lot A at the Southeast corner of this tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.;

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144.50 ft. to a point at the Southwest corner of this tract, and from which a 60 D nail found at the Southwest corner of said Lot A bears N 83 deg. 02' 23" W 5.00 ft.;

THENCE crossing the interior of said Lot A and Lots 19-16 respectively, N 06 deg. 46' 56" E 322.17 ft. to a point at the Northwest corner of this tract, and from which a ½ inch iron pipe found at the Northwest corner of said Lot 16 bears N 83 deg. 05' 45" W 5.00 ft.;

THENCE with the north line of said Lot 16, S 83 deg. 05' 45" E 144.73 ft. to the Place of Beginning, containing 1.070 Acres of land.

PREPARED: April 16, 2001
SURVEYED: December 18, 2000 and March 29, 2001

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166



see sketch 638078a

EXHIBIT 2.

NOTES FOR ZONING CHANGE
APPLICATION FOR 1.070 ACRES OF
LAND BEING A PORTION OF LOTS 16-19,
BLOCK 1, FRUTH ADDITION, A
SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN
VOLUME 2 PAGE 157 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS, AND
BEING A PORTION OF LOT A, HEMPHILL
PARK, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 73 PAGE 33
OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - IPF ⊙ 1/2" Iron Pipe Found
 - ◄ 60 D Nail Found
 - △ PK Nail Found
 - Calculated Point
- (Record Bearing and/or Distance)

Orientation for this survey is based
on a bearing of S06°53'W between
points A and B labeled hereon

QUADALUPE STREET
(ROW VARIES)

SCALE: 1"=40'

PREPARED April 16, 2001 from surveys performed
December 18, 2000 and March 29, 2001

Holt Carson
Holt Carson
Registered Professional Land Surveyor
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
15121 442-0990

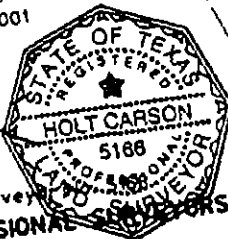
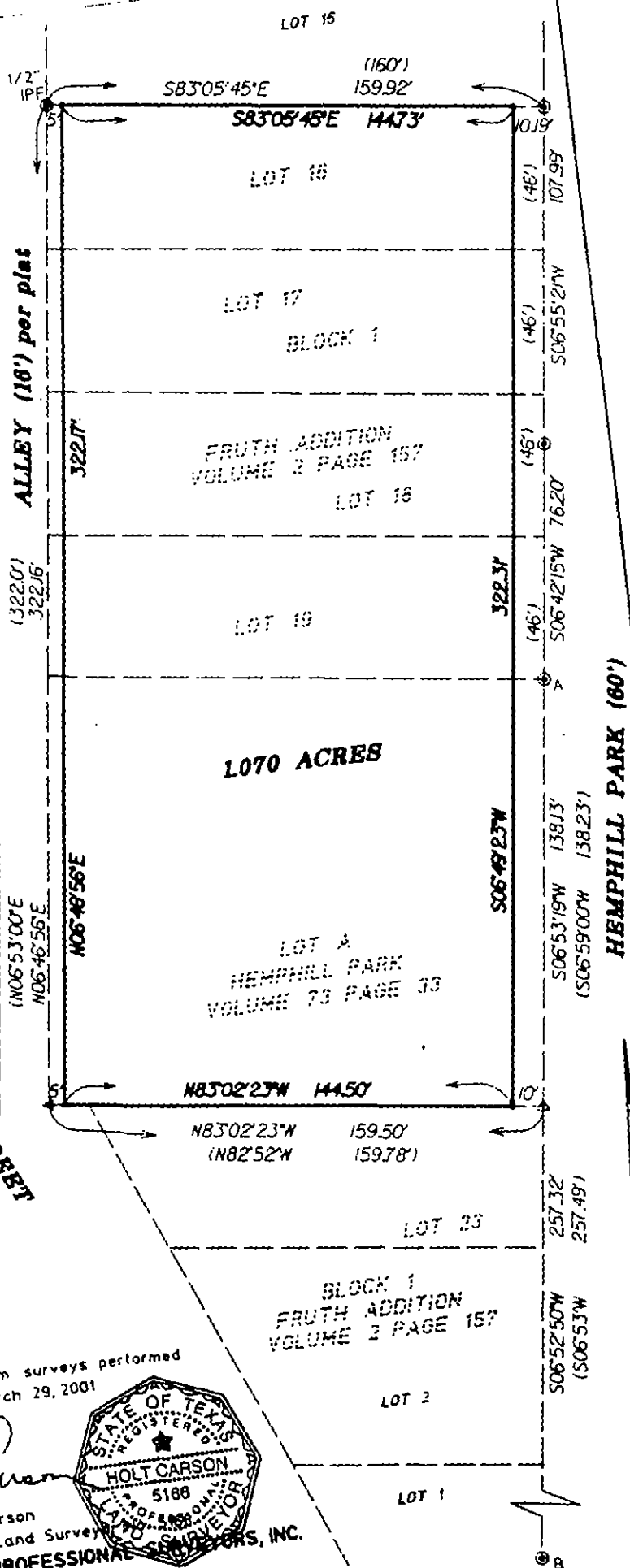


EXHIBIT G



CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT TWO

FEBRUARY 19, 2002

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 0.794 ACRES OF LAND, BEING PORTIONS OF LOTS 2, 23 AND 12-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 0.794 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 D nail found in the east line of a 16 ft. wide alley at the Southwest corner of Lot A, Hemphill Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, and being the most westerly corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the east line of said alley, the following four courses:

- 1) N 06 deg. 46' 56" E 322.16 ft. to a ½ inch iron pipe found at the westerly common corner of Lots 16 and 15, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;
- 2) N 06 deg. 49' 44" E 137.86 ft. to a ½ inch iron rod found at the westerly common corner of Lots 13 and 12, Block 1 of said Fruth Addition;
- 3) N 06 deg. 48' 22" E 29.98 ft. to a 5/8" iron rod found at an angle point in the west line of said Lot 12;
- 4) N 29 deg. 32' 40" E 25.03 to a calculated point at the Northwest corner of this tract, and from which a point in the southwesterly right-of-way line of West 29th Street at the record location of the Northwest corner of said Lot 2 bears N 29 deg. 32' 40" E 10.00 ft.;

THENCE crossing the interior of said Lot 12 on a course 10 ft. from and parallel to the southwesterly right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point at the Northeast corner of this tract, and from which a ¾ inch iron pipe found at the intersection of the southwesterly right-of-way line of West 29th Street and the west right-of-way line of Hemphill Park bears N 64 deg. 16' 45" E 12.14 ft.

EXHIBIT H

THENCE on a course 10 ft. from and parallel to the west right-of-way line of Hemphill Park, the following two courses:

- 1) crossing the interior of said Lot 12 and of Lots 13, 14, 15, 16, 17, 18, and 19 of said Block 1, Fruth Addition, and said Lot A, respectively, **S 06 deg. 49' 23" W 454.20 ft.** to a point in the south line of said Lot A, and from which a PK nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.,
- 2) crossing the interior of Lot 23, Block 1, Fruth Addition, **S 06 deg. 53' 19" W 28.90 ft.** to a point at the Southeast corner of this tract;

THENCE crossing the interior of said Lot 23 and of Lot 2, Block 1, Fruth Addition, respectively, **S 48 deg. 24' 49" W 110.21 ft.** to a point in the northeasterly right-of-way line of Guadalupe Street at the most southerly corner of this tract, and from which a ½ inch iron rod at the intersection of the northeasterly right-of-way line of Guadalupe Street and the west right-of-way line of Hemphill Park bears S 22 deg. 46' 19" E 167.92 ft.;

THENCE continuing across the interior of said Lots 2 and 23, respectively, with the northeasterly right-of-way line of Guadalupe Street, **N 22 deg. 46' 19" W 128.41 ft.** to a 60 D nail found in the south line of said Lot A, and being angle point of this tract;

THENCE with the south line of said Lot A, **N 83 deg. 01' 21" W 12.90 ft.** to the Place of Beginning, containing 1.864 Acres of land, **SAVE AND EXCEPT** the following 1.070 Acre tract located within the bounds of the above:

Beginning for reference at said 60 D nail found in the east line of the alley at the Southwest corner of Lot A, being the Place of Beginning of the above described 1.864 Acre tract,

Thence **S 83 deg. 01' 21" E 5.00 ft.** to a point at the Southwest corner and **Place of Beginning of the herein described excepted tract;**

THENCE crossing the interior of said Lot A and said Lots 19-16, respectively, on a course 5 ft. from and parallel to the alley, **N 06 deg. 46' 56" E 322.17 ft.** to a point at the Northwest corner of this excepted tract, and from which a ½ inch iron pipe found at the west common corner of said Lots 16 and 15 bears N 83 deg. 05' 45" W 5.00 ft.;

THENCE with the north line of said Lot 16, **S 83 deg. 05' 45" E 144.73 ft.** to a point at the Northeast corner of this excepted tract, and from which a ½ inch iron rod found at the easterly common corner of said Lots 15 and 16 bears S 83 deg. 05' 44" E 10.19 ft. ;

THENCE crossing the interior of said Lots 16-19, and Lot a, respectively, on a course 10 ft. from and parallel to the west right-of way of Hemphill Park, **S 06 deg. 49' 23" W 322.31 ft.** to a point in the south line of said Lot A at the Southeast corner of this excepted tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.;

EXHIBIT H

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144.50 ft. to the Place of Beginning of the excepted tract, for a balance of 0.794 Acre of land proposed for this zoning change application,

OF WHICH 5410 SQ. FT. OF SAID 0.794 ACRE IS SUBJECT TO A 40 FT. BUILDING HEIGHT LIMITATION. SAID RESTRICTED 5410 SQ. FT. TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east line of said 16 ft. wide alley at the Northwest corner of said 0.794 Acre tract described above, and being S 29 deg. 32' 40" W 10.00 ft. from the intersection of said alley and the southwest right-of-way line of West 29th Street for the most northerly corner and **Place of Beginning** of the herein described tract subject to building height limitation;

THENCE on a course 10 ft. from and parallel to the southwest right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point, being the Northeast corner of said 0.794 Acre tract, and being the Northeast corner of this tract;;

THENCE on a course 10 ft. from and parallel to the west right-of-way line of Hemphill Park, S 06 deg. 49' 22" W 131.87 ft. to a point in the south line of said Lot 15 at the Southeast corner of this tract;

THENCE with the south line of said Lot 15, N 83 deg. 05' 45" W 20.00 ft. to a point at the Southwest corner of this tract;

THENCE crossing the interior of said Lots 15, 14, 13, and 12, respectively, the following two courses:

1) on a course 30 ft. from and parallel to the west right-of-way line of Hemphill Park, N 06 deg. 49' 22" E 118.59 ft. to a point;

2) on a course 30 ft. from and parallel to the southwest right-of-way line of West 29th Street, N 60 deg. 14' 19" W 138.76 ft. to a point in the east line of said 16 ft. wide alley at the most westerly corner of this tract, and from which a 5/8 inch iron rod found at the southwest corner of said Lot 12 bears S 29 deg. 32' 40" W 5.03 ft.;

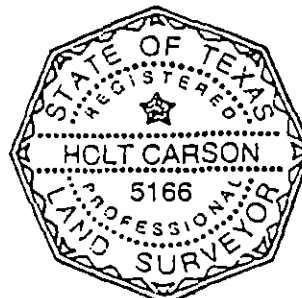
THENCE with the east line of said alley, N 29 deg. 32' 40" E 20.00 ft. to the Place of Beginning, containing 5,410 square feet of land.

PREPARED: February 19, 2002.

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166



638078C

EXHIBIT H

N60°12'19"W
194.48'
from calculated point

- TRACT 2: 1.070 Ac. MF5 zoning
- TRACT 2A: 0.794 Ac. subject to CSMU zoning
- TRACT 2B: 0.376 Acre balance of site area
- TRACT 2A: 0.5410 sq. ft. of TRACT 2A which are subject to 40' height restriction 5410 sq. ft.

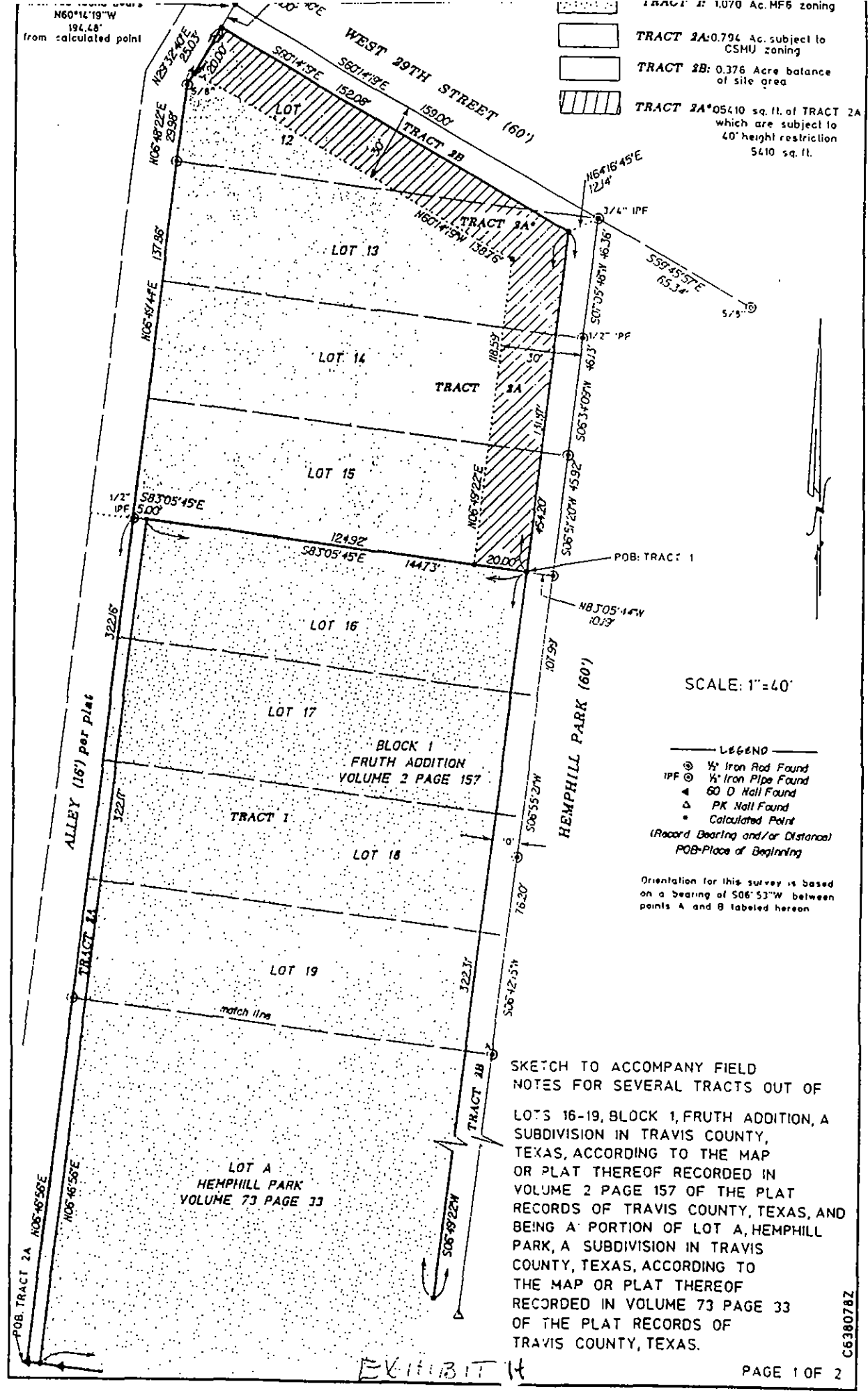
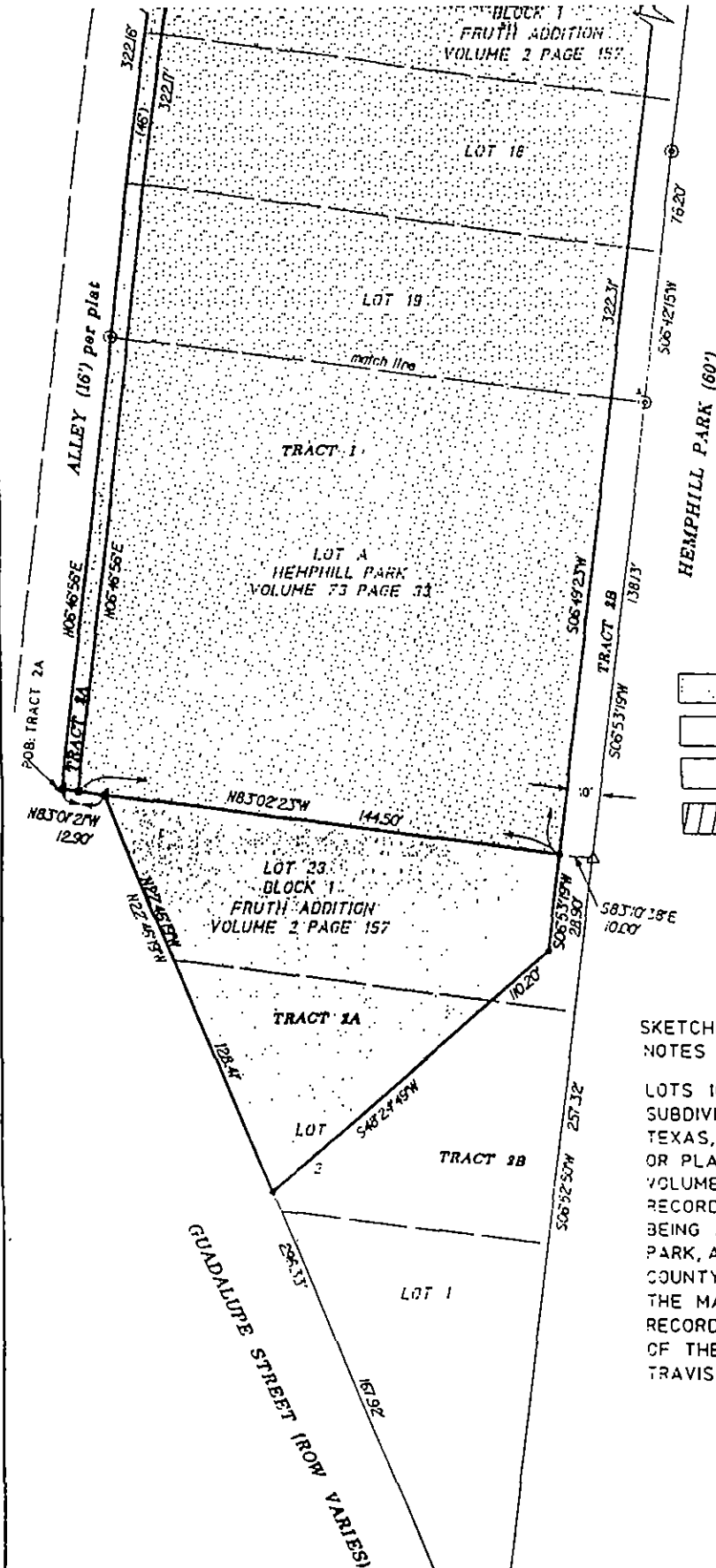


EXHIBIT 14

C638078Z



LEGEND

- ⊙ 1/4" Iron Rod Found
- IPF 1/4" Iron Pipe Found
- ◀ 60 D Nail Found
- △ PK Nail Found
- Calculated Point

(Record Bearing and/or Distance)
POB-Place of Beginning

SCALE: 1"=40'

Orientation for this survey is based on a bearing of S06°53'W between points A and B labeled hereon.

- TRACT 1:** 1070 Ac. MF6 zoning
- TRACT 1A:** 0.794 Ac. subject to CSMU zoning
- TRACT 1B:** 0.376 Acre balance of site area
- TRACT 1A*:** 05410 sq. ft. of TRACT 2A which are subject to 40' height restriction

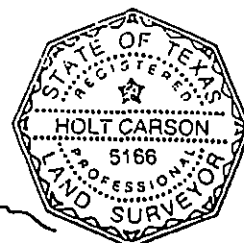
SKETCH TO ACCOMPANY FIELD NOTES FOR SEVERAL TRACTS OUT OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Prepared February 19, 2002

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166

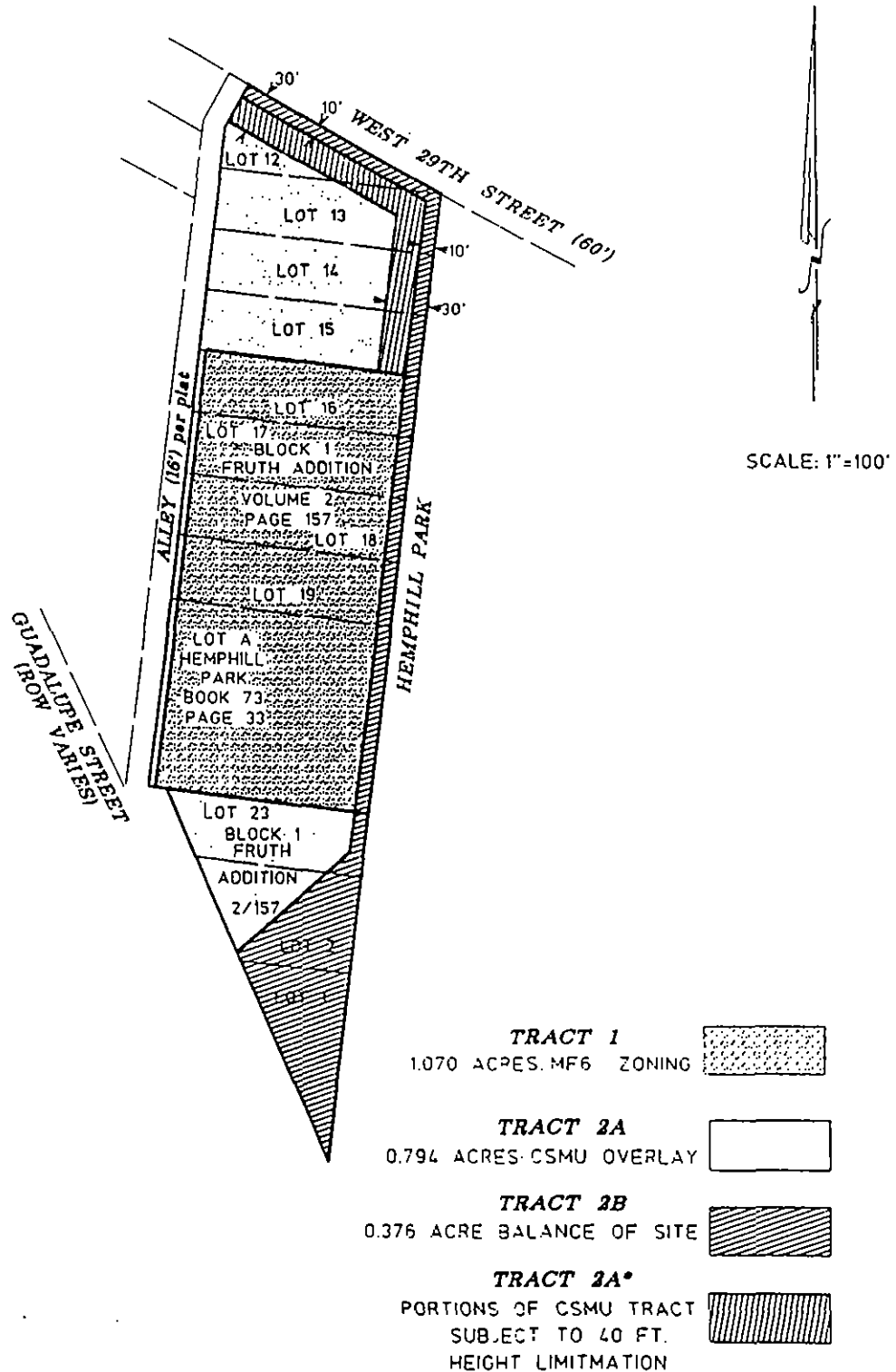


PAGE 2 OF 2

C6380782

KEY MAP TO ACCOMPANY FIELD NOTES TO SEVERAL TRACTS OF LAND
OUT OF THE EAST PORTION OF BLOCK 1, FRUTH ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

accompanies sketch C638078z



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EXHIBITS G+H