



Thursday, February 01, 2007

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 53**

**Subject:** C14-04-0196.01 - Horn Building - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Guadalupe Street and Avenue A (Waller Creek Watershed) from neighborhood conservation combining district (NCCD) district zoning to neighborhood conservation combining district (NCCD) district zoning to change a condition of zoning. Staff Recommendation. To grant neighborhood conservation combining district (NCCD) district zoning to change a condition of zoning. Planning Commission Recommendation. To be reviewed on January 30, 2007  
Applicant and Agent Horn Building Partnership (Richard Horn). City Staff Glenn Rhoades, 974-2775

**Additional Backup  
Material**

(click to open)

[Staff Report](#)

**For More Information:**

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-06-0196.01

**P.C. DATE:** January 16, 2007

**ADDRESS:** Guadalupe St. and Ave. A

**OWNER/AGENT:** Richard Horn

**ZONING FROM:** NCCD-NP

**TO:** NCCD-NP

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends the proposed change from NCCD-NP, Neighborhood Conservation Combining District to NCCD-NP, Neighborhood Conservation Combining District, to allow Hospital Services Limited use for property that is zoned GO, General Office in the Ave. A and Guadalupe Districts of the Hyde Park North NCCD.

### **PLANNING COMMISSION RECOMMENDATION:**

January 16, 2007 – Postponed to January 30<sup>th</sup>.

### **ISSUES:**

The owner/agent is requesting to allow Hospital Services Limited use for property that is zoned GO, General Office in the Ave. A and Guadalupe Districts of the Hyde Park North NCCD. Hospital Services Limited is defined as the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis, and includes emergency treatment, diagnostic services, training, administration, and services to outpatients, employees and visitors. The proposed amendment would allow the property at 4611 Guadalupe St. to be used for a Hospital Services Limited Use.

The owner is proposing to use the second floor of the existing building, which is presently occupied with office uses, for an outpatient surgical center. The University Federal Credit Union will remain on the first floor of the building. The proposed use will consist of two operating rooms and associated nursing stations, recovery and equipment storage rooms. The proposed use will encompass approximately 10,000 square feet.

At this time, the Hyde Park North NCCD prohibits Hospital Services Limited use in the Ave. A District and Hospital Services Limited over 2,500 square feet in the Guadalupe District (see Exhibit A). In addition, the boundary separating the two districts runs through the middle of the existing building (see Exhibit B). The request will allow the owner to use both sides of the existing structure in both districts to the requested 10,000 square feet

The Hyde Park Planning Team will be meeting on Monday, January 15<sup>th</sup> to formulate a recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Financial Services
<i>North</i>	UNZ	U.T. Intramural Fields
<i>South</i>	GR-NCCD and MF-4-NCCD	Multifamily
<i>East</i>	MF-3-NCCD	Multifamily
<i>West</i>	UNZ	State Property (The Triangle)

**NEIGHBORHOOD PLANNING AREA:** Hyde Park North NCCD**TIA:** Is not required**WATERSHED:** Waller Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

937 – Taking Action  
 631 – Alliance to Save Hyde Park  
 511 – Austin Neighborhoods Council  
 603 – Mueller Neighborhoods Coalition  
 283 – North Austin Neighborhood Alliance  
 034 – Hyde Park Neighborhood Association  
 742 – Austin Independent School District  
 754 – CANPAC  
 786 – Home Builders Association of Greater Austin

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0196	Creation of the Hyde Park North NCCD	Approved on 9/27/05	Approved on 9/27/05
C14-03-0167	CS and MF-4 to CS-MU	Approved CS-MU-CO. The CO limited the property to 2,000 trips per day, 50 ft. in height, limited a solid fence in front of building to 4 ft in height and requires 1 parking space per bedroom for a unit with 2	Approved GR-MU-CO. With previous conditions. 4/15/04.

		or more bedrooms. 1/27/04.	
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**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Guadalupe St.	65'	40'	Collector	Yes	Yes	1 – Lamar, 101 Lamar Ltd, 481 Night Owl North, UT Intramural Fields, UT Far West

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:****ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775





**SUMMARY STAFF RECOMMENDATION:****BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

GO -- General Office district zoning is the designation for an office or commercial use that serves community and city wide needs. A building in a GO district may contain one or more different uses.

*2. Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed change is consistent and compatible with the surrounding area. The change would be a transition from the State Hospital to the west and the multifamily to the east. In addition, the property is already zoned GO, and the change will allow for a use usually allowed in General Office zoning. At this time, the current zoning allows for Medical Office uses. The proposed use may generate less traffic than if the building were divided into several medical offices.

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

The property is currently occupied with a Financial Services Use (University Federal Credit Union).

**Impervious Cover**

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply. The current base district of GO, General Office allows 80% impervious cover

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Transportation**

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

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

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Guadalupe St.	65'	40'	Collector	Yes	Yes	1 – Lamar, 101 Lamar Ltd, 481 Night Owl North, UT Intramural Fields, UT Far West
W 46 <sup>th</sup> St	55'	30'	Collector	Yes	Yes	
Avenue A	60'	40'	Collector	Yes	Yes	

### **Water and Wastewater**

The site is served with City of Austin water and wastewater utility service. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation, or utility abandonment are required, the landowner, at own expense will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

### **Compatibility Standards**

If the site is redeveloped, the following will apply:

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

Additional design regulations will be enforced at the time a site plan is submitted

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

COLUMN  USES	A	B	C	D
	Residential District  NO	Duval Commercial District  CS/GR	Avenue A District  GR	Avenue A District  GO
Club or lodge	--	--	--	--
Day care services (limited)	P	P	P	P
Day care services (general)	P	P	P	P
Day care services (commercial)	--	C	P	C
Duplex residential	P	P	P	P
Family home	P	P	P	P
Financial services	--	P	P	P
Food Preparation	--	P	--	--
Food sales	--	P	P	-
General retail sales (convenience)	--	P	--	--
General retail sales (general)	--	P	P	-
Group home class I (limited)	P	P	P	P
Group home class I (general)	P	P	P	P
Group home class II	C	C	P	P
Guidance services	--	P	P	P
Hospital (limited) not to exceed 2500 s.f.	--	P	P	-
Indoor entertainment	--	C	--	--
Laundry services	--	C	--	--
Local utility services	--	P	P	P
Medical offices (not over 2500 s.f.)	--	P	P	P
Medical offices (over 5000 s.f.)	--	--	P	P
Multifamily residential	--	P	P	-
Off-site accessory parking	--	--	C	--
Personal improvement services	--	P	P	-
Personal Services	--	P	P	P
Private primary educational facilities	P	P	P	P
Private secondary educational facilities	P	P	P	P
Professional office	P	P	P	P
Public primary educational facilities	P	P	P	-
Public secondary educational facilities	P	P	P	-
Religious assembly	P	P	P	P
Restaurant (limited)	--	P	P	-
Restaurant (general)	--	P	P	-
Single-family residential	P	P	P	-

- 1) Residential District
- 2) Avenue A District
- 3) Duval Commercial District
- 4) Guadalupe District

4

W GUADALUPE ST

LU2003

**Single Family**

## Two Family

3/4 Plex

## Apartments

Commercial

Office

Education

## Meeting & Assembly

Parks &amp; Open Space

Streets &amp; ROW

11

[illegible]