

#40

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, TO ALLOW A
2 USE FOR PROPERTY LOCATED AT 4611 GUADALUPE STREET IN THE
3 AVENUE A DISTRICT OF THE NORTH HYDE PARK NEIGHBORHOOD
4 CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING
5 DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** Ordinance No 20050818-064 is amended to allow hospital services (limited)
10 use to property located at 4611 Guadalupe Street in the Avenue A District of the North
11 Hyde Park neighborhood conservation-neighborhood plan combining district, generally
12 located one-half block east and one-half block west of Avenue A from 45th Street to the
13 Intramural Fields, and identified in the map attached as Exhibit "A"

14
15 **PART 2.** Except as amended by this ordinance, the Property is subject to Ordinance No
16 20050818-064 that established the North Hyde Park neighborhood conservation-
17 neighborhood plan combining district

18
19 **PART 3.** Part 5 of Ordinance No 20050818-064 (*Permitted and Conditional Uses*) is
20 amended as shown in this Part

21
22 1 Residential Base Districts

23
24 a Except as provided in this section, the permitted and conditional uses for the
25 residential base zoning districts apply in accordance with the Code

26
27 b A group-residential use is prohibited in the North Hyde Park NCCD-NP

28
29 2 Commercial Base District

30
31 a Except as otherwise provided in this ordinance, the following table establishes the
32 permitted and conditional uses for property in commercial zoning districts in the
33 North Hyde Park NCCD-NP

34
35 b Column A applies to property with commercial zoning in the Residential District

36
37 c Column B applies to property in the Duval District

d Columns C & D apply to property that has commercial zoning in the Avenue A District

COLUMN	A	B	C	D
	Residential District	Duval Commercial District	Avenue A District	Avenue A District
USES	NO	CS/GR	GR	GO
Administrative and business offices	P	P	P	P
Art Gallery	--	P	P	P
Art Workshop	--	P	P	-
Commercial off-street parking	--		C	-
Condominium Residential	--	P	--	-
Congregate living	C	--	C	C
Consumer convenience services	--	P	P	-
Consumer repair services	--	P	P	-
Cultural services	--	P	P	P
Custom manufacturing	--	C	--	--
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

COLUMN	A	B	C	D
	Residential District	Duval Commercial District	Avenue A District	Avenue A District
USES	NO	CS/GR	GR	GO
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	-
Software development	C	P	P	P
Theater	--	P	C	-
Two-family residential	P	P	P	-
Veterinary services (not to exceed 2500 s f)	--	P	P	-

3 This section applies to the uses established in Section 2 of this part

- a The maximum size of a day care services (commercial) use permitted under Column A is 2500 square feet, under Column B is 5000 square feet, and under Column C and Column D is 5000 square feet
- b A financial service use or food sales use permitted under Column B or Column D may not include a drive-in service
- c The maximum size of a private primary educational facilities use permitted under Column A is 2500 square feet, under Column B is 5000 square feet, and under Column C is 5000 square feet

- 1 d The maximum size of a private secondary educational facilities use permitted
2 under Column A is 2500 square feet, under Column B is 5000 square feet, and
3 under Column C is 5000 square feet
4
- 5 e The maximum size of a restaurant (limited) and restaurant (general) use permitted
6 under Column B or Column C is 2500 square feet
7
- 8 f The maximum size of a theater use permitted under Column B or Column C is
9 5000 square feet
10
- 11 g The maximum size of a cultural services use permitted under Column D is 5000
12 square feet
13
- 14 h The following applies to a use in Column B:
15
- 16 (i) A residential use in Column B is permitted only above the ground floor for
17 4500 and 5011 Duval Street
18
- 19 (ii) A commercial use in Column B is required to be located on the ground floor
20 of 4500 and 5011 Duval Street
21
- 22 (iii) A commercial use in Column B is permitted only on the ground floor of
23 5012 Duval Street
24
- 25 (iv) The front 20 feet of the portion of a building at 4505 Duval (Part A) that is
26 directly across the street from a single family use may be developed only
27 with a residential use in Column B or a use in Column B that is permitted in
28 a limited office (LO) district
29
- 30 i A food preparation use in Column B
31
- 32 (i) must be located on the same site as a food sales use or a restaurant use, and
33
- 34 (ii) may not exceed 5000 square feet of building coverage, and not more than
35 the total square feet of a food sales use or a restaurant use
36
- 37 j The following applies to 4510 Duval Street
38

- 1 (i) The property may be developed only with the uses permitted in a limited
2 office (LO) district and a multifamily residence medium density (MF-3)
3 district, and
4
5 (ii) A limited office (LO) use may not exceed 2500 square feet of a residential
6 use on the ground floor, and
7
8 (iii) A commercial use is prohibited above the ground floor
9

10 k The following applies to 4500 Duval Street
11

- 12 (i) The following additional uses are permitted for 4500 Duval Street and are
13 limited to the lot size that existed on April 1, 2005
14

15 Automotive rentals Automotive repair services
16 Automotive sales Service station
17

- 18 (ii) The following are additional conditional uses for the property
19

20 Commercial off-street parking Off-site accessory parking
21 Plant nursery
22

- 23 (iii) The following uses are additional permitted uses for the property
24

25 Bed and breakfast residential (Group 1)
26 Bed and breakfast residential (Group 2)
27 Hotel-motel
28

- 29 (iv) Automotive washing (of any type) use is allowed only in conjunction with
30 another permitted use, and is limited to 20 percent of the gross site area
31

- 32 (v) A printing and publishing use may not generate traffic that exceeds 300 trips
33 per day
34

35 l The following applies to property located in the Guadalupe District
36

- 37 (i) Permitted uses
38

39 Administrative and business offices Art gallery
40 Art workshop Business or trade school

1	Business support services	Communication service facilities
2	Community recreation (public)	Community recreation (private)
3	Congregate living	Consumer convenience services
4	Consumer repair services	Cultural services
5	Day care services (commercial)	Day care services (general)
6	Day care services (limited)	Duplex residential
7	Family home	Financial services
8	Food sales	General retail sales (convenience)
9	General retail sales (general)	Group home class I (general)
10	Group home class I (limited)	Group home class II
11	Hospital services (limited)	Indoor entertainment
12	Indoor sports and recreation	Local utility services
13	Medical offices	Multifamily residential
14	Personal improvement services	Personal services
15	Private primary educational facilities	Private secondary educational facilities
16	Public primary educational facilities	Public secondary educational facilities
17	Professional office	Religious assembly
18	Research services	Residential treatment
19	Restaurant (limited)	Restaurant (general)
20	Safety services	Plant nursery
21	Software development	Theater
22	Single-family residential	Printing and publishing
23	Two-family residential	

(ii) A theater use may not exceed a building coverage of 5000 square feet

(iii) A residential use may not be located in the front 70 percent of the ground floor of a building located on the west one-half of 4501 Guadalupe Street

(iv) A telecommunication tower use is a permitted or conditional use as defined by Section 25-2-839 (*Telecommunication Towers*) of the Code

(v) A drive-in service use as an accessory use to a restaurant use is prohibited

m For a commercial use of 4505 Duval (Part A and Part B), parking is permitted on the site that includes the MF-3 zoned portion, as the site existed on April 1, 2005

1
2 n The following applies to property located at 4611 Guadalupe Street in the Avenue
3 A District

4
5 The maximum size of a hospital services (limited) use is 10,000 square feet

6
7 **PART 4.** This ordinance takes effect on _____, 2007

8
9
10 **PASSED AND APPROVED**

11
12
13 _____, 2007

§
§
§

Will Wynn
Mayor

14
15
16
17
18
19 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A Gentry
City Clerk

UNZ


UNZ

11-0374C

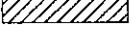
TEXAS


Z


0040C



1" = 200'

SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR G RHOADES

ZONING

CASE # C14-04-0196.01

ADDRESS AVENUE A

SUBJECT AREA (acres) 8.376

DATE 07-03

INTLS TRC

CITY GRID
REFERENCE
NUMBER

K21