

ORDINANCE NO. 20070308-040

AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, TO ALLOW HOSPITAL SERVICES-LIMITED USE ON PROPERTY LOCATED AT 4611 GUADALUPE STREET IN THE AVENUE A DISTRICT OF THE NORTH HYDE PARK NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT.

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

PART 1. Ordinance No. 20050818-064 is amended to allow hospital services (limited) use on property located at 4611 Guadalupe Street in the Avenue A District of the North Hyde Park neighborhood conservation-neighborhood plan combining district, and described in File No. C14-04-0196.01 on file at the Neighborhood Planning and Zoning Department, as generally located one-half block east and one-half block west of Avenue A from 45th Street to the Intramural Fields, and identified in the map attached as Exhibit "A".

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

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

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. A group residential use is prohibited in the North Hyde Park NCCD-NP.

2. Commercial Base District.

- a. Except as otherwise provided in this ordinance, the following table establishes the permitted and conditional uses for property in commercial zoning districts in the North Hyde Park NCCD-NP.
- b. Column A applies to property with commercial zoning in the Residential District.
- 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.

- d. The maximum size of a private secondary 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.
- e. The maximum size of a restaurant (limited) and restaurant (general) use permitted under Column B or Column C is 2500 square feet.
- f. The maximum size of a theater use permitted under Column B or Column C is 5000 square feet.
- g. The maximum size of a cultural services use permitted under Column D is 5000 square feet.
- h. The following applies to a use in Column B.
 - (i) A residential use in Column B is permitted only above the ground floor for 4500 and 5011 Duval Street.
 - (ii) A commercial use in Column B is required to be located on the ground floor of 4500 and 5011 Duval Street.
 - (iii) A commercial use in Column B is permitted only on the ground floor of 5012 Duval Street.
 - (iv) The front 20 feet of the portion of a building at 4505 Duval (Part A) that is directly across the street from a single family use may be developed only with a residential use in Column B or a use in Column B that is permitted in a limited office (LO) district.
- i. A food preparation use in Column B:
 - (i) must be located on the same site as a food sales use or a restaurant use; and
 - (ii) may not exceed 5000 square feet of building coverage, and not more than the total square feet of a food sales use or a restaurant use.
- j. The following applies to 4510 Duval Street.

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

k. The following applies to 4500 Duval Street.

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

Automotive rentals
Automotive sales

Automotive repair services
Service station

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

Commercial off-street parking
Plant nursery

Off-site accessory parking

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

Bed and breakfast residential (Group 1)
Bed and breakfast residential (Group 2)
Hotel-motel

- (iv) Automotive washing (of any type) use is allowed only in conjunction with another permitted use, and is limited to 20 percent of the gross site area.
- (v) A printing and publishing use may not generate traffic that exceeds 300 trips per day.

l. The following applies to property located in the Guadalupe District.

- (i) Permitted uses.

Administrative and business offices
Art workshop

Art gallery
Business or trade school

Business support services
 Community recreation (public)
 Congregate living
 Consumer repair services
 Day care services (commercial)
 Day care services (limited)
 Family home
 Food sales
 General retail sales (general)
 Group home class I (limited)
 Hospital services (limited)
 Indoor sports and recreation
 Medical offices
 Personal improvement services
 Private primary educational facilities
 Public primary educational facilities
 Professional office
 Research services
 Restaurant (limited)
 Safety services
 Software development
 Single-family residential
 Two-family residential

Communication service facilities
 Community recreation (private)
 Consumer convenience services
 Cultural services
 Day care services (general)
 Duplex residential
 Financial services
 General retail sales (convenience)
 Group home class I (general)
 Group home class II
 Indoor entertainment
 Local utility services
 Multifamily residential
 Personal services
 Private secondary educational facilities
 Public secondary educational facilities
 Religious assembly
 Residential treatment
 Restaurant (general)
 Plant nursery
 Theater
 Printing and publishing

- (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.

- n. The following applies to property located at 4611 Guadalupe Street in the Avenue A District:

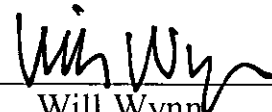
The maximum size of a hospital services (limited) use is 10,000 square feet.

PART 4. This ordinance takes effect on March 19, 2007.

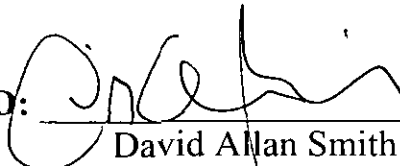
PASSED AND APPROVED

March 8, 2007

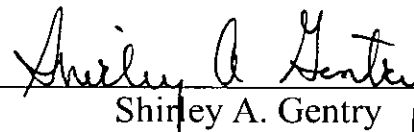
§
§
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

UNZ

UNZ

1-0374C

TEXAS

Z

0040C

GUADALUPE STREET WEST

GR-NCCD-NP
APTS.

MF-4-NCCD-NP
APTS.

GO-NCCD-NP

C14-04-0196

MF-3-NCCD-NP
APTS.

SF-3-NCCD-NP
DUPLEX

SF-3-NCCD-NP

04-0196

SF-3-NCCD-NP

GR-MU-CO-NCCD-NP

NURSERY
03-0187

MF-4-NCCD-NP

MOTEL
SP-08-0288C

GR-CO-NCCD-NP

OFF.
01-0132

GO

NO-NCCD-NP
OFF.

SF-3-NCCD-NP
DUPLEX

SF-3-NCCD-NP
DUPLEX

SF-3-NCCD-NP

SF-3-NCCD-NP

DRIVE IN
GROCERY
APTS.
MOTEL
DR. OFF.
CS-NCCD
01-0046
APPLIANCES
HEATING CO.

MF-4-NCCD
CONDOS

4-NCCD

SF-3-NCCD
DUPLEX
H89-18
APTS.

MF-3-NCCD

ZONING EXHIBIT A

CITY GRID
REFERENCE
NUMBER

K21

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G.RHOADES

CASE #: C14-04-0196.01

ADDRESS: AVENUE A

SUBJECT AREA (acres): 8.376

DATE: 07-03

INTLS: TRC



1" = 200'