

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0196.02

P.C. DATE: December 11, 2007
January 15, 2008

C.C. DATE: January 10, 2008
January 31, 2008

ADDRESS: 4525 Guadalupe St.

OWNER/AGENT: Mike Beardsley

ZONING FROM: MF-4-NCCD-NP **TO:** MF-4-NCCD-NP

PLANNING COMMISSION RECOMMENDATION:

December 11, 2007 – Approved Staff's recommendation to postpone until January 15, 2008. Staff is working with the neighborhood and the applicant to craft language that would keep the MF-4 zoning yet still allow the applicant to achieve the desired development (Vote: 8-0).

January 15, 2008 – Approved Staff's recommendation (Vote: 7-0).

SUMMARY STAFF RECOMMENDATION:

The applicant is requesting to amend the Hyde Park North NCCD to add the following:

For the property at 4525 Guadalupe, site area requirements for the MF-4 portion will be calculated using the GR-MU or Mixed Use density requirements. The maximum impervious cover limit for the MF-4 portion will be 62%. Floor to Area ratios for the MF-4 portion will be 1:1.

Staff recommends the proposed change. In addition staff and the applicant have met with the Hyde Park Neighborhood Planning Team and the Team supports the proposed change.

ISSUES:

In 2004, the previous property owner had this property rezoned from MF-4, Multifamily Moderate to High Density to GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay zoning for the portion that fronts Ave. A. At the time there was much negotiation with the Hyde Park Neighborhood Association and eventually an agreement with the following conditions:

- All uses, with the exception of Bed and Breakfast and Multifamily were prohibited.
- A driveway cut may not exceed 20 feet
- The maximum height is 30 feet from ground level for a building or structure located within 120 feet of the eastern property line adjacent to Ave. A
- The maximum impervious cover is 55%.
- Vehicle trips are limited to 2,000 per day.

After several meetings between the applicant, neighborhood and staff, everyone was in agreement and the zoning change was approved (case C14-04-0158). However, the original owner did not complete the site plan and the property was sold to the current owner. In 2004, the Hyde Park North NCCD was approved and the portion facing Ave. A was rezoned back to MF-4-NCCD. Because of the rezoning the current owner is unable to complete the site plan, which is the same site plan not completed by the

previous owner. The current MF-4 zoning district and NCCD regulations do not allow for enough impervious cover, site area or F.A.R. The present owner is requesting the amendment in order to complete the site plan. Staff has met with the Hyde Park Planning Team and the applicant, and the Planning Team voted to recommend the changes to the NCCD.

The applicant intends to construct a mixed use building with both a Commercial and Multifamily component.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-NCCD	Vacant Building
<i>North</i>	GR-NCCD	Multifamily
<i>South</i>	GR-NCCD	General Retail Sales
<i>East</i>	MF-2-NCCD	Multifamily, Single Family
<i>West</i>	Not Zoned	State Property

AREA STUDY: Hyde Park North NCCD

TIA: N/A

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

#034 – Hyde Park Neighborhood Association
 #283 – North Austin Neighborhood Alliance
 #511 – Austin Neighborhoods Council
 #603 – Mueller Neighborhoods Coalition
 #631 – Alliance to Save Hyde Park
 #937 – Taking Action Inc.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Guadalupe St.	Varies	Varies	Collector	N/A
Ave. A	50'	36'	Local	N/A

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd




ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades

PHONE: 974-2775

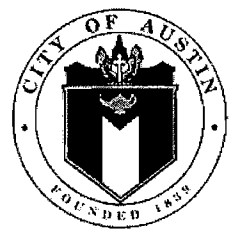
E-MAIL: glenn.rhoades@ci.austin.tx.us



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING

ZONING CASE#: **C14-04-0196**
 ADDRESS: **4525 GUADALUPE ST**
 SUBJECT AREA: **0.000 ACRES**
 GRID: **J26**
 MANAGER: **G. RHOADES**



OPERATOR: S. MEEKS

1" = 400'

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STAFF RECOMMENDATION

Staff recommends the amendment to the Hyde Park NCCD.

BASIS FOR RECOMMENDATION

The applicant is requesting the change in order to develop the property with a mixed use building. The owner intends to have ground level retail and multifamily above and to the rear on Ave. A. The request complies with the neighborhood plan and meets the purpose statement set forth in the Land Development Code. The property is on the periphery of the Hyde Park neighborhood and will potentially serve the near by residents.

The GR-MU district would allow for a fair and reasonable use of the site. GR-MU zoning is appropriate for this site because of the location of the property and the commercial character of the area.

EXISTING CONDITIONS

Site Characteristics

The site is currently occupied with a vacant office building

Transportation

No additional right of way is need at this time.

A traffic impact analysis was waived because the applicant agrees to a 2,000 vehicle trip limit Capitol Metro Bus Service is available along Guadalupe St. (Route 1) Guadalupe Street is classified in the Bicycle Plan as a Priority 1 bike route. There are existing sidewalks along Guadalupe St. and Ave. A.

Impervious Cover

The maximum impervious cover allowed under the Hyde Park North NCCD is 60%

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are required. The landowner will be responsible for all costs and for providing. The water and wastewater utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.