

# Late Backup

ORDINANCE NO. \_\_\_\_\_

#119

AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064, REZONING AND CHANGING THE ZONING MAP FOR PROPERTY LOCATED AT 4525 GUADALUPE STREET IN THE NORTH HYDE PARK NCCD-NP AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT, TO ALLOW A CHANGE IN SITE DEVELOPMENT STANDARDS ON THE PROPERTY.

## 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 change the base district from multifamily residence moderate high density neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district to multifamily residence moderate high density neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district on the property located in the Avenue A District at 4525 Guadalupe Street in the North Hyde Park neighborhood conservation-neighborhood plan combining district described in Zoning Case No C14-04-0196 02, on file at the Neighborhood Planning and Zoning Department, generally located one-half block east and one-half block west of Avenue A from 45<sup>th</sup> Street to the Intramural Fields, and identified in the map attached as Exhibit "A".

**PART 2.** The North Hyde Park NCCD-NP was approved August 18, 2005 under Ordinance No 20050818-064 and amended under Ordinance No 10070308-040

**PART 3.** Ordinance No 20050818-064 is amended to change a condition of zoning for the property at 4525 Guadalupe Street (the "Property") in the Avenue A District as shown in this Part

**PART 8. AVENUE A DISTRICT** The following site development regulations apply in the Avenue A District

- 1 Site Development Standards Table Except as otherwise modified in this part, the following site development regulations apply in the Avenue A District

AVENUE A DISTRICT  
SITE DEVELOPMENT STANDARDS

	SF-3	MF-2	MF-3	MF-4	GR	GO
Minimum lot size	5750	8000	8000	8000	5750	5750
Minimum lot width	50	50	50	50	50	50
Maximum FAR**	--	0.5	0.75	0.75	1	1
Maximum building coverage	40%	70%	70%	70%	60%	60%
Maximum impervious cover	45%	70%	70%	70%	80%	80%
Maximum height*	30	35	35	40	40	35/40
Min. interior side yard setback	5	5	5	5	5	5
Minimum rear yard setback	10	10	10	10	10	10
Minimum front yard setback	--	10	10	10	--	--
Maximum front yard setback	--	20	20	20	--	--
*Property on the east side of Avenue A – height limit 30' and 2.5 stories in rear 50' – otherwise 35'						
*Property on the west side of Avenue A – height limit 40'						
**Property at 4525 Guadalupe St – FAR 1.0						

- 2 Except as otherwise provided in this part, on Avenue A
  - a the minimum street yard setback is 15 feet, and
  - b the maximum street yard setback is 20 feet.
- 3 This section applies to West 45<sup>th</sup> Street and West 46<sup>th</sup> Street. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.
- 4 A two-family residential use or duplex use is permitted on a lot that is 6000 square feet or larger.
- 5 Except as provided in Section 6 of this part, a porch may extend

- 1 a on Avenue A, a maximum of five feet in front of the street front yard setback,  
2 and  
3 b on a street other than Avenue A, a maximum of five feet in front of a street  
4 yard setback

5  
6 6 A porch must be at least five feet from a property line that faces a street.

7  
8 7 For an accessory building the minimum setback from

9  
10 a a property line facing Avenue A is 60 feet, and

11  
12 b. a property line facing a street other than Avenue A is 15 feet; and

13  
14 c an interior side property line is five feet

15  
16 8 On the east side of Avenue A the minimum setback from a rear property line  
17 for an accessory building for a single-family use that is not more than 20 feet  
18 in height, is five feet

19  
20 9 A non-complying accessory building may be reconstructed at its existing  
21 location for a single-family use, but may not be less than three feet from the  
22 rear yard, interior side yard, and street side yard property lines

23  
24 10 An attached garage shall be a minimum of 60 feet from a property line  
25 facing Avenue A

26  
27 11 This section applies to a duplex or two-family residential use if there are at  
28 least five bathrooms in all buildings in which the use is located. An  
29 additional parking space is required for each new full bathroom constructed  
30 on the property

31  
32 12 Driveway runners or gravel driveways are permitted to provide access for a  
33 maximum of four parking spaces. The design and construction must be  
34 approved by the Director of the Watershed Protection and Development  
35 Review Department

36  
37 13. For a through lot with frontage on both Guadalupe Street and Avenue A,  
38 both frontages shall be treated as front streets.  
39

14 Community commercial-mixed use (GR-MU) site development density  
standards apply to the property located at 4525 Guadalupe Street

**PART 4.** 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. In all other respects, the terms of conditions of Ordinance No 20050818-064, as amended, remain in effect.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008




**PASSED AND APPROVED**

\_\_\_\_\_, 2008

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A Gentry  
City Attorney City Clerk



-  **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

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'