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Late Backup
ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACTS 1 THROUGH 12 LOCATED IN THE HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT.

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 add a vertical mixed use building (V) combining district to Tracts 1 through 12 (the "Property") described in Zoning Case No. C14-2007-0263, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 11 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Hyde Park Planning Area*),

located in the Hyde Park neighborhood conservation combining district and neighborhood planning area, locally known as the area bounded by 51st Street on the north, Red River to 45th Street to Duval Street on the east, 38th Street on the south, and Guadalupe Street to 47th Street and along Waller Creek on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning districts for the tracts are changed from neighborhood office-neighborhood conservation (NO-NCCD) combining district, limited office-neighborhood conservation (LO-NCCD) combining district, community commercial-conditional overlay-neighborhood conservation-neighborhood plan (GR-CO-NCCD-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood conservation-neighborhood plan (GR-MU-CO-NCCD-NP) combining district, and general commercial services-neighborhood conservation (CS-NCCD) combining district, to neighborhood office-vertical mixed use building-neighborhood conservation (NO-V-NCCD) combining district, limited office-vertical mixed use building-neighborhood conservation (LO-V-NCCD) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood conservation-neighborhood plan (GR-V-CO-NCCD-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood conservation-neighborhood plan (GR-MU-V-CO-NCCD-NP) combining district, and general commercial services-vertical mixed use

building neighborhood conservation (CS-V-NCCD) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	PORTION OF 221343	PORTION OF 4525 GUADALUPE ST 4525 1/2 GUADALUPE ST	GR-MU-CO-NCCD-NP	GR-MU-V-CO-NCCD-NP
	221354	4501 GUADALUPE ST 4503 GUADALUPE ST 4505 GUADALUPE ST 4504 AVENUE A	GR-CO-NCCD-NP	GR-V-CO-NCCD-NP
2	217936	4413 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	545591	4411 GUADALUPE ST 4409 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217918	4407 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217917	4405 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	374237	4403 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217915	4401 GUADALUPE ST	CS-NCCD	CS-V-NCCD
3	217913	4331 GUADALUPE ST 4327 GUADALUPE ST 4315 GUADALUPE ST 507 W 44TH ST	CS-NCCD	CS-V-NCCD
	217907	0 GUADALUPE ST LOT 13-14 BLK 10 HYDE PARK ADDN NO 2	CS-NCCD	CS-V-NCCD
	217906	4301 GUADALUPE ST 4303 GUADALUPE ST	CS-NCCD	CS-V-NCCD
4	217899	4227 GUADALUPE ST 511 W 43RD ST	CS-NCCD	CS-V-NCCD
	217898	4225 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217897	0 GUADALUPE ST LOT 6-7 BLK 2 HYDE PARK ADDN NO 2	CS-NCCD	CS-V-NCCD
	217896	4209 GUADALUPE ST 4207 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217895	4205 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217894	4203 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217893	4201 GUADALUPE ST 506 W 42ND ST	CS-NCCD	CS-V-NCCD
5	217884	505 W 42ND ST	CS-NCCD	CS-V-NCCD

Tract #	TCAD Property ID	COA Address	FROM	TO
	217881	4125 GUADALUPE ST 4123 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217880	4121 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217879	4119 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217878	4117 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217877	4115 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217876	4113 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217875	4111 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	217874	4103 GUADALUPE ST 4101 GUADALUPE ST	CS-NCCD	CS-V-NCCD
6	214635	4031 GUADALUPE ST4027 GUADALUPE ST4025 GUADALUPE ST513 W 41ST ST	CS-NCCD	CS-V-NCCD
	214634	4021 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214633	4017 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214632	4015 GUADALUPE ST 4015 1/2 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214631	4005 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214642	4001 GUADALUPE ST	CS-NCCD	CS-V-NCCD
7	214629	3923 GUADALUPE ST 3915 GUADALUPE ST 3909 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214628	3901 GUADALUPE ST	CS-NCCD	CS-V-NCCD
8	214627	517 W 39TH ST	CS-NCCD	CS-V-NCCD
	PORTION OF 214626	PORTION OF 3825 GUADALUPE ST	CS-NCCD	CS-V-NCCD
9	214621	3805 GUADALUPE ST 3809 GUADALUPE ST	CS-NCCD	CS-V-NCCD
	214620	504 W 38TH ST	NO-NCCD	NO-V-NCCD
11	214742	108 W 38TH ST	LO-NCCD	LO-V-NCCD
12	214740	3800 SPEEDWAY	LO-NCCD	LO-V-NCCD

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 4. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

PART 5. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008

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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

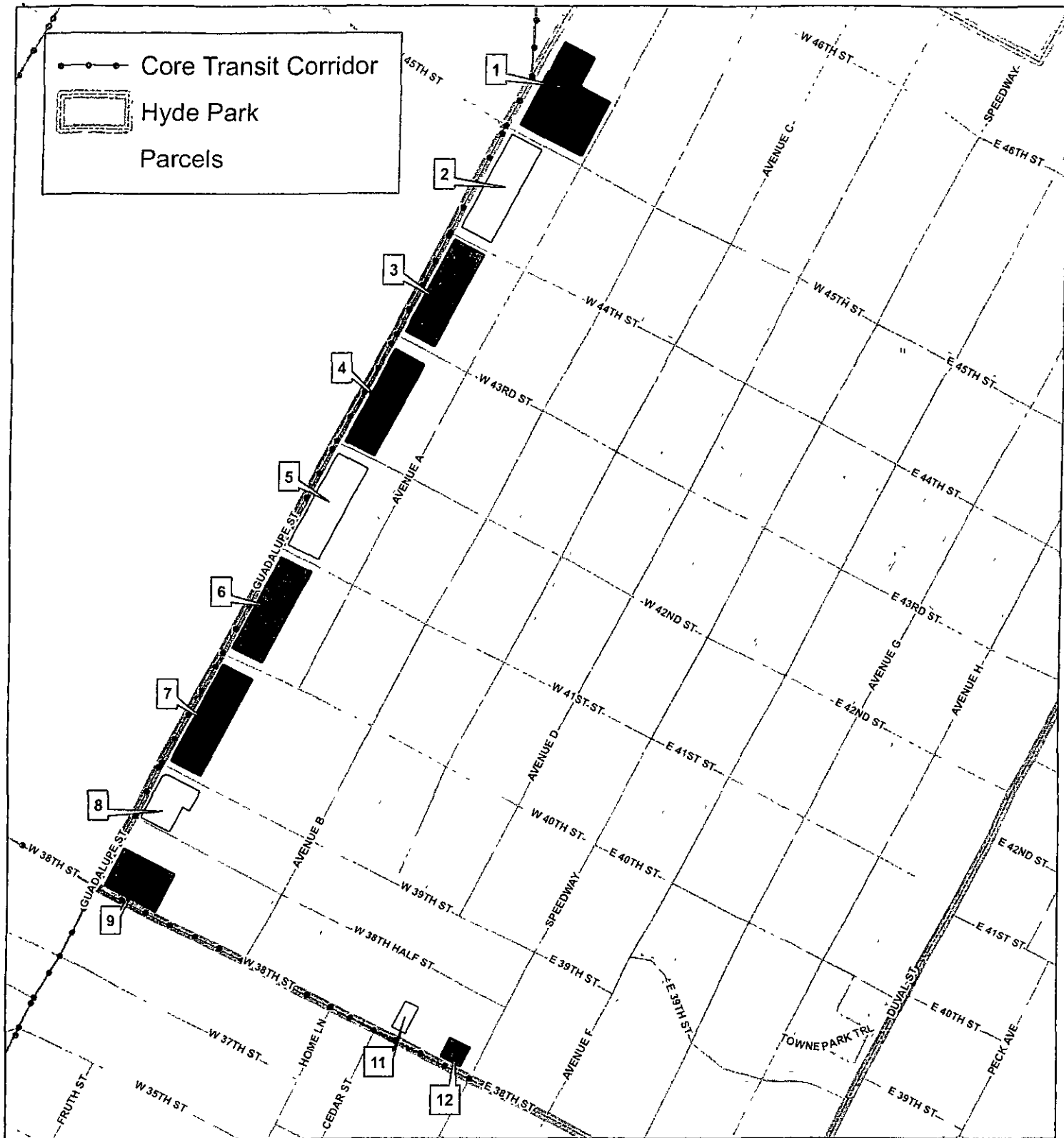


EXHIBIT A

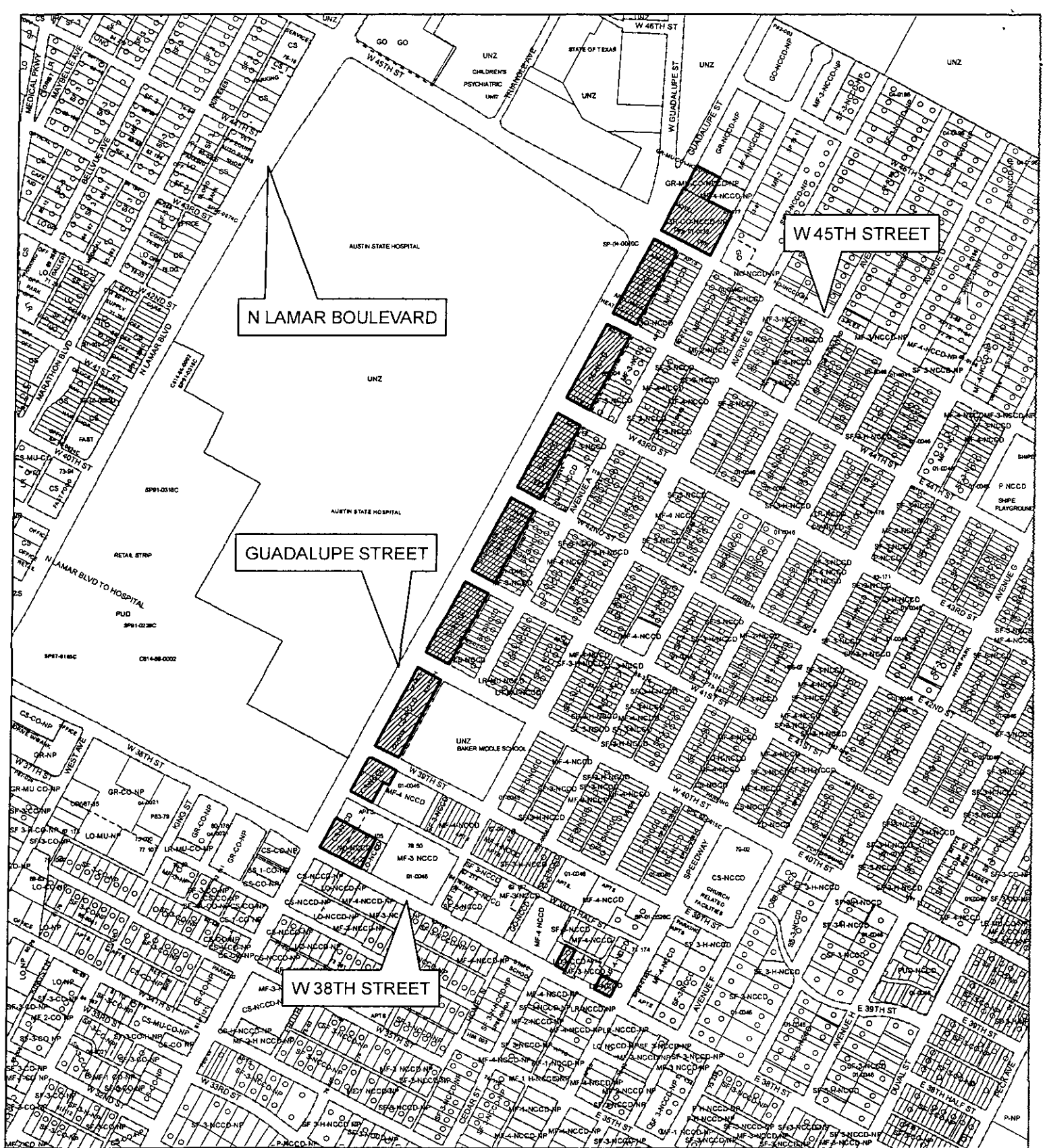
Hyde Park Neighborhood Planning Area Vertical Mixed Use (VMU) Tract Map C14-2007-0263

500 250 0 500 Feet






Produced by City of Austin
Neighborhood Planning and Zoning Dept
April 28, 2008

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ZONING



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0263
 ADDRESS RED RIVER ST
 SUBJECT AREA 11.31 ACRES
 GRID J25-26
 MANAGER J. ROUSSELIN



OPERATOR S MEEKS

1" = 600'

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