

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT
3 100 LOCATED AT 4000 AVENUE B IN THE HYDE PARK NEIGHBORHOOD
4 PLANNING AREA.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a vertical mixed use building (V) combining district the Property described in Zoning
10 Case No. C14-2007-0263.001, on file at the Neighborhood Planning and Zoning
11 Department, as follows:

12
13 The east 67.5 feet of Lot 17 and the east 67.5 feet of the south 21 feet of
14 Lot 18, Block 7, Hyde Park Addition No. Two Subdivision, a subdivision
15 in the City of Austin, according to the map or plat of record in Volume 1,
16 Page 75, of the Official Property Records of Travis County, Texas and as
17 shown on in the tract map attached as Exhibit "A" (*Hyde Park Planning*
18 *Area*),

19
20 located at 4000 Avenue B, in the Hyde Park neighborhood planning area, locally known as
21 the area bounded by 51st Street on the north, Red River to 45th Street to Duval Street on the
22 east, 38th Street on the south, and Guadalupe Street to 47th Street and along Waller Creek
23 on the west, in the City of Austin, Travis County, Texas, and generally identified in the
24 map attached as Exhibit "B" (*the Zoning Map*).

25
26 **PART 2.** The zoning district for the Tract 100 is changed from neighborhood commercial-
27 mixed use-neighborhood conservation (LR-MU-NCCD) combining district to
28 neighborhood commercial-mixed use-vertical mixed use building-neighborhood
29 conservation (LR-MU-V-NCCD) combining district.

30
31 **PART 3.** Except as specifically provided in this ordinance, the existing base zoning
32 districts, combining districts, and other conditions remain in effect.
33
34
35
36

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

- 3
- 4 A. The Property is exempt from the dimensional standards identified in Article
5 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- 6
- 7 B. The Property is subject to the parking reductions identified in Article 4.3 3 E.3.
8 (*Dimensional and Parking Requirements*).
- 9
- 10 C. Ten percent of residential units available for rental in a vertical mixed use
11 building shall be reserved for households earning no more than 60 percent of
12 the Annual Median Family Income.

13

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

15

16

17 **PASSED AND APPROVED**

18

19 §
20 §
21 _____, 2008 § _____
22 Will Wynn
23 Mayor
24

25

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

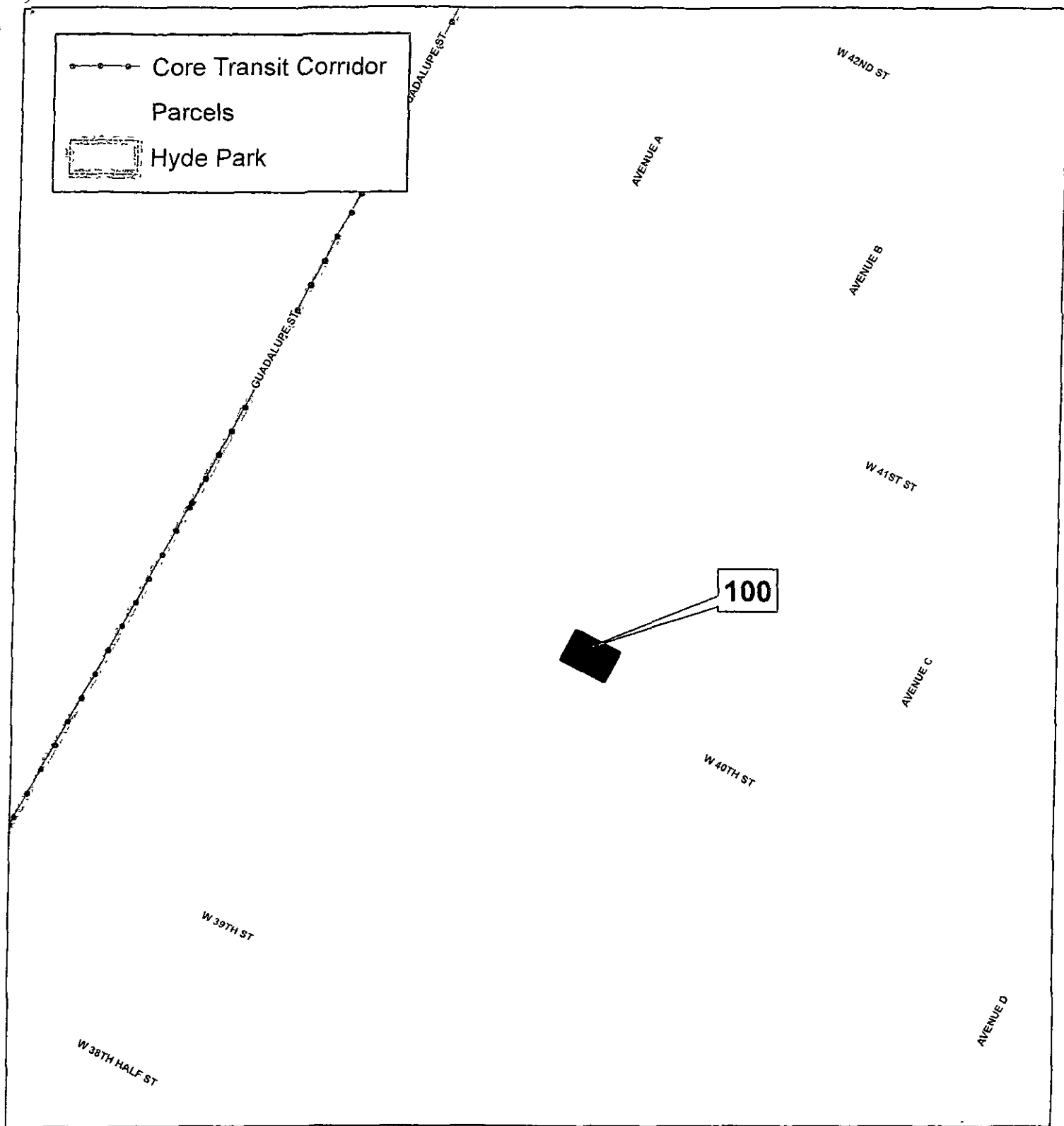


EXHIBIT A

**Hyde Park Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
C14-2007-0263.001 (Tract 100)**






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



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ZONING EXHIBIT B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0263.001
 ADDRESS 4000 AVENUE B
 SUBJECT AREA: 0.0713 ACRES
 GRID J25
 MANAGER W. RHOADES



OPERATOR S. MECKS

1" = 400'

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