

**ORDINANCE NO. 20080522-061**

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

**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 the Property described in Zoning Case No. C14-2007-0263.001, on file at the Neighborhood Planning and Zoning Department, as follows:

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

located at 4000 Avenue B, in the Hyde Park neighborhood planning area, locally known as the area bounded by 51<sup>st</sup> Street on the north, Red River to 45<sup>th</sup> Street to Duval Street on the east, 38<sup>th</sup> Street on the south, and Guadalupe Street to 47<sup>th</sup> 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 district for the Tract 100 is changed from neighborhood commercial-mixed use-neighborhood conservation (LR-MU-NCCD) combining district to neighborhood commercial-mixed use-vertical mixed use building-neighborhood conservation (LR-MU-V-NCCD) combining district.

**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. 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 June 2, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, May 22, 2008

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Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

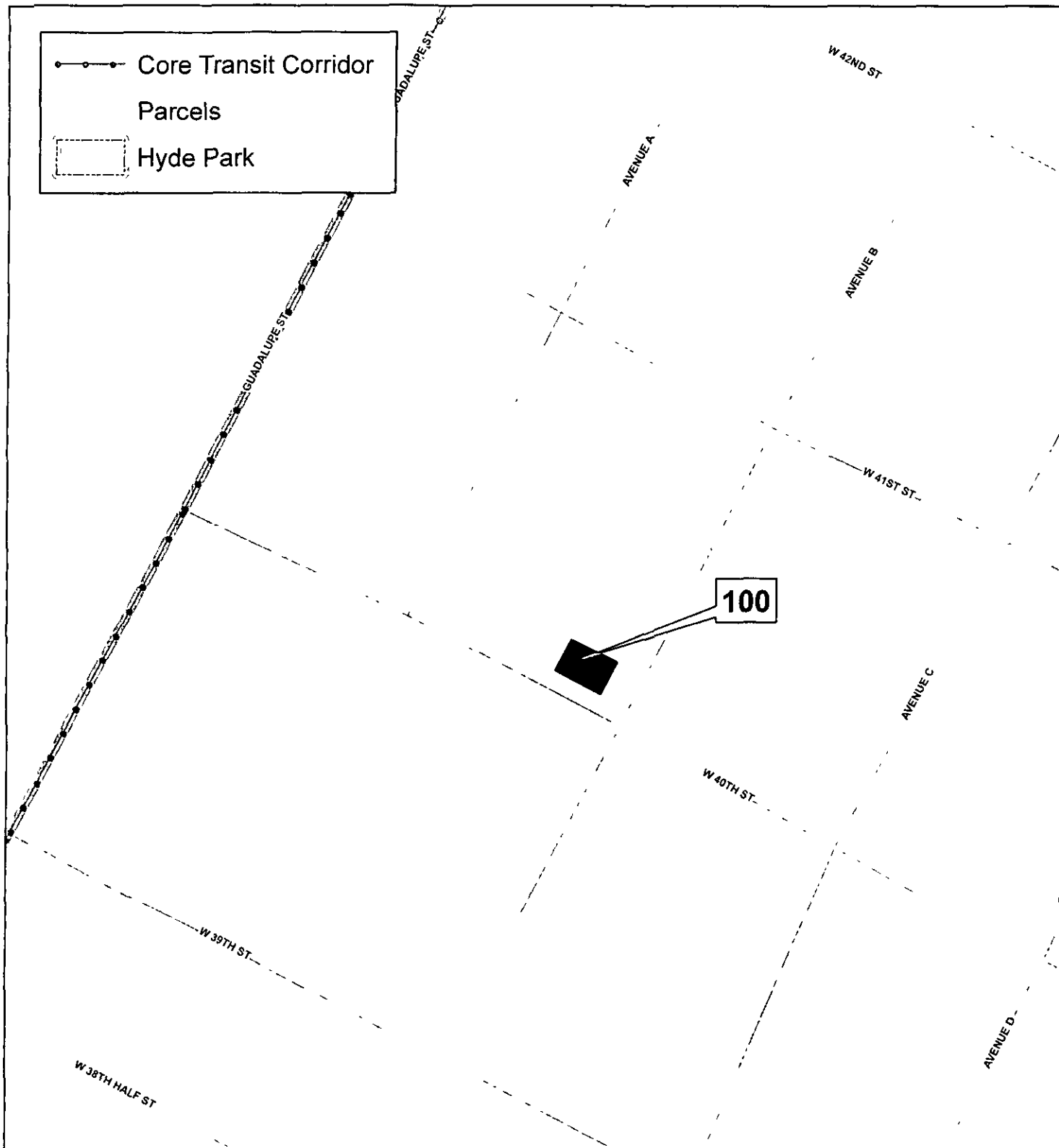


EXHIBIT A

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

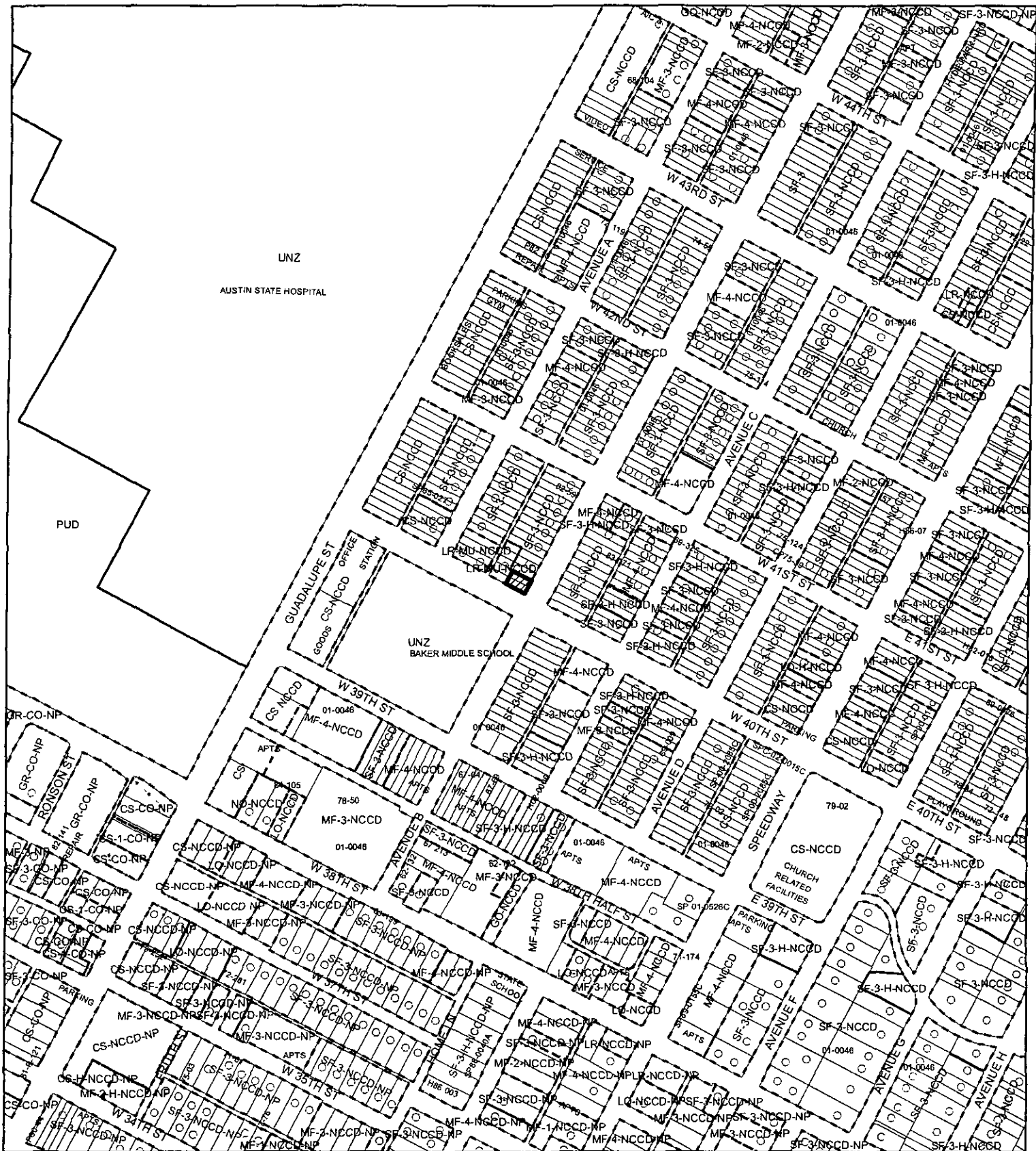


Produced by City of Austin  
Neighborhood Planning and Zoning Dept  
April 28, 2008







100 50 0 100 200 300 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



# ZONING EXHIBIT B

-  N
-  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 MEEKS

1" = 400'

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