Item # 84
PAZ

ZONING CHANGE REVIEW SHEET

H.L.C. DATE: February 26, 2018
P.C. DATE: February 27, 2018
March 13, 2018

CASE: C14-01-0046.02 (originally filed as C14-2017-0153) – The Baker School

ADDRESS: 3908 Avenue B, Austin, TX, 78751

DISTRICT AREA: 9

OWNER/APPLICANT: Austin Independent School District

AGENT: Weiss Architecture, Inc. (Richard Weiss)

ZONING FROM: UNZ (Unzoned) **TO:** GR-HD-NCCD-NP, as amended (see Exhibit K)

TOTAL AREA: 4.361 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends community commercial-historic district-neighborhood conservation combining district-neighborhood plan (GR-HD-NCCD-NP) combining district zoning. Staff recommends that the property become part of the Hyde Park Neighborhood Conservation Combining District (NCCD) in the Residential subdistrict. Specifically for this property, staff recommends changes to the NCCD development standards as follows: increasing the allowable height from 30 feet to 50 feet, and increasing the allowable FAR from 0.5:1 to 1.5:1. The staff also recommends that development on the property be limited to less than 2,000 vehicle trips per day. Further, staff recommends the addition of permitted uses:

- Condominium Residential
- Financial Services
- Food Sales (5000 sq. ft. limit)
- General retail sales (convenience) (5,000 sq. ft. limit)
- Indoor entertainment (5000 sq. ft. limit)
- Multifamily Residential
- Restaurant (limited) (5000 sq. ft. limit)
- Restaurant (general) (5000 sq. ft. limit)
- Software Development
- Theater (5000 sq. ft. limit)

The staff has reviewed that agreement between the applicant and the Hyde Park Neighborhood Association and the Hyde Park Neighborhood Plan Contact Team and we have no objection to adding the following conditions for this property to the NCCD overlay to: prohibit Drive-Thru Services, to restrict the maximum height to 50 feet on

the western 100 feet of the property as measured from the western property line, and to limit restaurant uses to a maximum of 5,000 sq. ft. overall on the property.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

February 26, 2018 *Approved Historic District (-HD) designation, Vote: 8 – 0.*

PLANNING COMMISSION RECOMMENDATION:

February 27, 2018 *Postponed to March 13, 2018 at the Request of the Commission, Vote: 10 – 2, Commissioners Kazi and Schissler - nay*

March 13, 2018 *Motion to approve the staff's recommendation of community commercial-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning (Vote: 7-1, Commissioner C. Kenny-No. Commissioners T. Nuckols, A. De Hoyos Hart, J. Shieh, J. Thompson and T. Shaw-absent); Commissioner K. McGraw-1st, Commissioner G. Anderson-2nd.*

ISSUES:

The applicant has spoken to and met with surrounding neighborhood associations - Hyde Park Neighborhood Association (HPNA), and Friends of Hyde Park - and negotiated for the development of the site (See Exhibit E). HPNA and the Hyde Park Neighborhood Plan Contact Team (HPNPCT) initially supported the rezoning, and Friends of Hyde Park did not support it.

At Planning Commission on February 27, 2018, questions arose regarding agreements with the neighborhoods, and the relative certainty of a second phase – a building to the west of the historic school. The item was postponed and the applicant agreed to meet with both neighborhood associations, and the meetings were subsequently held. As of March 5, 2018, an agreement has been reached with Hyde Park Neighborhood Association (HPNA) and the Hyde Park Neighborhood Plan Contact Team (See Exhibit F). An updated letter from Reid Long, the President of the Hyde Park Neighborhood Association, was added to the backup material online for this case on March 8, 2018.

Friends of Hyde Park has informed the applicant that they do not support the rezoning. Friends of Hyde Park submitted an updated letter to the Planning Commission last Thursday evening. This letter was uploaded with the backup material online on March 9, 2018.

DEPARTMENT COMMENTS:

The subject property is the location of the historic Baker Elementary School building, which has been used for many years as an administration building for the Austin Independent School District (AISD). Like many historic school sites, the property has never been zoned. It is located in the western part of the Hyde Park neighborhood, a block from Guadalupe

Street to the west. Vehicular access is currently available to West 39th and West 40th Streets, and Avenue B. There is also an alley to the west of the site that extends the length of the block.

The applicant has a phased plan for the development of the site. The first phase is to occupy the existing historic structure with an Administrative and Business Office use. The second phase would involve the construction of a separate structure to the west and rear of the historic building. This structure would be approximately 50 feet tall, have ground floor parking with three floors of residential. The applicant is uncertain when or if the second phase will be built. The applicant's plan shows no changes to current vehicular access (See Exhibit G).

The applicant is requesting zoning which would allow for both phases of this plan. For the first phase, zoning is required to obtain a Certificate of Occupancy for the building. For the second phase, changes would be required to the NCCD in order to accommodate a building of the size proposed, and to allow residential uses. Other permitted uses are requested in case these could be added to either the historic or proposed structure in the future.

The Hyde Park NCCD ordinance created a handful of special subdistricts; all parcels not in a special subdistrict, are classed in the Residential subdistrict. The subject property does not fall into a special subdistrict, and would therefore be classed as Residential subdistrict. (See Exhibit H & Amendment to the NCCD, Exhibit I). The Residential subdistrict is a specified area distinguished by single-family housing. The Baker School property is located at the end of Avenue A, between W. 39th Street and W. 40th Street. The development along Avenue A, to the north, is characterized by one-story single family housing with a three story apartment complex, located at the northeast intersection of W. 40th Street and Avenue A. To the east, across Avenue B, there is a religious assembly use (Hyde Park Presbyterian Church) and one-story single family homes. The properties to the south along W. 39th Street are developed with two multifamily complexes, a single family residence and an office use. To the west, adjacent to Guadalupe Street, there is a food sales use (Natural Grocers), a service station (Valero) and a general retail sales-convenience use (Game Republik).

The applicant is proposing changes to the NCCD, which would apply only to this property. Starting from a baseline of requirements in the Residential subdistrict, the following development standards are proposed to change: increasing the allowable height from 30 feet to 50 feet, and increasing the allowable FAR from 0.5:1 to 1.5:1. Regarding land uses, the applicant is proposing a set of allowed uses beyond those currently allowed in a commercial base zone within the Residential subdistrict of the NCCD. (For the full proposed list, see the letter from the applicant, Exhibit E).

The applicant originally requested a base zoning of general commercial services (CS), and amended their request to align with the staff recommendation for a base zoning of community commercial (GR) (See Exhibit K, email to be replaced with formal letter when it is received). Because the property is located within existing Hyde Park overlays, the request includes Neighborhood Conservation Combining District (-NCCD), Historic District (-HD),

and Neighborhood Plan (-NP). Ultimately, the applicant is interested in a Historic Landmark (-H) designation, but is not making that request at this time.

Staff recommends the base zoning of community commercial (GR), which is defined as "office or other commercial use that serves neighborhood and community needs." Further, staff recommends granting the applicant's request to change development standards - increasing the allowable height from 30 feet to 50 feet, and increasing the allowable FAR from 0.5:1 to 1.5:1 - which will accommodate both phases of the applicant's plan.

Finally, staff recommends adding permitted uses (See Summary Staff Recommendation), finding these uses to be compatible with the surrounding neighborhood. A few changes to the original list of requested uses are recommended: General retail sales should be clarified to "General Retail Sales (Convenience)" and limited to 5,000 square feet. Indoor Entertainment should be limited to 5,000 square feet.

Beyond these items, any other agreements between the applicant and the neighborhoods may be made in the form of a private restrictive covenant, which the City of Austin will not be a party to, nor have the ability to enforce.

The Hyde Park Neighborhood Plan adopted by City Council in April, 2000 refers to the Baker School property and recommends that the historic school building be preserved, and that the property be returned to a community use that serves children (See Comprehensive Planning, below). The applicant's plans include preservation of the historic building, with the possibility of some educational uses. Although this plan would not dedicate a large portion of the building or grounds for children, it accomplishes part of the original goal.

EXISTING ZONING AND LAND USES:

	ZONING	**LAND USES**
Site	UNZ (Unzoned)	AISD Administration (Office)
North	W 40th Street, then LR-MU-V-HD-NCCD-NP; LR-MU-HD-NCCD-NP; CS-HD-NCCD-NP; SF-3-HD-NCCD-NP	W 40th Street, then Single Family, Duplex, Multifamily
South	W 39th Street, then MF-4-NCCD-NP	W 39th Street, then Single Family, Duplex, Multifamily
East	Avenue B, then SF-3-HD-NCCD-NP	Avenue B, then Church, Single Family
West	CS-V-NCCD-NP, then Guadalupe Street	Commercial, then Guadalupe Street

NEIGHBORHOOD PLANNING AREA: Hyde Park

TIA: Waived

WATERSHED: Waller Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Community Registry Name	***ID***
45th St Concerned Citizens	1194
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
Central Austin Community Development Corporation	1391
Friends Of Austin Neighborhoods	1530
Friends Of Hyde Park	1503
Homeless Neighborhood Association	1550
Hyde Park Neighborhood Assn	34
Hyde Park Neighborhood Plan Contact Team	1254
North Austin Neighborhood Alliance	283
Preservation Austin	1424
Seltexas	1363
Shoal Creek Conservancy	1497
Sierra Club Austin Regional Group	1228

SCHOOLS: Lee Elementary School, Kealing Middle School, McCallum High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2016-0072 39th Street Apartments 405 W 39th Street	SF-3 to MF-4	10-11-16- Approved MF-4-NCCD-NP as Staff recommended	11-10-16- Approved MF-4-NCCD-NP as PC rec, on all 3 rdgs.
C14-2016-0065 Pioneer Bank on W. 38th 623 W. 38th Street	GR-CO-NP, Remove CO to remove prohibition of drive-in services	01-24-17- Denied GR-CO-NP	03-02-17- Case withdrawn by Applicant; no action taken

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0263 Hyde Park Neighborhood Planning Area Vertical Mixed Use Building Rezoning	Vertical Mixed Use (VMU)	01-15-08 - Approved staff rec by consent	05-22-08- Approved Ord. 20080522-044 for V (Tracts 1-12)
C14-2007-0263.001 Hyde Park Neighborhood Planning Area Vertical Mixed Use Building (V) Opt-In/Opt- 4000 Avenue B	LR-MU-V-NCCD	04-22-08 - Approved LR-MU-V-NCCD for Tr 100 (4000 Avenue B) w/ conditions	05-22-08 - Approved Ord. 20080522-061 for VMU for Tr 100
C14-2007-0210 The Kocurek Building 511 W 41st Street	SF-3 to NO-H-NCCD	02-12-08- Approved staff rec of NO-H-NCCD	06-05-08- Approved Ord. 20080605-062 for NO-H-NCCD
C14H-2007-0018 Plumb House 4100 Avenue D	SF-3 to SF-3H	Never heard by Commission - Postponed indefinitely	N/A
C14H-2007-0019 John & Lela Gay House 4108 Avenue D	SF-3-NCCD to SF-3-H-NCCD	10-23-07- Approved staff rec of SF-3-H-NCCD	11-29-07- Approved Ord. 20071129-075 for SF-3-H-NCCD
C14H-2007-0024 Hume-Rowe House 4002 Avenue C	SF-3-NCCD to SF-3-H-NCCD	11-13-07- Approved staff rec of SF-3-H-NCCD	12-06-07- Approved Ord. 20071206-081 for SF-3-H-NCCD

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14H-2010-0019 Hyde Park Historic District	Historic District (HD)	10-12-10- Approved staff's rec for HD	12-16-10- Ordinance No. 20101216-093 for historic area combining district zoning approved with the Hyde Park Preservation Plan and Design Standards
C14-01-0046 Hyde Park NCCD	Neighborhood Conservation Combining District	05-22-01- Approved staff rec with conditions	01-31-02- Approved ordinance 020131-20
C14-01-0046.01 Hyde Park NCCD Amendment #1	Modify the NCCD	12-13-11- Approved amendment to the Hyde Park NCCD with a maximum of .4 FAR	01-12-12- Approved Ordinance No. 20120112-086

SUBDIVISION:

4.361 acres of land designated as a portion of Austin Rapid Transit Co. Park by Hyde Park Addition No. 2, a subdivision of record in Volume 1, Page 75, of the Plat Records of Travis County Texas.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Avenue B	80'	49'	Collector	Y	Y	Route 50, 990, 801, 1
40th St	80'	43'	Collector	Y	Y	Route 50, 990, 801, 1
39th St	60	37	Local	Y	Y	Route 50, 990, 801, 1

CITY COUNCIL DATE: March 22, 2018 **ACTION:**

ORDINANCE READINGS: 1st **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Scott Grantham **PHONE:** 512-974-3574
EMAIL: scott.grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

   From Guadalupe Street to the west, the height entitlement would step down to the rest of the Hyde Park neighborhood to the east. 60 feet of height is allowed on Guadalupe, the request is for an entitlement of 50 feet, which would apply to the western portion of the site. The historic school building furthest west will be maintained at 40 feet in height.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

   The adopted Hyde Park Neighborhood Plan includes goals for the Baker property – preservation of the historic building, and return of the property to a use which serves children. The applicant proposes to preserve the building, and there is potential for some child-serving educational uses as well.

3. *Zoning should allow for reasonable use of the property.*

   The property is currently unzoned, and zoning should allow for uses beyond the existing Administrative and Business use of the property, expanding entitlements to allow for residential uses.

EXISTING CONDITIONS

Site Characteristics

The historic Baker School building is located on the site, and is currently occupied by an office use. There are parking lots to the north and south of the building, with driveway access from W. 40th Street and W. 39th Street. There is also vehicular access from Avenue B, and from an alleyway to the west of the site that runs the length of the block. There are several heritage trees to the north, south, and east of the building. There is a large open field to the west of the building. The site is relatively flat, and is not located within a flood plain.

Impervious Cover

The site is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The Residential District within the Hyde Park NCCD allows up to 70% impervious cover.

Comprehensive Planning – Kathleen Fox – 512-974-7877

The subject property is located within the boundaries of the Hyde Park Neighborhood Planning Area. The proposed use is mixed use for a new corporate headquarters. There is a possibility of affordable housing units and space for creative industry non-profits to be located on the property in the future.

Connectivity
Public sidewalks are available on the eastern and southern borders of the property, but not to the north. A Capital Metro transit stop is located within walking distance to this site. The Walkscore for this site is 83/100, Very Walkable, meaning most errands can be accomplished on foot.

Hyde Park Neighborhood Plan
The HPNP *does not* have a Future Land Use Map. The following goals, objectives and text are relevant to this case:

Residential District: Purpose: To maintain Hyde Park's traditional single family character and encourage compatible redevelopment of apartment uses. To maintain civic uses in scale and use to be compatible with the predominant single family character. (p. 11)

5. Consider for Historic Landmark status buildings and structures that are eligible, (including): p. 17
    - **Baker School**

Goal 6: Foster a genuine community of neighbors of every age and background. (p. 45)

59. Preserve Baker School and encourage its return to use for public academic purposes and community uses. Neighborhood Action Item: NPT, AISD (p. 47)
61. The Yarborough Library serves the Hyde Park area. Future joint reuse of Baker School or other civic buildings should be investigated for a public reading room and/or library book drop-off bin. Neighborhood Action Item: NPT, Library Dept., AISD
63. Additional park facilities should be provided as following: C) Austin Independent School District (AISD) should improve and maintain the facilities at Baker School, including the Baker School fields. (p. 48)

    Beyond day care, there is an intense interest among residents for community-based education. Baker School was Hyde Park's original 1st through 8th grade school. It was converted from Community College use to office facilities for AISD in 1998. HPNA opposed this change and requested that the school be returned to service as a school. During the recent past, while the school has served needs other than those of neighborhood school, the facility has not provided for community use beyond as a voting location. (p. 48)

    Return Baker School to uses for children. It is the wish of the neighborhood that the school return to use as both a school for area children and as a focus of community

activity including after school care and other child care and community activities such as Parks & Recreation's summer teen program (in the summer of 1997 and 1998 this programs utilized the gym and grounds), community meetings, and access to the gym for recreation. Planning Principle: NPT

The HPNP appears to support uses which are compatible and in scale with the predominant single family character in the Residential District. In addition, the Neighborhood Plan supports the preservation and historic designation of the Baker School, but desires the school to be converted back to a community use.

Imagine Austin
The property is located less than 100 ft. away from a designated Activity Corridor on Guadalupe Street. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of different types of housing throughout Austin:

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this project being adjacent to an Activity Corridor, and the Imagine Austin policies referenced above that supports mixed use and a variety of housing types, this project appears to be supported by the Imagine Austin Comprehensive Plan, and partially supported by the HPNP.

Site Plan – Amelia Watts – 512-974-3103

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 4. The site is subject to compatibility standards. Along the North, East, and South property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

FYI. Additional comments may occur in the Site Plan review stages, as this falls near a "National Register of Historic Districts.

Environmental - Mike Mcdougal - 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation – Mark Kere – 512-974-2964

TR1. Additional right-of-way may be required at the time of subdivision and/or site plan.

TR2. A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact Scott James at Scott.James@austintexas.gov. [LDC 25-6-113]*

*In an e-mail dated March 8, 2018, the DSD Transportation Review division has stated that they would like to waive the TIA requirement and to a condition to limit development on the site to 2,000 vehicle trips per day.

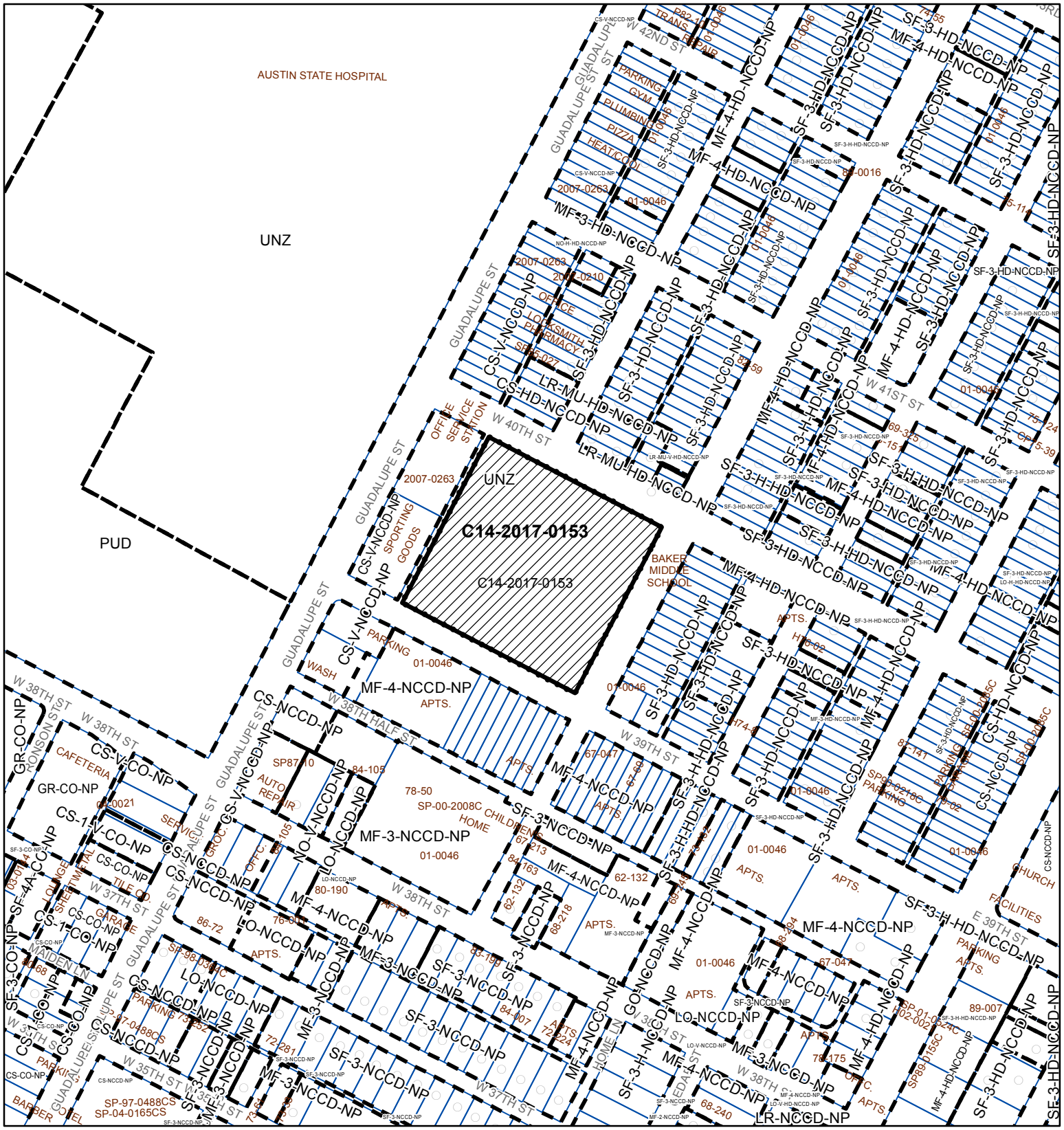
TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Avenue B	80’	49’	Collector	Y	Y	Route 50, 990, 801, 1
40th St	80’	43’	Collector	Y	Y	Route 50, 990, 801, 1
39th St	60	37	Local	Y	Y	Route 50, 990, 801, 1

Austin Water Utility – 512-972-0000

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner

must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.



ZONING

CASE#: C14-2017-0153

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 150 300

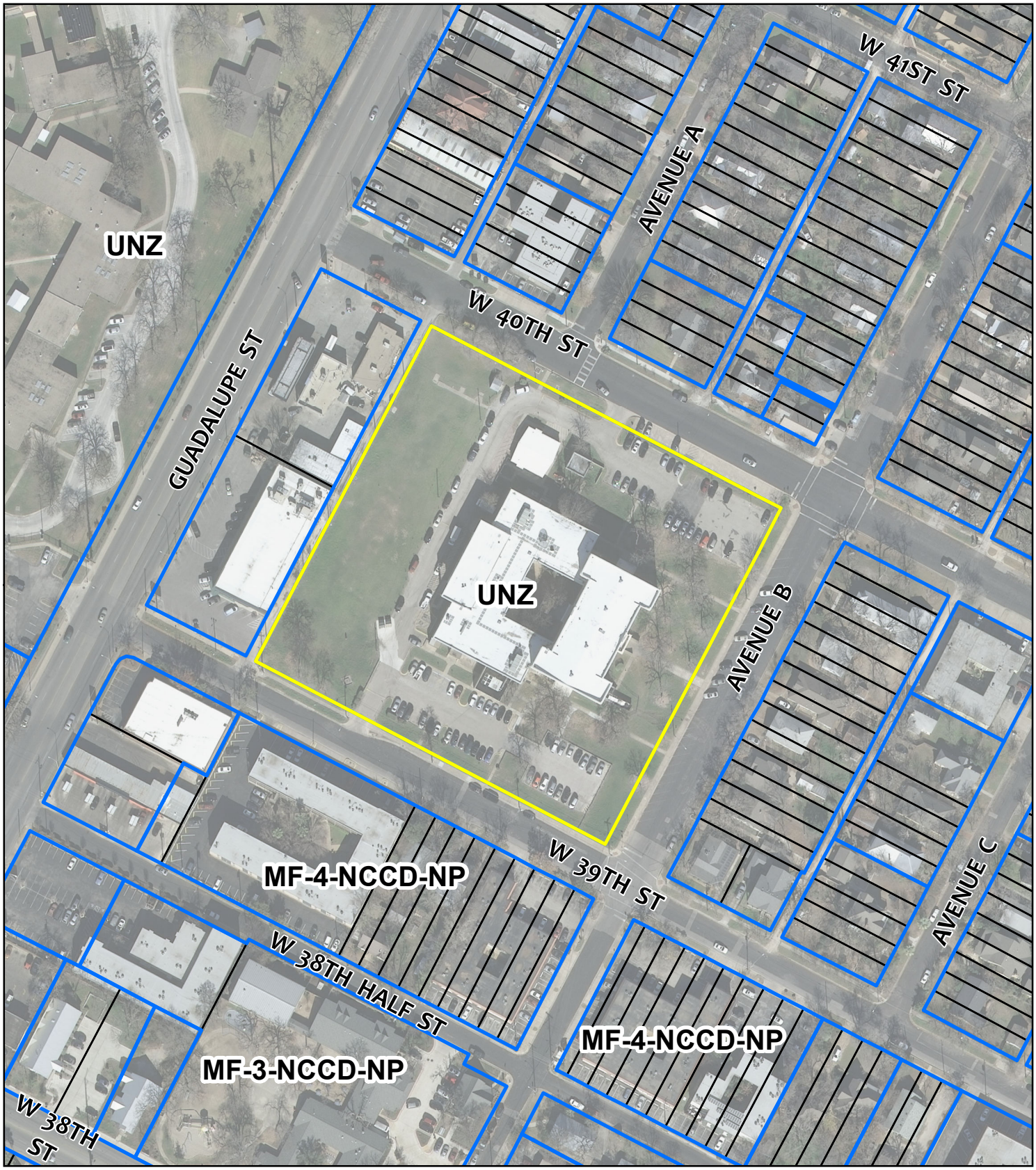
1 " = 300 '

EXHIBIT A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 12/22/2017



N

Subject Site

Zoning Boundary

1 inch = 150 feet

0 75 150 Feet

ZONING & VICINITY

Zoning Case: C14-01-0046.02
Address: 3908 Avenue B
Subject Area: 4.361 Acres
Case Manager: Scott Grantham

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

EXHIBIT B

EXHIBIT C

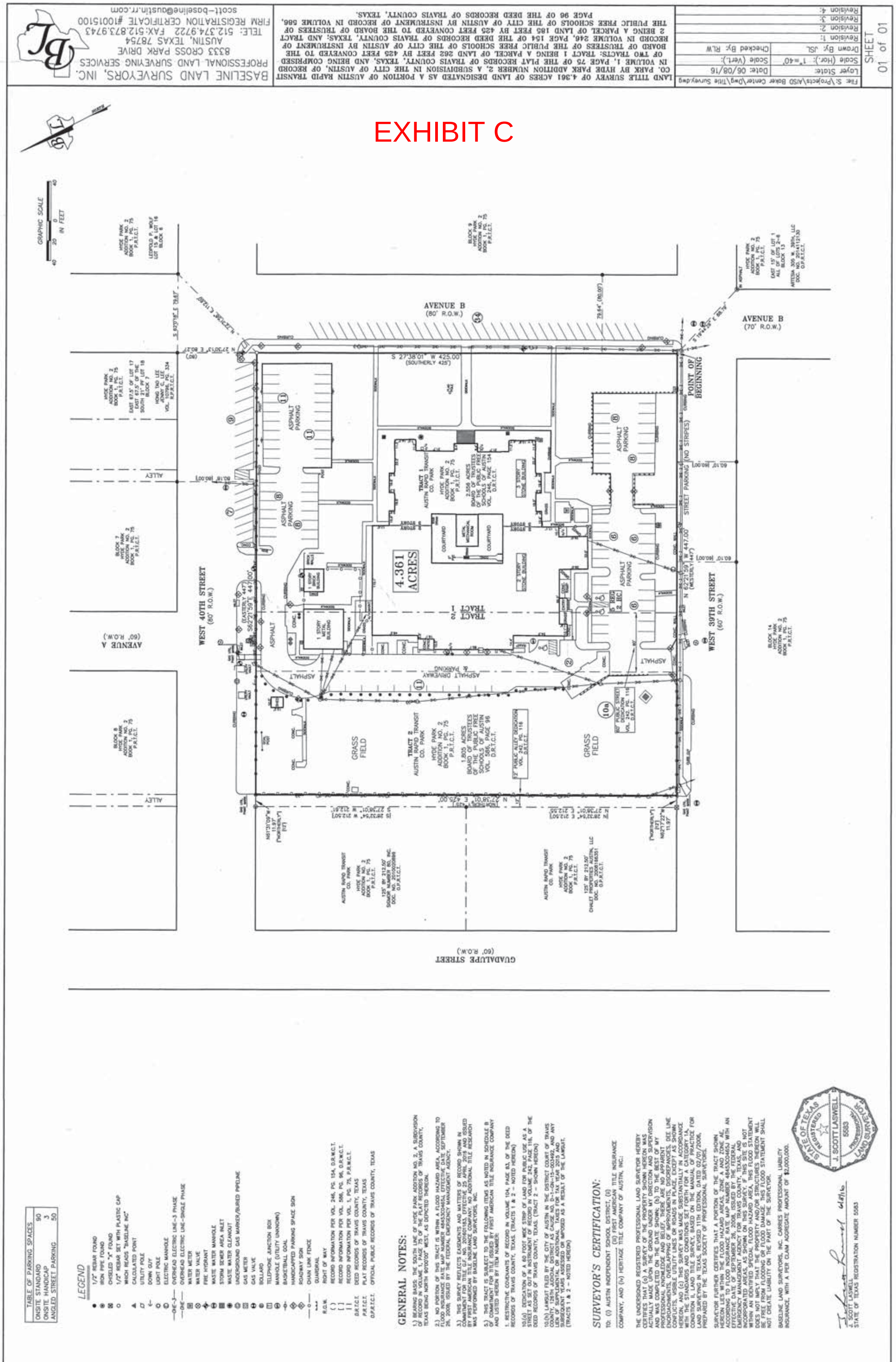


EXHIBIT D

Base Line Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 4.361 ACRES OF LAND DESIGNATED AS A PORTION OF AUSTIN RAPID TRANSIT CO. PARK BY HYDE PARK ADDITION NO. 2, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 75, OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, AND BEING COMPRISED OF TWO TRACTS: TRACT 1 BEING A PARCEL OF LAND 262 FEET BY 425 FEET CONVEYED TO THE BOARD OF TRUSTEES OF THE PUBLIC FREE SCHOOLS OF THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 246, PAGE 154, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; AND TRACT TWO BEING A PARCEL OF LAND 185 FEET BY 425 FEET CONVEYED TO THE BOARD OF TRUSTEES OF THE PUBLIC FREE SCHOOLS OF THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 586, PAGE 96, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in a concrete sidewalk for the southeast corner of said "Tract 1" and being the point of intersection of the north right-of-way line of West 39th Street (60' R.O.W.) and the west right-of-way line of Avenue B (80' R.O.W.), from which an iron pipe found in asphalt for the northwest corner of a tract of land conveyed to Artesia 305 W. 39th, LLC by instrument of record in Doc. No. 2014112130 of the Official Public Records of Travis County, Texas, and being the point of intersection of the south right-of-way line of said West 39th Street and the east right-of-way line of said Avenue B bears South 19°44'29" East a distance of 88.79 feet;

THENCE North 62°21'59" West (record – "Westerly"), along the south line of "Tract1" and said "Tract 2", and the north right-of-way line of West 39th Street, a distance of 447.00 feet (record – 447 feet) to a calculated point for the southwest corner of "Tract 2" and the southeast corner of a 12 foot wide alley dedicated by instrument of record in Volume 242, Page 116 of the Deed Records of Travis County, Texas, from which an "X" cut in concrete for the southwest corner of said 12 foot wide alley, the southeast corner of a 125 foot by 212.50 foot parcel of land out of said Austin Rapid Transit Co. Park dedicated by said Hyde Park Addition No. 2, conveyed to Chalet Properties Austin, LLC by instrument of record in Doc. No. 2008166351 of the Official Public Records of Travis County, Texas, and being in the north right-of-way line of West 39th Street, bears North 62°17'22" West (record – "Westerly") a distance of 11.97 feet (record – 12 feet), and from said "X" cut in concrete a 1/2" rebar found for the northeast corner of said 125 foot by 212.50 foot parcel conveyed to Chalet Properties Austin, LLC, the southeast corner of a 125 foot by 212.50 foot parcel of land out of Austin Rapid Transit Co. Park dedicated by Hyde Park Addition No. 2, conveyed to Sigmor Number 80, Inc. by instrument of record in Doc. No. 2010020896 of the Official Public Records of Travis County, Texas, and being in the west line of the 12 foot wide alley, bears North 27°38'01" East a distance of 212.55 feet (record - North 28°32'54" East a distance of 212.50 feet);

THENCE North 27°38'01" East (record – "Northerly"), along the west line "Tract 2" and the east line of the 12 foot wide alley, a distance of 425.00' (record – 425 feet) to a 1/2" rebar

found for the northwest corner of "Tract 2", the northeast corner of the 12 foot wide alley, and being in the south right-of-way line of West 40th Street (80' R.O.W.), from which a 1/2" iron pipe found for the northwest corner of the 12 foot wide alley, the northeast corner of said 125 foot by 212.50 foot parcel conveyed to Sigmor Number 80, Inc., and being in the south right-of-way line of said West 40th Street, bears North 61°31'09" West (record – "Westerly") a distance of 11.97 feet (record – 12 feet), and from said 1/2" iron pipe found said 1/2" rebar found for the southeast corner of the 125 foot by 212.50 foot parcel conveyed to Sigmor Number 80, Inc., the northeast corner of the 125 foot by 212.50 foot parcel conveyed to Chalet Properties Austin, LLC, and being in the west line of the 12 foot wide alley, bears South 27°38'01" West a distance of 212.61 feet (record – South 28°32'54" West a distance of 212.50 feet);

THENCE South 62°21'59" East (record – "Easterly"), along the north line of "Tract 2" and "Tract 1", and the south right-of-way line of West 40th Street, a distance of 447.00 feet (record – 447 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the northeast corner of "Tract 1" and being the point of intersection of the south right-of-way line of West 40th Street and the west right-of-way line of Avenue B, from which a 1/2" rebar found for the southeast corner of a tract of land conveyed to Hong Tao Lee and Jenny C, Lee by instrument of record in Volume 10796, Page 334 of the Real Property Records of Travis County, Texas, and being the point of intersection of the north right-of-way line of West 40th Street and the west right-of-way line of Avenue B, bears North 27°30'13" East a distance of 80.27 feet (record – 80 feet), and also from which a 1/2" rebar found for the southwest corner of a tract of land conveyed to Leopold P. Wolf by an unrecorded will, and being the point of intersection of the north right-of-way line of West 40th Street and the east right-of-way line of Avenue B, bears North 72°31'58" East a distance of 112.60 feet;

THENCE South 27°38'01" West (record – "Southerly"), along the east line "Tract 1" and the west right-of-way line of Avenue B, a distance of 425.00 feet (record - 425 feet) to the POINT OF BEGINNING.

This parcel contains 4.361 acres of land, more or less, designated as a portion of Austin Rapid Transit Co. Park by Hyde Park Addition No. 2, a subdivision of record in Volume 1, Page 75, of the Plat Records of Travis County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

J. Scott Laswell 6/8/16

J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583

STATE OF TEXAS
REGISTERED
J. SCOTT LASWELL
5583
PROFESSIONAL
LAND SURVEYOR

File: S:\Projects\AISD Baker Center\Docs\Field Notes\Title Survey M&B.doc
Drawing: S:\Projects\AISD Baker Center\Dwg\Title Survey.dwg

Dear Planning Department,

EXHIBIT E

Please see below the term sheet agreed upon by AISD and HPNA for rezoning the Baker School Property located at 3900 (3908) Avenue B, Austin Texas

The Baker Center proposal accepted by the full HPNA (26-0) at the December 04 2017 Meeting-

The items in highlighted in bold require a change to the Hyde Park NCCD that would run in parallel with the Zoning request. The neighborhood (subcommittee) has also agreed to ask the neighborhood to write a letter of support for a variance to count the parking adjacent to the site on W.39th and W.40th St toward the on-site parking requirements for the project (to be filed after zoning complete)

Zoning request: CS-HD-NCCD (need to verify with the city that the NCCD allowing residential use on the site does not also require the MU designation)- also need to verify if H is required in order to be designated a Historic Landmark

Maximum FAR: 1.5 to 1 (requires a change to the NCCD)

Maximum Height allowed: 50' (height above what is currently allowed in the NCCD only allowed on the west portion of the site behind the original Baker School Building- the rest of the site will be restricted to the height specified in the NCCD)- (requires a change to the NCCD)

Allowable uses on the Site

Admin and Business office
Art and Craft Studio (limited and general)
Cultural Services
Condominium Residential (requires a change to the NCCD)
Day Care Services (limited and General)
Financial Services
Food Sales (5000 s.f. limit)
Art Gallery (not listed in NCCD uses)
General retail sales
Indoor entertainment
Multifamily Residential (requires a change to the NCCD)
Personal Improvement Services
Personal Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Office
Public Primary Educational Facilities
Public Secondary Educational Facilities
Professional Office
Restaurant (limited and general- 5000 s.f. limit)
Software Development
Theater (5,000)

Affordable Housing Terms-

Dear Planning Department,

Please see below the term sheet agreed upon by AISD and HPNA for rezoning the Baker School Property located at 3900 (3908) Avenue B, Austin Texas

The Baker Center proposal accepted by the full HPNA (26-0) at the December 04 2017 Meeting-

Homeownership-	**25% of the total units affordable to 120% MFI**
Rental-	**10% Affordable to 80% MFI**
	15% Affordable to 100% MFI
Term-	**30 years (per the AISD RFP)**

In addition, Alamo Drafthouse agrees to the following:

1. Alamo Drafthouse ("Alamo") will support the neighbors along Ave B in applying for the Residential Parking Permit (RPP) program at the city of Austin
2. Alamo agrees to seek historic designation for Baker building
3. Alamo agrees to maintain and care for trees on site
4. Alamo agrees to place dumpsters in alley to west of new building or in alleyway between Baker and new building. Dumpsters will be screened

Thank You

Richard Weiss AIA

Weiss Architecture Inc.

3355 Bee Cave Road #303

Austin TX 78746

(512) 447-6806 ph

(512) 851-2005 fx

richard@weissarc.com

www.weissarc.com

EXHIBIT F

Hyde Park Neighborhood Association

P.O. Box 49427 • Austin, TX 78765 • www.austinhydepark.org

December 18, 2017

Jerry Rusthoven
Acting Assistant Director
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Dear Jerry:

At its December 4th general meeting, the Hyde Park Neighborhood Association voted to approve an agreement on zoning for the Baker Center property that is under an option to Alamo Drafthouse (Hereafter Alamo). The agreement was approved without opposition to support a zoning of the Baker Center to CS-NCCD-HD-H. This zoning category will be followed with an amendment from the neighborhood to change the allowable uses on this site as well as to modify the FAR to 1.5:1 and a maximum height on the field behind the building of 50'.

Additionally, the neighborhood also agreed to support a variance for the inclusion of the parking spaces along both 39th and 40th Streets towards the parking count for the Baker Center site.

Finally, please do not hesitate to contact me regarding this zoning matter. We look forward to working with you and Alamo Drafthouse on this particular project.

Sincerely,

Reid Long
President

From: Lorre Weidlich
To: Grantham, Scott
Subject: HPNPCT Votes to Support HPNA-Alamo Plan for Baker School Property
Date: Tuesday, February 27, 2018 7:09:37 AM

At its January, 2018 meeting, the Hyde Park Neighborhood Plan Contact Team voted to support the agreement reached between the Hyde Park Neighborhood Association and Alamo Drafthouse for the purchase and reuse of the Baker School Building and its property.

These are the details of the agreement supported by the Contact Team:

- Zoning: CS-HD-NCCD (if the city does not require MU zoning due to residential use)*
- Maximum FAR: 1.5 to 1*
- Maximum Height: 50' (only on the west side of the lot, behind the school building)*
- Allowable Uses: Administrative and Business Offices, Art and Craft Studios (limited and general), Cultural Services, Condominium Residential*, Day Care Services (limited and general), Financial Services, Food Sales (5000 square foot limit), Art Gallery*, General Retail Sales (convenience and general), Indoor Entertainment, Multifamily Residential*, Personal Improvement Services, Personal Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Professional Office, Public Primary Educational Facilities, Public Secondary Educational Facilities, Restaurant (limited and general, 5000 square foot limit), Software Development, Theater (5,000)
- Affordable Housing Terms: Homeownership – 25% of the total units affordable to 120% MFI, Rental – 10% Affordable to 80% MFI and 15% Affordable to 100% MFI, Term – 30 years (as stipulated in the the AISD RFP)

In addition, Alamo Drafthouse agrees to the following:
- Alamo Drafthouse will support the neighbors along Avenue B in applying for the Residential Parking Permit (RPP) program at the city of Austin.
- Alamo Drafthouse agrees to seek historic landmark designation for the Baker School building.
- Alamo Drafthouse agrees to maintain and care for the trees on the site.
- Alamo Drafthouse agrees to place dumpsters in the alley to the west of the new building or in the alleyway between the Baker School building and the new building. The dumpsters will be screened.

The HPNA Committee agrees to the following:
- They will ask the neighborhood to write a letter of support for a variance to count the parking adjacent to the site on W.39th and W.40th Streets toward the onsite parking requirements for the project (application for variance will be filed after the rezoning is complete).

Lorre Weidlich
Hyde Park Neighborhood Plan Contact Team Chair

Friends of Hyde Park Requests Planning Commission Change Baker Center Rezoning

Posted on *February 22, 2018* by *Friends of Hyde Park*

Planning Commission,

Friends of Hyde Park requests that the rezoning for the property located at 3908 Avenue B as CS-HD-NCCD-NP be denied. **Instead, we request the zoning of the property be approved as CS-HD-NP** with the same requested entitlements or that this rezoning case be delayed until after the adoption of CodeNEXT. The only difference would be the removal of the NCCD designation.

When CodeNEXT is adopted, in a matter of a few months, no new properties will be allowed to be zoned NCCD and NCCDs will no longer be an available zoning tool. CodeNEXT will also start the process of phasing out all existing properties currently zoned NCCD. CodeNEXT Draft 3 in section "23-4D-8080 Former Title 25 (F25) Zone" states the intent is to "rezone properties" in order to "gradually eliminate" … "Neighborhood Conservation Combining District (NCCDs)."

There are examples of other properties in Hyde Park that do not have NCCD zoning, so that designation is not required. 310 W 43rd St is currently zoned SF-3-HD in the interior of the Hyde Park neighborhood and is proposed to be rezoned to R2C-HD in the latest draft map of CodeNEXT. 408 W 45th St is currently zoned General Office (GO) and is proposed to be rezoned MU2B-A – Mixed-Use 2B under CodeNEXT.

We should not be zoning any more properties into NCCD zoning with the adoption of CodeNEXT coming within a few months, especially a property that's currently unzoned. If the NCCD designation is left off of the zoning, then this property will be rezoned into a more flexible zoning category automatically upon the adoption of CodeNEXT. However, if this property is zoned into an NCCD now, then it may take years, if not decades, for it to come into compliance with CodeNEXT and be allowed to provide the flexibility of uses and housing that can provide the most benefits to our neighborhood.

Please consider zoning this property without the NCCD designation.

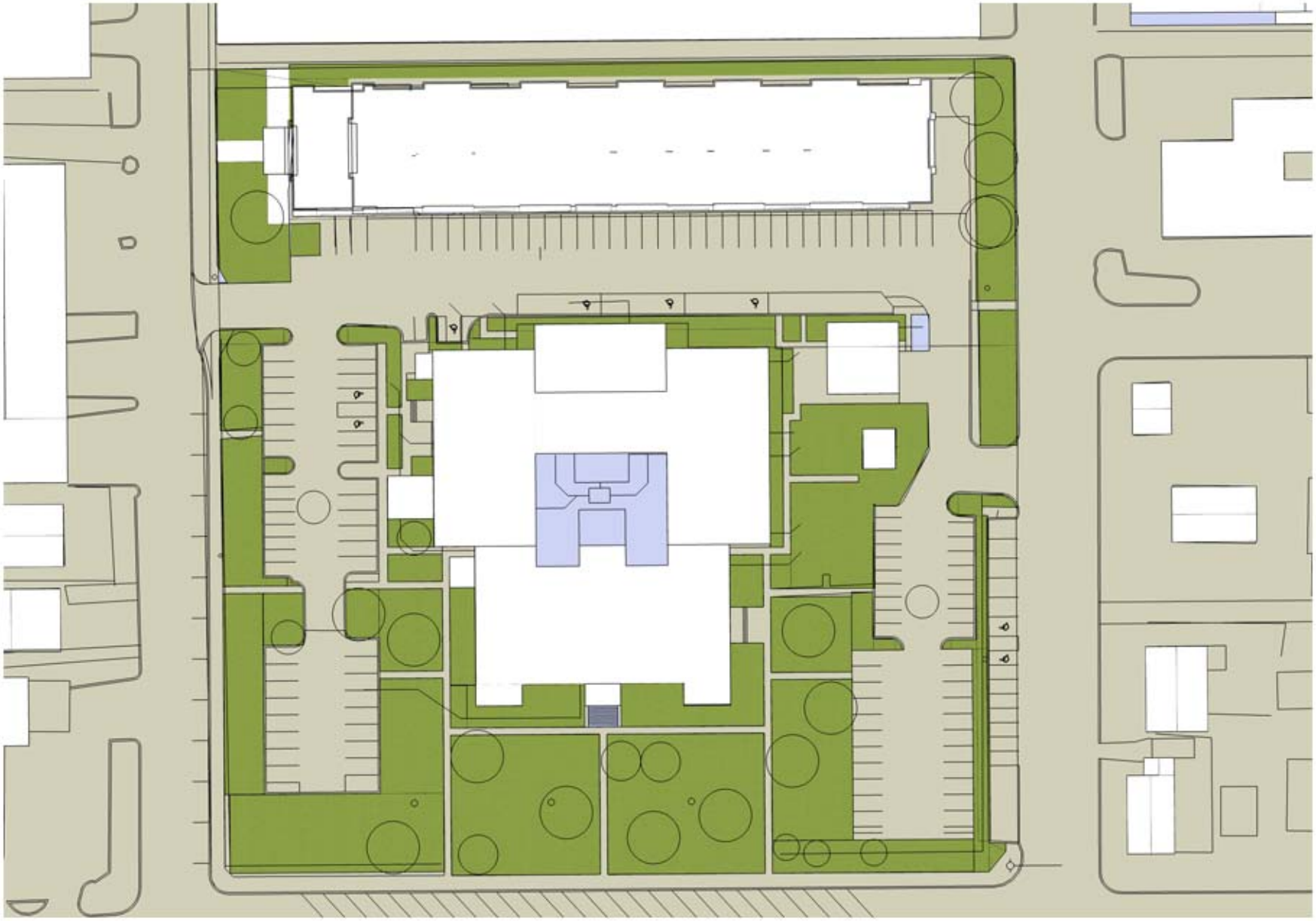
Board of Directors of Friends of Hyde Park

Pete Gilcrease
Teresa Griffin
Thomas Ates
Matt Desloge
Tom Clear
Adam Luikart
Robert Prentiss

THE BAKER CENTER
MASSING MODEL

EXHIBIT G

SITE PLAN



THE BAKER CENTER
MASSING MODEL

SITE PLAN
ENLARGED

THE BAKER CENTER
MASSING MODEL

50’ BUILDING
PERSPECTIVE 1

THE BAKER CENTER
MASSING MODEL

50’ BUILDING
PERSPECTIVE 2

EXHIBIT H

ORDINANCE NO. 020131-20

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH THE HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD) FOR THE PROPERTY WHOSE BOUNDARIES ARE 45TH STREET TO THE NORTH, 38TH STREET TO THE SOUTH, GUADALUPE STREET TO THE WEST AND DUVAL STREET TO THE EAST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND TO MODIFY CERTAIN BASE DISTRICTS IN THE NCCD; AND DECLARING AN EMERGENCY.

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 establish the Hyde Park neighborhood conservation combining district (NCCD) and to add a NCCD to each base zoning district within the property bounded by 45th Street to the north, 38th Street to the south, Guadalupe Street to the west, and Duval Street to the east, described in File C14-01-0046 and as more particularly identified in the map attached as Exhibit "A," SAVE AND EXCEPT Lots 5 through 16 of Block 12 of the Hyde Park Addition No. 1, and to change the base zoning districts on 13 tracts of land within the NCCD.

PART 2. The base zoning of the 13 tracts shown in the chart below are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, multifamily residence moderate- high density (MF-4) district, multifamily residence moderate-high density-historic (MF-4-H) combining district, limited office-historic (LO-H) combining district, and general commercial services (CS) district, to multifamily residence limited density neighborhood conservation (MF-1-NCCD) combining district, multifamily residence low density neighborhood conservation (MF-2-NCCD) combining district, family residence neighborhood conservation (SF-3-NCCD) combining district, family residence-historic-neighborhood conservation (SF-3-H-NCCD) combining district, limited office-historic-neighborhood conservation (LO-H-NCCD) combining district, neighborhood commercial neighborhood conservation (LR-NCCD) combining district, and multifamily residence medium density neighborhood conservation (MF-3-NCCD) combining district.

MAP TRACT #	PROPERTY ADDRESS	FROM	TO
2	4309 Avenue D	MF-4	SF-3-NCCD
2	4307 Avenue D	MF-4	SF-3-NCCD
2	4311 Avenue D	MF-4	SF-3-NCCD
3	4416 Speedway	MF-3	SF-3-NCCD
3	4414 Speedway	MF-3	SF-3-NCCD
3	4412 Speedway	MF-3	SF-3-NCCD
3	4410 Speedway	MF-3	SF-3-NCCD
3	4408 Speedway	MF-3	SF-3-NCCD
3	4406 Speedway	MF-3	SF-3-NCCD
3	4404 Speedway	MF-3	SF-3-NCCD
3	4402 Speedway	MF-3	SF-3-NCCD
3	4400 Speedway	MF-3	SF-3-NCCD
4	4313 Speedway	MF-3	SF-3-NCCD
4	4311 Speedway	MF-3	SF-3-NCCD
4	4309 Speedway	MF-3	SF-3-NCCD
6	4408 Duval Street	MF-4	SF-3-NCCD
6	4406 Duval Street	MF-4	SF-3-NCCD
6	4404 Duval Street	MF-4	SF-3-NCCD
6	4402 Duval Street	MF-4	SF-3-NCCD
6	4400 Duval Street	MF-4	SF-3-NCCD
6	4316 Duval Street	MF-4	SF-3-NCCD
6	4314 Duval Street	MF-4	SF-3-NCCD
6	4308 Duval Street	MF-4	SF-3-NCCD
6	4306 Duval Street	MF-4	SF-3-NCCD
6	4302 Duval Street	MF-4	SF-3-NCCD
6	4204 Duval Street	MF-4	SF-3-NCCD
6	4202 Duval Street	MF-4	SF-3-NCCD
6	4106 Duval Street	MF-4	SF-3-NCCD
6	4104 Duval Street	MF-4	SF-3-NCCD
6	4100 Duval Street	MF-4	SF-3-NCCD
6	4016 Duval Street	MF-4	SF-3-NCCD
6	4012 Duval Street	MF-4	SF-3-NCCD
6	4014 Duval Street	MF-4	SF-3-NCCD
6	4008 Duval Street	MF-4	SF-3-NCCD
6	4006 Duval Street	MF-4	SF-3-NCCD
6	4004 Duval Street	MF-4	SF-3-NCCD
6	4200 Duval Street	MF-4	SF-3-NCCD

MAP TRACT #	PROPERTY ADDRESS	FROM	TO
7	4112 Duval Street	MF-4	MF-2-NCCD
8	4214 Speedway	MF-4	SF-3-NCCD
8	4210 Speedway	MF-4	SF-3-NCCD
8	4213 Speedway	MF-4	SF-3-NCCD
8	4203 Speedway	MF-4	SF-3-NCCD
8	4112 Speedway	MF-4-H	SF-3-H-NCCD
8	4201 Speedway	MF-4	SF-3-NCCD
8	4110 Speedway	MF-4-H	SF-3-H-NCCD
8	4115 Speedway	MF-4	SF-3-NCCD
8	4113 Speedway	MF-4	SF-3-NCCD
8	4108 Speedway	MF-4-H	SF-3-H-NCCD
8	4104 Speedway	MF-4	SF-3-NCCD
8	4109 Speedway	MF-4	SF-3-NCCD
8	4107 Speedway	MF-4	SF-3-NCCD
8	4100 Speedway	MF-4	SF-3-NCCD
8	4101 Speedway	MF-4	SF-3-NCCD
9	4006 Speedway	LO-H	LO-H-NCCD
10	4007 Speedway	MF-4	SF-3-NCCD
10	4009 Speedway	MF-4	SF-3-NCCD
11	3913 Avenue C (2 parcels)	MF-4-H	SF-3-H-NCCD
12	3900 Avenue C (2 parcels)	MF-4-H	SF-3-H-NCCD
13	4002 Avenue B	CS	SF-3-NCCD
14	408 W 40th Street	CS	LR-MU-NCCD
14	406 W 40th Street	CS	LR-MU-NCCD
14	4000 Avenue B	CS	LR-MU-NCCD
15	3815 Guadalupe Street	CS	CS-NCCD for first 120' from the r.o.w.; MF-3-NCCD for remainder

PART 3. DEFINITIONS. In this ordinance:

ACCESSORY BUILDING means a building in which an accessory use is located that is detached from and located on the same site as a building in which a principal use is located.

AVENUE means a street running in a north-south direction and designated as an avenue.

CIRCULAR DRIVEWAYS means a cul-de-sac type driveway with one access point or a half-circular driveway with two access points.

COMMERCIAL DISTRICT means the districts within the hierarchy of zoning districts from neighborhood office (NO) district through commercial-liquor sales (CS-1) district.

DISTRICT means the Residential District, Speedway District, West 38th District, Guadalupe District, Duval District, or the Hyde Park Civic District.

DRIVEWAY RUNNERS means a pair of pavement strips acting as a driveway.

FULL BATHROOM means a bathroom with a toilet, sink, and a bathtub or shower or shower/bathtub combination.

REDEVELOPMENT means development in which the value of the improvements is 50 percent of the value of all existing improvements on the site or development that requires a site plan.

TANDEM PARKING means one car behind another so that one car must be moved before the other can be accessed.

PART 4. The Hyde Park NCCD is divided into the following districts which are more particularly identified on the map attached as Exhibit B.

1. The Residential District - includes all property not included in another district.

2. The Speedway District - generally located one-half block on each side of Speedway Street from 38th Street to 45th Street.

3. The Duval District – generally located one-half block west of Duval Street from 40th Street to 45th Street.

4. The West 38th Street District - generally located one block between West 38th Street and West 38th ½ Street from one lot back from Speedway to one lot back from Guadalupe Street.

5. The Guadalupe District – generally located from Guadalupe Street to one-half block east of Guadalupe Street from 38th Street to 45th Street.

6. The Hyde Park Civic District - generally located in the area of Speedway and 40th Street.

PART 5. Development in the Hyde Park Civic District is subject to Ordinance No. 900830-Q. The regulations in Part 6 (Permitted and Conditional Uses), Part 7 (General Provisions), Part 8 (Residential District) and Part 9 (Speedway District) of this ordinance apply to development in the Hyde Park Civic District if they do not conflict with Ordinance No. 900830-Q, as amended. If a use regulation or site development standard is not addressed by Ordinance No. 900830-Q or this ordinance, then the base zoning district regulations as they existed on August 30, 1990 apply.

PART 6. Permitted and Conditional Uses.

1. The following table establishes the permitted and conditional uses for property in commercial zoning districts in the Hyde Park NCCD. Use regulations in this section may be modified in Section 2 of this part.

   Column (A) applies to property with commercial zoning in the Residential, Speedway, Duval, West 38th, and Hyde Park Civic Districts that are not included in Column (B) or Column (C).

   Column (B) applies to property at the following locations: 408 E. 43rd Street; the Duval Shopping Center which includes 411, 413, 417, and 419 E.43rd Street and 4220, 4222, 4224 and 4230 Duval Street; and 4206 Duval Street.

   Column (C) applies to property located at 4300 Speedway.

USES:	Column A					Column B			Column C
	CS	GR	GO	LO	NO	CS	GR	LR	CS
Administrative and business offices	P	P	P	P	P	P	P	P	P
Art and craft studio (limited)	P	P	P	P	--	P	P	P	P

USES:	Column					Column			Column
	A					B			C
	CS	GR	GO	LO	NO	CS	GR	LR	CS
Art and craft studio (general)	P	--	--	--	--	P	--	--	P
Commercial off-street parking	C	C	--	--	--	C	C	--	C
Condominium Residential	--	--	--	--	--	--	--	--	P
Congregate living	C	C	C	C	C	C	C	C	C
Consumer convenience services	C	C	--	--	--	P	P	P	P
Consumer repair services	C	C	--	--	--	P	P	P	P
Cultural services	P	P	P	P	--	P	P	P	P
Custom manufacturing	--	--	--	--	--	C	--	--	--
Club or lodge	C	C	C	C	--	C	C	C	C
Day care services (limited)	P	P	P	P	P	P	P	P	P
Day care services (general)	P	P	P	P	P	P	P	P	P
Day care services (commercial)	P	P	P	P	P	P	P	P	P
Duplex residential	P	P	P	P	P	P	P	P	P
Family home	P	P	P	P	P	P	P	P	P
Financial services	C	C	--	--	--	P	P	P	P
Food sales	C	C	--	--	--	P	P	P	P
General retail sales (convenience)	C	C	--	--	--	P	P	P	P
General retail sales (general)	C	C	--	--	--	P	P	--	--
Group home class I (limited)	P	P	P	P	P	P	P	P	P
Group home class I (general)	P	P	P	P	P	P	P	P	P
Group home class II	P	P	P	C	C	P	P	P	P
Guidance services	P	P	P	--	--	P	P	P	P
Hospital (limited) not to exceed 2500 s.f.	P	P	P	C	--	P	P	C	P
Indoor entertainment	C	C	--	--	--	C	C	--	--
Laundry services	--	--	--	--	--	C	--	--	--
Local utility services	--	--	--	--	--	C	C	C	--
Medical offices (not over 5000 s.f.)	P	P	P	P	--	P	P	P	P

USES:	Column A					Column B			Column C
	CS	GR	GO	LO	NO	CS	GR	LR	CS
Medical offices (over 5000 s.f.)	--	--	--	--	--	--	--	--	P
Multifamily residential	--	--	--	--	--	--	--	--	P
Off-site accessory parking	C	C	C	--	--	C	C	C	C
Personal improvement services	P	P	--	--	--	P	P	--	P
Personal services	P	P	P	--	--	P	P	P	P
Private primary educational facilities	P	P	P	P	P	P	P	P	P
Private secondary educational facilities	P	P	P	P	P	P	P	P	P
Public primary educational facilities	P	P	P	P	P	P	P	P	P
Public secondary educational facilities	P	P	P	P	P	P	P	P	P
Professional office	P	P	P	P	P	P	P	P	P
Religious assembly	P	P	P	P	P	P	P	P	P
Restaurant (drive-in, fast food)	--	--	--	--	--	C	C	C	--
Restaurant (limited)	--	--	--	--	--	P	P	P	P
Restaurant (general)	--	--	--	--	--	P	P	P	P
Service Station	--	--	--	--	--	C	C	C	--
Single-family residential	P	P	P	P	P	P	P	P	P
Software development	C	C	C	C	C	P	P	P	P
Theater	C	C	--	--	--	P	P	--	C
Two-family residential	P	P	P	P	P	P	P	P	P
Veterinary services (not to exceed 2500 s.f.)	P	--	--	--	--	P	--	--	P

2. The section applies to the uses established in Section 1 of this part.

   a. The maximum size of a day care services (commercial) use permitted under Column A is 5000 square feet, under Column B is 2500 square feet, and under Column C is 5000 square feet.

b. A financial service use or food sales use permitted under Column B and Column C may not include a drive-in service.

c. A medical office (over 5000 square feet) permitted under Column C may not exceed 8000 square feet plus 50 percent of the gross floor area of a building over 8000 square feet.

d. A multifamily residential use, condominium residential use, or any combination of multifamily and condominium residential uses permitted under Column C may not exceed 75 percent of the gross floor area of all buildings constructed on a site.

e. The maximum size of a private primary educational facilities use permitted under Column A is 5000 square feet, under Column B is 2500, and under Column C is 2500 square feet.

f. The maximum size of a private secondary educational facilities use permitted under Column A is 5000 square feet, under Column B is 2500 square feet, and under Column C is 5000 square feet.

g. The maximum size of a restaurant (limited) and restaurant (general) use permitted under Column C is 3500 square feet.

h. The maximum size of a theater use established under Column A and Column B is 5000 square feet.

3. On property located at 4307 Speedway, the permitted uses are those permitted in a multifamily residence medium density (MF-3) district and off-site accessory parking.

4. The following uses are permitted on property located in the Guadalupe District.

a. Permitted uses.

Administrative and business offices	Agricultural sales and services
Art and craft studio (general)	Art and craft studio (limited)
Automotive rentals	Automotive washing (of any type)
Business or trade school	Veterinary services
Business support services	College and university facilities
Communication service facilities	Communications services

Community recreation (public)
Community recreation (private)
Congregate living
Consumer convenience services
Consumer repair services
Counseling services
Cultural services
Custom manufacturing
Day care services (commercial)
Day care services (general)
Day care services (limited)
Electronic prototype assembly (not to exceed 7500 s.f.)
Exterminating services
Family home
Financial services
Food sales
Funeral services
General retail sales (convenience)
General retail sales (general)
Group home class I (general)
Group home class I (limited)
Group home class II
Guidance services
Hospital services (limited)
Hotel-motel
Indoor entertainment
Indoor sports and recreation
Local utility services
Medical offices
Monument retail sales
Multifamily residential
Outdoor sports and recreation
Pawn shop services
Personal improvement services
Personal services
Pet services
Private primary educational facilities
Private secondary educational facilities
Public primary educational facilities
Public secondary educational facilities
Professional office
Religious assembly
Research services
Residential treatment
Restaurant (limited)
Restaurant (general)
Safety services
Plant nursery
Software development
Theater (not to exceed 5000 s.f.)
Single-family residential
Duplex residential
Two-family residential

b. An automotive repair services use is a permitted use on property north of 4001 Guadalupe Street. The maximum lot size for the use is 9500 square feet.

c. A limited warehousing and distribution use is a permitted use on property south of 40th Street. The use may not exceed 7500 square feet.

d. A telecommunications tower use is a permitted or conditional use as determined by Section 25-2-839 of the City Code.

e. A residential use may not be located in the front 70 percent of the ground floor of a building.

5. The following uses are conditional uses on property in the Guadalupe District.

   a. Conditional uses.

Building maintenance services	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Convenience storage	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Laundry services	Service station
Hospital services (general)	Club or lodge
Off-site accessory parking	

   b. Except as otherwise provided in this subsection, a restaurant (drive-in, fast food) use is a conditional use. A drive-in service is prohibited on property located between 40th and 43rd Streets.

PART 7. GENERAL PROVISIONS. Except as otherwise provided in Part 5 of this ordinance or in this part, the following provisions apply to all property within the NCCD.

1. Except as otherwise provided, a building shall front on a north-south street. A building located on a lot that only has frontage on a numbered street may front on the numbered street. A building on a through lot located west of Speedway on West 38th Street or West 39th Street shall front on West 38th Street or West 39th Street. The street on which a building fronts under this section is the front of the property on which the building is located for purposes of this ordinance.

2. This section applies to a property that is redeveloped for multifamily, commercial or civic use.

   a. A site for a dumpster shall be provided on the property. The dumpster shall be screened from the view of adjacent property.

   b. Except as otherwise provided in this subsection, each parking space shall be independently accessible. For a multifamily use, tandem parking is permitted if the spaces are assigned to one dwelling unit.

3. Except as otherwise provided in this section, the maximum gross floor area of the rear dwelling unit of a two-family residential use is 850 square feet. On a corner lot, the

rear dwelling unit may exceed 850 square feet if the following conditions and other applicable site development regulations are satisfied:

a. living space is provided on the ground floor;

b. one unit has frontage on an north-south street; and

c. one unit has frontage on a numbered street.

4. Accessory buildings may not exceed 10 percent of the site area.

5. A fence located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

6. This section applies to a fence located in a street side yard that faces an avenue and is greater than four feet in height. The portion of a fence that is greater than four feet shall have a ratio of open space to solid material of not less than 1 to 1.5.

7. A fence located along an alley shall have an inset to accommodate a trash receptacle. The inset shall be a minimum 18 square feet.

8. A driveway that provides four or fewer required parking spaces may be designed with gravel surfacing or using driveway runners. Design and construction must be approved by the Director of the Watershed Protection and Development Review Department. A driveway apron shall comply with City of Austin specifications.

9. A required or excess parking space may not be located in a street yard. This provision does not apply to property in the West 38th Street District or to property located at 4300 or 4307 Speedway if provisions for those areas permit parking in the street yard.

10. Except as otherwise provided in this section, the entrance of a building in which a principal use is located shall be located on the front of a building.

11. If a parking facility is located on the ground floor of a building, pedestrian-oriented uses must be located at the front of the building.

12. Except for a single-family, duplex, or two-family residential use, excess parking is prohibited. This section does not apply to property located at 4300 or 4307 Speedway if excess parking is permitted by the provisions applicable to the property.

13. This section applies to a multifamily use.

    a. A maximum of one sign is permitted on a building.

    b. The size of a sign may not exceed one foot in height and eight feet in length.

    c. Internal lighting of a sign is prohibited except for the internal lighting of individual letters.

    d. Free-standing signs are prohibited.

14. Alley access is permitted if the access complies with applicable City regulations.

15. Except in the Guadalupe District, this section applies to construction of a single-family, duplex or two-family residential use on property that is located in a townhouse and condominium residence (SF-6) district or less restrictive zoning district. Except as otherwise provided in this section, construction must comply with the regulations for the family residence (SF-3) district. Construction may comply with the regulations of the district in which the use is located if construction complies with the compatibility standards of the City Code.

16. Except as otherwise provided in this section, parking is permitted in a street yard on West 38th ½ Street. Parking may not be closer than ten feet to a property line.

17. Except as otherwise provided in this section, the following provisions apply in all Districts except the Guadalupe District.

    a. A circular driveway is not permitted.

    b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units. Property located at 4300 Speedway may have 3 curb cuts.

    c. The width of a driveway:

1. for a residential use, may not exceed 12 feet from the driveway apron to the building setback line and 24 feet from the building setback line to a parking area;

2. for a commercial, civic, multifamily residential, or condominium residential use, may not exceed 25 feet.

d. For an existing single-family, duplex, or two-family residential use:

1. compliance with current City parking regulations is required if:

a. 200 square feet or more are added to a building floor area;

b. the principal use changes; or

c. a full bathroom is added to a dwelling unit that has three or more bathrooms; and

2. a person may not reduce the parking spaces to a number less than the number of spaces prescribed in the City Code.

e. For property located at 4300 Speedway:

1. the minimum parking requirement is 70 percent of the minimum requirement established by the City Code;

2. the maximum parking allowed is 100 percent of the minimum requirement established by the City Code;

3. parking in excess of the maximum allowed is not permitted, provided that excess parking that exists on the effective date of this ordinance may continue as long as not more than 5000 square feet of gross floor area is added to the property; and

4. off-site parking at 4307 Speedway does not count against the maximum parking allowed at 4300 Speedway.

f. The design and location of parking facilities located at 4300 and 4307 Speedway is permitted as shown on the survey of the property conducted by Roy D. Smith

Surveyors and dated August 26, 1993, attached to this ordinance as Exhibit "C" and on file with the Director of Neighborhood Planning and Zoning Department in File C14-01-0046.

g. The following provision applies to parking required under Subsection d.

1. Tandem parking:

a. for a single-family or duplex residential use, is permitted; and

b. for a multi-family use, is permitted if both spaces are assigned to the same unit.

2. Two parking spaces per dwelling unit are required in the Residential District and the West 38th Street District.

h. This subsection applies to property located at 4307 Speedway. Parking is permitted in a street yard for any use if an off-site accessory parking use exists on any part of the property.

PART 8. RESIDENTIAL DISTRICT. The following site development regulations apply in the Residential District.

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

RESIDENTIAL DISTRICT			
	Site Development Standards		
	Single-family Zoning Districts	Multifamily Zoning Districts	Commercial Zoning Districts
Minimum lot size	5750	8000	5750
Minimum lot width	50	50	50
Maximum FAR		0.5 to 1	0.5 to 1

Maximum building coverage	40%	50%	50%
Maximum impervious cover	45%	60%	70%
Maximum height	30	30	30
Minimum interior side yard setback	5	5	5
Minimum rear setback	10	10	10

2. Except as otherwise provided in this part, on an avenue, Duval Street, and the south side of West 39th Street:

   a. the minimum street yard setback is 25 feet; and

   b. the maximum street yard setback is 30 feet.

3. This section applies to a street other than a street identified in Section 2 of this part. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.

4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.

   a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.

   b. Notwithstanding any provision in this section, a setback may not be less than five feet.

5. This subsection applies to the street yard setback established in Section 3 of this part.

a. The street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots if the setbacks are 15 feet or less. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.

b. Notwithstanding any provision in this section, a setback may not be less than five feet.

6. For a building façade that is longer than 50 feet, the façade may not extend horizontally in an unbroken line for more than 30 feet.

7. A two-family residential use is permitted in the Residential District on a lot that is 7000 square feet or larger.

8. Except as provided in Section 9 of this part, a porch may extend:

   a. on an avenue, a maximum of eight feet in front of the street yard setback; and

   b. on a street other than an avenue, a maximum of five feet in front of a street yard setback.

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

10. Except as otherwise provided in Sections 13 and 14 in this part, for an accessory building the minimum setback from:

    a. a property line facing an avenue, Duval Street, or the south side of West 39th Street is 60 feet;

    b. a property line facing a street other than a street identified in Subsection a. of this section is 15 feet; and

    c. an interior side property line is five feet.

11. Except as otherwise provided in Section 12, 13, and 14 of this part, the minimum setback from a rear property line for an accessory building that is not more than 30 feet in height, is five feet.

12. Section 11 of this part does not apply to a through lot.

13. An attached or detached garage that has vehicular access on an alley or street shall be set back at least 20 feet from the alley or street.

14. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior and street side property lines.

15. An attached garage shall be a minimum of 60 feet from the property line facing an avenue, Duval Street, or the south side of West 39th Street.

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

17. Driveway runners or gravel driveways are permitted. The design and construction must be approved by the Director of the Watershed Protection and Development Review Department.

PART 9. SPEEDWAY DISTRICT. The following provisions apply in the Speedway District.

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

SPEEDWAY DISTRICT		
	SITE DEVELOPMENT STANDARDS	
	SF-3 Zoning District	Multifamily & Commercial Zoning Districts
Minimum lot size	5750	8000
Minimum lot width	50	50
Maximum FAR	--	0.5 to 1
Maximum building coverage	40%	50%

Maximum impervious cover	50%	70% MF 80% commercial
Maximum height	30	30
Minimum interior side yard Setback	5	5
Minimum rear setback	10	10

2. Except as otherwise provided in this part, on Speedway:

   a. the minimum street yard setback is 25 feet; and

   b. the maximum street yard setback is 30 feet.

3. This section applies to a street other than Speedway. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.

4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.

   a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.

   b. Notwithstanding any provision in this section, a setback may not be less than five feet.

5. This subsection applies to the street yard setback established in Section 3 of this part.

   a. The street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots if the setbacks are 15 feet or less. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.

b. Notwithstanding any provision in this section, a setback may not be less than five feet.

6. The following site development regulations apply to property located at 4300 Speedway.

   a. The maximum floor-to-area ratio is 0.75 to 1.

   b. Except as otherwise provided in this subsection, the maximum height is 30 feet. A building may have a height of 36 feet if the building has a pitched roof, measured to the average height of the highest gable.

   c. There is not a maximum street yard setback on Speedway. There is not a street yard setback on West 43rd Street. There is not an interior side yard or rear yard setback.

   d. The maximum impervious cover is 80 percent.

   e. The maximum building coverage is 55 percent.

   f. Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) of the City Code does not apply to the modification of the structure that exists at 4300 Speedway on the effective date of this ordinance if:

      1. 5000 square feet of gross floor area or less is added to the structure; and

      2. the modifications are permitted for noncomplying structures under Section 25-2-963 (*Modifications and Maintenance of Noncomplying Structures*) of the City Code.

7. There is not a minimum or maximum street yard setback on Speedway for an off-site accessory parking use on property located at 4307 Speedway.

8. A duplex or two-family residential use is permitted on a lot that is 6000 square feet or larger.

9. Except as provided in Section 10 of this part, a porch may extend:

   a. on Speedway, a maximum of ten feet in front of the street [~~front~~] yard setback; and

b. on a street other than Speedway, a maximum of five feet in front of the street yard setback.

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

11. Except as otherwise provided in Sections 14 and 15 in this part, for an accessory building, the minimum setback from:

    a. a property line facing Speedway is 60 feet;

    b. a property line facing a street other than Speedway is 15 feet; and

    c. an interior side property line is five feet.

12. Except as otherwise provided in Section 13, 14, and 15 of this part, the minimum setback from a rear property line for an accessory building that is not more than 30 feet in height is five feet.

13. Section 12 of this part does not apply to a through lot.

14. An attached or detached garage that has vehicular access on an alley or street must be set back at least 20 feet from the alley or street.

15. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior and street side property lines.

16. An attached garage shall be a minimum of 60 feet from a property line facing Speedway.

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

18. Driveway runners and gravel surfacing driveways are permitted. Design and construction must be approved by the Director of the Watershed Protection and Development Review Department.

19. This section applies to a restaurant use at 4300 Speedway that provides outdoor seating.

    a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection 2.g. of this ordinance and is not used to determine the parking requirement if:

        1. the outdoor seating does not exceed 40 percent of the total seating; and

        2. not more than 10 tables are located outside.

    b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.

PART 10. DUVAL DISTRICT. The following provisions apply in the Duval District.

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

DUVAL DISTRICT		
	SITE DEVELOPMENT STANDARDS	
	SF-3 Zoning District	Multifamily & Commercial Zoning Districts
Minimum lot size	5750	8000
Minimum lot width	50	50
Maximum FAR		0.5 to 1
Maximum building coverage	40%	50%
Maximum impervious cover	50%	60% MF 80% commercial
Maximum height	30	30

Minimum interior side yard Setback	5	5
Minimum rear setback	10	10

2. Except as otherwise provided in this part, on Duval Street and Avenue H:

   a. the minimum street yard setback is 25 feet; and

   b. the maximum street yard setback is 30 feet.

3. This section applies to a street other than a street identified in Section 2 of this part. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.

4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.

   a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.

   b. Notwithstanding any provision in this section, a setback may not be less than five feet.

5. This subsection applies to the street yard setback established in Section 3 of this part.

   a. The street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots if the setbacks are 15 feet or less. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.

   b. Notwithstanding any provision in this section, a setback may not be less than five feet.

6. A duplex or two-family use is permitted on a lot that is 5900 square feet or larger.

7. Except as provided in Section 8 of this part, a porch may extend:

   a. on an avenue, a maximum of eight feet in front of the street yard setback; and

   b. on a street other than an avenue, a maximum of five feet in front of a street yard setback.

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

9. Except as otherwise provided in Sections 12 and 13 in this part, for an accessory building the minimum setback from:

   a. a property line facing Duval Street or Avenue H is 60 feet;

   b. a property line facing a street other than Duval Street and Avenue H is 15 feet; and

   c. an interior side property line is five feet.

10. Except as otherwise provided in Section 11, 12, and 13 of this part, the minimum setback from a rear property line for an accessory building that is not more than 30 feet in height is five feet.

11. Section 10 of this part does not apply to a through lot.

12. An attached or detached garage that opens on an alley or street must be set back at least 20 feet from the alley or street.

13. A non-complying accessory building may be reconstructed at its existing location but may not be less than three feet from the rear and interior and street side property lines.

14. An attached garage:

   a. shall be a minimum of 60 feet from a property line facing Duval Street or Avenue H; and

   b. may not face Duval Street or Avenue H.

15. This section applies to a restaurant use that provides outdoor seating.

    a. The outdoor seating area is not used to determine the parking requirement if:

        1. the outdoor seating does not exceed 40 percent of the total seating; and

        2. not more than 10 tables are located outside.

    b. The outdoor seating area that exceeds 40 percent of the total seating area shall be used to determine the parking requirement.

PART 11. WEST 38TH STREET DISTRICT. The following provisions apply in the West 38th Street District.

1. Site Development Standards Table. Except as otherwise modified in this part, the following site development regulations apply in the West 38th Street District.

WEST 38TH STREET DISTRICT		
	SITE DEVELOPMENT STANDARDS	
	All Residential Zoning Districts	Commercial Zoning Districts
Minimum lot size	5750 SF residential 6000 two-family, duplex 8000 MF	5750
Minimum lot width	50	50
Maximum FAR	0.6 to 1 MF	0.6 to 1
Maximum building coverage	45% SF 55% MF	55%
Maximum impervious cover	50% SF 70% MF	70%
Maximum height	30	30

Minimum interior side yard Setback	5	5
Minimum rear setback	10	10

2. On 38th Street, 38th ½ Street, and Avenue B, the minimum street yard setback is 25 feet.

3. On 38th Street and 38th ½ Street, the maximum street yard setback is 50 feet.

4. On Avenue B, the maximum street yard setback is 30 feet.

5. In a neighborhood office (NO) district:

   a. floor-to-area ratio is 0.35 to 1;

   b. maximum impervious cover is 60%; and

   c. maximum building coverage is 45%.

6. In a general office (GO) district:

   a. maximum impervious coverage is 80%; and

   b. maximum building coverage is 60%.

7. A parking area may be located at ground level under a building if the parking area is screened from the street.

8. A building may be 40 feet in height if the following is provided:

   a. a screened ground level parking area below the building, and

   b. a minimum of one tree at least every 12 feet the width of the landscape yard.

9. An attached or detached garage that has vehicular access on an alley shall be set back at least 20 feet from the alley.

PART 12. GUADALUPE DISTRICT. The following provisions apply in the Guadalupe District.

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

GUADALUPE DISTRICT	
	SITE DEVELOPMENT STANDARDS ALL USES
Minimum lot size	4000
Minimum lot width	25
Maximum FAR	2 to 1
Maximum building coverage	95%
Maximum impervious cover	95%
Minimum interior side yard setback	0
Minimum rear setback	10

2. On Guadalupe Street:

   a. the minimum street yard setback is 0 feet; and

   b. the maximum street yard setback is 10 feet.

3. On a street other than Guadalupe Street, the minimum street yard setback is ten feet.

4. The maximum height:

   a. on property north of 40th Street is 40 feet; and

   b. on property south of 40th Street is 60 feet.

5. This section applies to property north of 40th Street. A building that is 30 feet or less from the rear property line may not exceed 30 feet in height. A parapet wall may exceed the height established in this part by 10 percent.

6. A sidewalk sign is permitted. Section 25-10-153 (*Sidewalk Sign in Downtown Sign District)* applies to a sidewalk sign. A projecting sign is permitted. Section 25-10-129 (*Downtown Sign District Regulations*) applies to a projecting sign.

7. This section applies to a restaurant use that provides outdoor seating.

   a. The outdoor seating area is not used to determine the parking requirement if:

      1. the outdoor seating does not exceed 40 percent of the total seating; and

      2. not more than 10 tables are located outside.

   b. The outdoor seating area that exceeds 40 percent of the total seating area shall be used to determine the parking requirement.

8. Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) of the City Code does not apply to the rear yard setback established in Section 1 of this part. Parking is permitted in the rear setback.

PART 13. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 14. The Council finds that the ambiguity concerning the appropriate development regulations to be applied to the Hyde Park neighborhood combining district should finally be resolved in an expeditious manner because the issue has been debated too long, which constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on the passage for the immediate preservation of the public peace, health and safety.

PASSED AND APPROVED

January 31, 2002 § Gustavo L. Garcia
§
§

Gustavo L. Garcia
Mayor

APPROVED: Sedora Jefferson
City Attorney

ATTEST: Shirley A. Brown
City Clerk

N 1"=600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: C.WILLIAMS	ZONING EXHIBIT A pg 1 of 2 CASE #: C14-01-0046 ADDRESS: HYDE PARK NCCD SUBJECT AREA (acres): N/A	DATE: 02-02 INTLS: TRC	CITY GRID REFERENCE NUMBER J25,26 K25,26

EXHIBIT A - pg. 2 of 2

Proposed Hyde Park Neighborhood Conservation Combining District

Proposed Base District Zoning Changes

See attached chart for zoning recommendations.

EXHIBIT B

Hyde Park Neighborhood Plan

Proposed Hyde Park Neighborhood Conservation Combining District

Proposed Subdistricts of the Hyde Park NCCD

PECSD
Plotted: April 2001

N W E S

Proposed Hyde Park NCCD

Residential District

Guadalupe District

Hyde Park Civic NCCD (Hyde Park Baptist Church - Civic District)

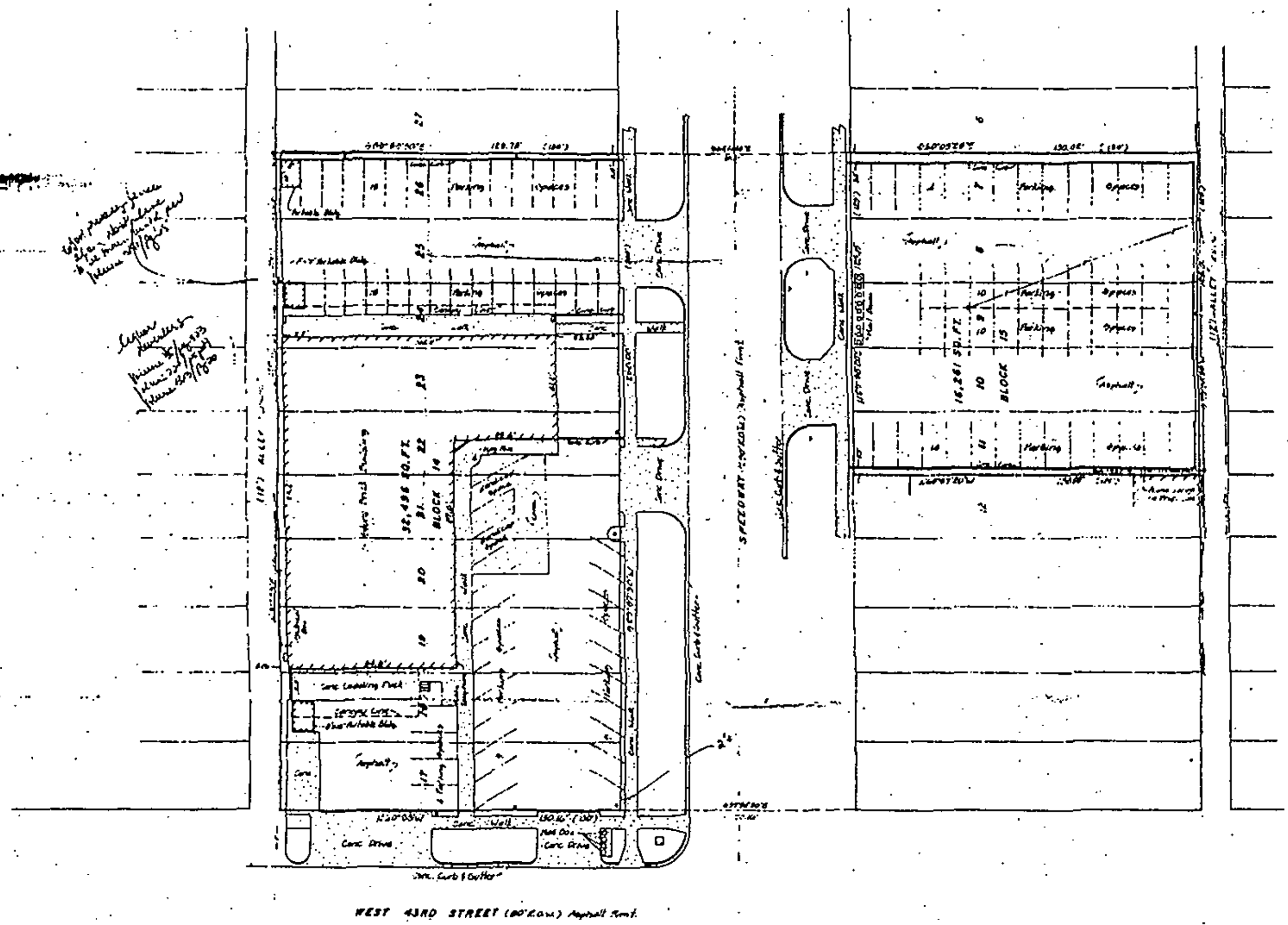
Speedway District

Duval District

W. 38th District

This map has been produced by the City of Austin as working map and is not warranted for any other use. No warranty is made by the City of Austin regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from Planning, Environmental & Conservation Services Dept., City of Austin.

SURVEY PLAT OF LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, BLOCK 14 AND LOTS 7, 8, 9, 10, 11, BLOCK 15, HYDE PARK ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN PLAT BOOK 1, PAGE 67 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE 1" = 20'

LEGEND

- Iron Pin Found
- Iron Bolt Found
- Utility Pole
- Overhead Power Line
- Light Light Pole
- Wood Board Fence
- Chain Link Fence
- Post & Rail
- Overhead Telephone Line
- ( ) Record Plat Data

RESTRICTIONS NOTE:
The subject properties shown hereon are subject to the Restrictive Covenants recorded in the following instruments: Volume [illegible], Page [illegible]; Volume [illegible], Page [illegible]; Volume [illegible], Page [illegible] and Volume [illegible], Page [illegible], all having been amended by instruments recorded in Volume [illegible], Page [illegible]; Volume [illegible], Page [illegible] and Volume [illegible], Page [illegible], and those recorded in Volume [illegible], Page [illegible], all of the Deed Records of Travis County, Texas.

TO: Criterion [illegible], Inc.,
Cherry [illegible], [illegible] Thomas,
Title Agency of Austin, Inc. and
Fidelity National Title Insurance Company;

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

To the Lien holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map for the City of Austin, Travis County, Texas dated September 2, 1981. Panel No. [illegible]

SURVEYED BY
ROY D. SMITH SURVEYORS

ROY D. SMITH
Registered Professional Surveyor No. [illegible]
[illegible] West 6th Street
Austin, Texas [illegible]
Ph. [illegible]

EXHIBIT C

DD-1

EXHIBIT I

ORDINANCE NO. 20120112-086

AN ORDINANCE AMENDING ORDINANCE NO. 20020131-20, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY WHOSE BOUNDARIES ARE EAST 45TH STREET TO THE NORTH, 38TH STREET TO THE SOUTH, GUADALUPE STREET TO THE WEST AND DUVAL STREET TO THE EAST, IN THE HYDE PARK NCCD-NP AREA FROM NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT TO NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (NCCD-NP) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING.

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 neighborhood conservation-neighborhood plan (NCCD-NP) combining district to neighborhood conservation-neighborhood plan (NCCD-NP) combining district on the property (the "Property") whose boundaries are East 45th Street to the north, 38th Street to the south, Guadalupe Street to the west, and Duval Street to the east, as described in Zoning Case No. C14-01-0046.01 and as more particularly identified in the map attached as Exhibit "A," SAVE AND EXCEPT Lots 5 through 16 of Block 12 of the Hyde Park Addition No. 1.

PART 2. The Hyde Park NCCD-NP was approved January 31, 2002 under Ordinance No. 020131-20 (the "Original Ordinance") and amended under Ordinance No. 20080605-062. The Hyde Park Local Historic district was established for a portion of the NCCD under Zoning Case C14H-2010-0019 and those properties must comply with the Preservation Plan and Design Standards set forth in Ordinance No. 20101216-93 as well as the Original Ordinance, as amended.

PART 3. Except as otherwise provided in this ordinance the Property is subject to the Original Ordinance, as amended, and in all other respects, the terms and conditions of the Original Ordinance, as amended, remain in full force and effect.

PART 4. Part 7 *(General Provisions)* of The Ordinance is amended to change a condition of zoning for certain property in the Hyde Park NCCD-NP area as shown in this ordinance.

Part 7. *(General Provisions)* Except as otherwise provided in Part 5 and Part 8 of this ordinance, or in this part, the following provisions apply to all property within the NCCD-NP.

1. Except as otherwise provided, a building shall front on a north-south street. A building located on a lot that only has frontage on a numbered street may front on the numbered street. A building on a through lot located west of Speedway on West 38th Street or West 39th Street shall front on West 38th Street or West 39th Street. The street on which a building fronts under this section is the front of the property on which the building is located for purposes of this ordinance.

2. This section applies to a property that is redeveloped for multifamily, commercial or civic use.

   a. A site for a dumpster shall be provided on the property. The dumpster shall be screened from the view of adjacent property.

   b. Except as otherwise provided in this subsection, each parking space shall be independently accessible. For a multifamily use, tandem parking is permitted if the spaces are assigned to one dwelling unit.

3. Except as otherwise provided in this section, the maximum gross floor area of the rear dwelling unit of a two-family residential use is 850 square feet. On a corner lot, the rear dwelling unit may exceed 850 square feet if the following conditions and other applicable site development regulations are satisfied:

   a. living space is provided on the ground floor;

   b. one unit has frontage on an north-south street; and

   c. one unit has frontage on a numbered street.

4. Accessory buildings may not exceed 10 percent of the site area.

5. A fence located in a front yard may not exceed a height of four feet and shall have a ratio of open space to solid material of not less than 1 to 1.5.

6. This section applies to a fence located in a street side yard that faces an avenue and is greater than four feet in height. The portion of a fence that is greater than four feet shall have a ratio of open space to solid material of not less than 1 to 1.5.

7. A fence located along an alley shall have an inset to accommodate a trash receptacle. The inset shall be a minimum 18 square feet.

8. A driveway that provides four or fewer required parking spaces may be designed with gravel surfacing or using driveway runners. Design and construction must be approved by the Director of the Watershed Protection and Development Review Department. A driveway apron shall comply with City of Austin specifications.

9. A required or excess parking space may not be located in a street yard. This provision does not apply to property in the West 38th Street District or to property located at 4300 or 4307 Speedway if provisions for those areas permit parking in the street yard.

10. Except as otherwise provided in this section, the entrance of a building in which a principal use is located shall be located on the front of a building.

11. If a parking facility is located on the ground floor of a building, pedestrian-oriented uses must be located at the front of the building.

12. Except for a single-family, duplex, or two-family residential use, excess parking is prohibited. This section does not apply to property located at 4300 or 4307 Speedway if excess parking is permitted by the provisions applicable to the property.

13. This section applies to a multifamily use.

    a. A maximum of one sign is permitted on a building.

    b. The size of a sign may not exceed one foot in height and eight feet in length.

    c. Internal lighting of a sign is prohibited except for the internal lighting of individual letters.

    d. Free-standing signs are prohibited.

14. Alley access is permitted if the access complies with applicable City regulations.

15. Except in the Guadalupe District, this section applies to construction of a single-family, duplex or two-family residential use on property that is located in a townhouse and condominium residence (SF-6) district or less restrictive zoning district. Except as otherwise provided in this section, construction must comply with the regulations for the family residence (SF-3) district. Construction may comply with the regulations of the district in which the use is located if construction complies with the compatibility standards of the City Code.

16. Except as otherwise provided in this section, parking is permitted in a street yard on West 38th ½ Street. Parking may not be closer than ten feet to a property line.

17. Except as otherwise provided in this section, the following provisions apply in all Districts except the Guadalupe District.

    a. A circular driveway is not permitted.

    b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has 100 feet of frontage or more and has two dwelling units. Property located at 4300 Speedway may have 3 curb cuts.

    c. The width of a driveway:

        1. for a residential use, may not exceed 12 feet from the driveway apron to the building setback line and 24 feet from the building setback line to a parking area;

        2. for a commercial, civic, multifamily residential, or condominium residential use, may not exceed 25 feet.

    d. For an existing single-family, duplex, or two-family residential use:

        1. compliance with current City parking regulations is required if:

a. 200 square feet or more are added to a building floor area;

b. the principal use changes; or

c. a full bathroom is added to a dwelling unit that has three or more bathrooms; and

2. a person may not reduce the parking spaces to a number less than the number of spaces prescribed in the City Code.

e. For property located at 4300 Speedway:

1. the minimum parking requirement is 70 percent of the minimum requirement established by the City Code;

2. the maximum parking allowed is 100 percent of the minimum requirement established by the City Code;

3. parking in excess of the maximum allowed is not permitted, provided that excess parking that exists on the effective date of this ordinance may continue as long as not more than 5000 square feet of gross floor area is added to the property; and

4. off-site parking at 4307 Speedway does not count against the maximum parking allowed at 4300 Speedway.

f. The design and location of parking facilities located at 4300 and 4307 Speedway is permitted as shown on the survey of the property conducted by Roy D. Smith Surveyors and dated August 26, 1993, attached to this ordinance as Exhibit "C" and on file with the Director of Neighborhood Planning and Zoning Department in File C14-01-0046.

g. The following provision applies to parking required under Subsection d.

1. Tandem parking:

a. for a single-family or duplex residential use, is permitted; and

b. for a multi-family use, is permitted if both spaces are assigned to the same unit.

2. Two parking spaces per dwelling unit are required in the Residential District and the West 38th Street District.

h. This subsection applies to property located at 4307 Speedway. Parking is permitted in a street yard for any use if an off-site accessory parking use exists on any part of the property.

18. The maximum floor to-area-ratio (FAR) for property subject to the City of Austin Land Development Code, Subchapter F, Article 2, *(Development Standards)* Section 2.1 *(Maximum Development Permitted)*, is 0.4 to 1.0, except for 511 West 41st Street, and specifically applies to single family zoning district properties in the Residential District and is reflected in the Site Development Table in Part 8 of this ordinance.

PART 8. RESIDENTIAL DISTRICT. The following site development regulations apply in the Residential District.

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

RESIDENTIAL DISTRICT			
	Site Development Standards		
	Single-family Zoning Districts	Multifamily Zoning Districts	Commercial Zoning Districts
Minimum lot size	5750	8000	5750
Minimum lot width	50	50	50
Maximum FAR	0.4 to 1 *	0.5 to 1	0.5 to 1
Maximum building coverage	40%	50%	50%
Maximum impervious cover	45%	60%	70%

Maximum height	30	30	30
Minimum interior side yard setback	5	5	5
Minimum rear setback	10	10	10
*does not apply to 511 W 41st St			

2. Except as otherwise provided in this part, on an avenue, Duval Street, and the south side of West 39th Street:

   a. the minimum street yard setback is 25 feet; and

   b. the maximum street yard setback is 30 feet.

3. This section applies to a street other than a street identified in Section 2 of this part. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.

4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.

   a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.

   b. Notwithstanding any provision in this section, a setback may not be less than five feet.

5. This subsection applies to the street yard setback established in Section 3 of this part.

   a. The street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots if the setbacks

are 15 feet or less. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.

b. Notwithstanding any provision in this section, a setback may not be less than five feet.

6. For a building façade that is longer than 50 feet, the façade may not extend horizontally in an unbroken line for more than 30 feet.

7. A two-family residential use is permitted in the Residential District on a lot that is 7000 square feet or larger.

8. Except as provided in Section 9 of this part, a porch may extend:

a. on an avenue, a maximum of eight feet in front of the street yard setback; and

b. on a street other than an avenue, a maximum of five feet in front of a street yard setback.

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

10. Except as otherwise provided in Sections 13 and 14 in this part, for an accessory building the minimum setback from:

a. a property line facing an avenue, Duval Street, or the south side of West 39th Street is 60 feet;

b. a property line facing a street other than a street identified in Subsection a. of this section is 15 feet; and

c. an interior side property line is five feet.

11. Except as otherwise provided in Section 12, 13, and 14 of this part, the minimum setback from a rear property line for an accessory building that is not more than 30 feet in height, is five feet.

12. Section 11 of this part does not apply to a through lot.

13. An attached or detached garage that has vehicular access on an alley or street shall be set back at least 20 feet from the alley or street.

14. A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior and street side property lines.

15. An attached garage shall be a minimum of 60 feet from the property line facing an avenue, Duval Street, or the south side of West 39th Street.

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

17. Driveway runners or gravel driveways are permitted. The design and construction must be approved by the Director of the Watershed Protection and Development Review Department.

18. The following applies to a two-family use located at 511 West 41st Street:

    a. The minimum lot area is 5,900 square feet.

    b. A two-family residential use is permitted on a lot that is 5,900 square feet or larger.

    c. The maximum building coverage is 55 percent.

    d. For a two-family residential use, the maximum floor-to-area ratio (FAR) is 0.5 to 1.0.

    e. The maximum impervious cover is 91 percent.

    f. The minimum setbacks are as follows:

        i. the front setback is 0 feet;
        ii. the rear setback is five feet;

iii. the east interior side yard setback is 10 feet; and
iv. the west alley setback is 0 feet.

g. The second dwelling unit on the eastern portion of the property is limited to a maximum of 750 square feet and two bedrooms.

h. Part 8 10(b) does not apply to the second dwelling unit. Its front setback from 41st Street may equal that of the principal building.

i. The maximum number of parking spaces is five. For a residential use, two parking spaces per dwelling unit are allowed; for a commercial use, one space per 1200 sq. ft. is allowed.

j. The width of a driveway must be greater than 10 feet in width but less than 15 feet.

k. The provisions under Subchapter F, Section 2.7 *(Sidewall Articulation)* and Section 3.1 *(Buildable Area)* do not apply along the west property line abutting the existing alley.

l. Part 7.2.a and Part 7.17.b do not apply to the property at 511 West 41st Street.

m. Par 7.4 is modified to allow an accessory building a maximum of 15 percent of site area.

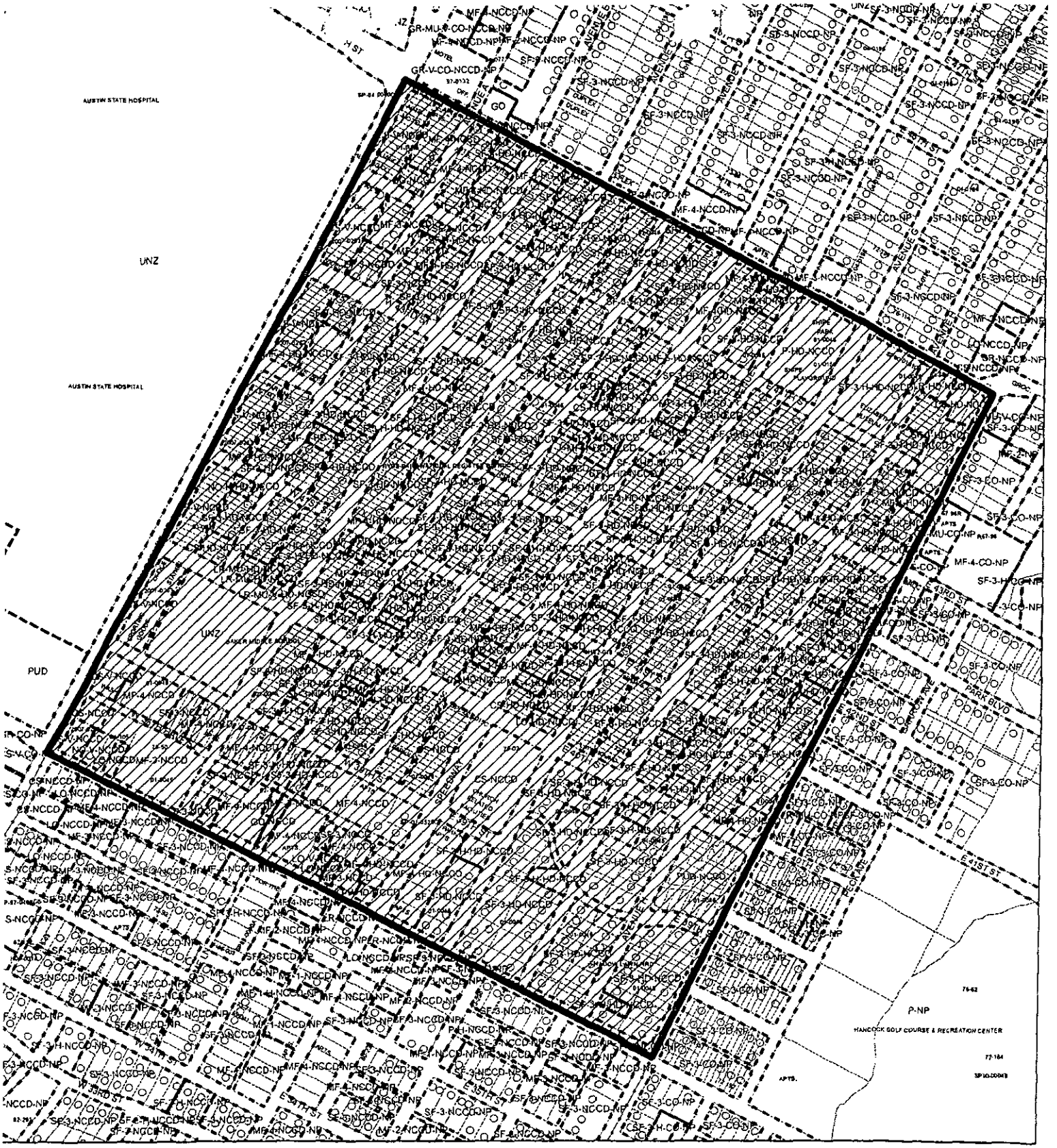
PART 5. This ordinance takes effect on January 23, 2012.

PASSED AND APPROVED

January 12, 2012 § Lee Leffingwell
Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
Karen M. Kennard
City Attorney

ATTEST: Shirley A. Gentry
Shirley A. Gentry
City Clerk



ZONING

ZONING CASE#: C14-01-0046.01

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 500'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is ma by the City of Austin regarding specific accuracy or completeness.

Exhibit A

EXHIBIT J

ORDINANCE NO. 20101216-093

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH THE HYDE PARK LOCAL HISTORIC DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS THE PROPERTIES GENERALLY BOUNDED BY WEST 45TH ON THE NORTH, WEST 38TH STREET ON THE SOUTH, AVENUE A ON THE WEST AND DUVAL STREET ON THE EAST IN THE HYDE PARK NEIGHBORHOOD CONSERVATION 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 historic area (HD) combining district to each base zoning district within the property (the "Property") described in Zoning Case No. C14H-2010-0019, on file at the Planning and Development Review Department, as follows:

All lots fronting on Avenue A from 40th Street to 43rd Street;

All lots fronting on Avenue B from 39th Street to 45th Street;

All lots fronting on Avenue C from 39th Street to 45th Street;

All lots fronting on Avenue D from 39th Street to 45th Street;

All lots fronting on Speedway from 38th Street to 45th Street with the exception of those lots on the west side of Speedway from 38 ½ Street to 40th Street and those lots on the east side of Speedway from 39th Street to 40th Street;

All lots fronting on Avenue F from 38th Street to 45th Street with the exception of those lots on the west side of Avenue F from 39th Street to 40th Street;

All lots fronting on Avenue G from 38th Street to 45th Street;

All lots fronting on Avenue H from 38th Street to 45th Street with the exception of those lots on the east side of Avenue H from 39th Street to 40th Street;

All lots fronting on the west side of Duval Street from 38th Street to 45th Street with the exception of those lots on the west side of Duval Street from 39th Street to 40th Street;

All lots fronting the north side of 38th Street from Speedway to Duval Street;

All lots fronting the south side of 39th Street from the intersection of Avenue C to the north-south alley between Avenue C and Avenue D;

All lots fronting on the south side of 39th Street between Speedway and Avenue F;

All lots fronting on 39th Street from Avenue F to Avenue H;

All lots fronting on the south side of 39th Street between Avenue H and Duval Street;

All lots fronting on 40th Street from the north-south alley between Guadalupe Street and Avenue A to the north-south alley running between Avenue D and Speedway;

All lots fronting on the north side of 40th Street from the north-south alley between Avenue D and Avenue F;

All lots fronting on 40th Street from Avenue F to Duval Street, with the exception of the lots on the south side of 40th Street between Avenue H and Duval Street;

All lots fronting on 41st Street between the north-south alley between Guadalupe Street and Avenue A and the west side of Duval Street;

All lots fronting on 42nd Street between the north-south alley between Guadalupe Street and Avenue A and the west side of Duval Street;

All lots fronting on 43rd Street between the north-south alley between Guadalupe Street and Avenue A and the west side of Duval Street with the exception of the lots fronting on the north side of 43rd Street between the north-south alley between Guadalupe Street and Avenue A and the north-south alley between Avenue A and Avenue B;

All lots fronting on 44th Street between the north-south alley between Avenue A and Avenue B and the west side of Duval Street; and,

All lots fronting the south side of 45th Street between the north-south alley between Avenue A and Avenue B and the west side of Duval Street.

generally known as the Hyde Park Local Historic District, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "A".

PART 2. The properties within Hyde Park Local Historic District are more particularly described and identified as to their contributing (C) and noncontributing (NC) status in the chart attached as Exhibit "B".

PART 3. Except as specifically provided in Part 4 and Part 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 4. The Property identified as the Hyde Park Local Historic District must comply with the Preservation Plan and Design Standards as set forth in Exhibit "C" attached and incorporated to this ordinance.

PART 5. The Property is subject to Ordinance No. 020131-20 that established the Hyde Park neighborhood conservation combining district.

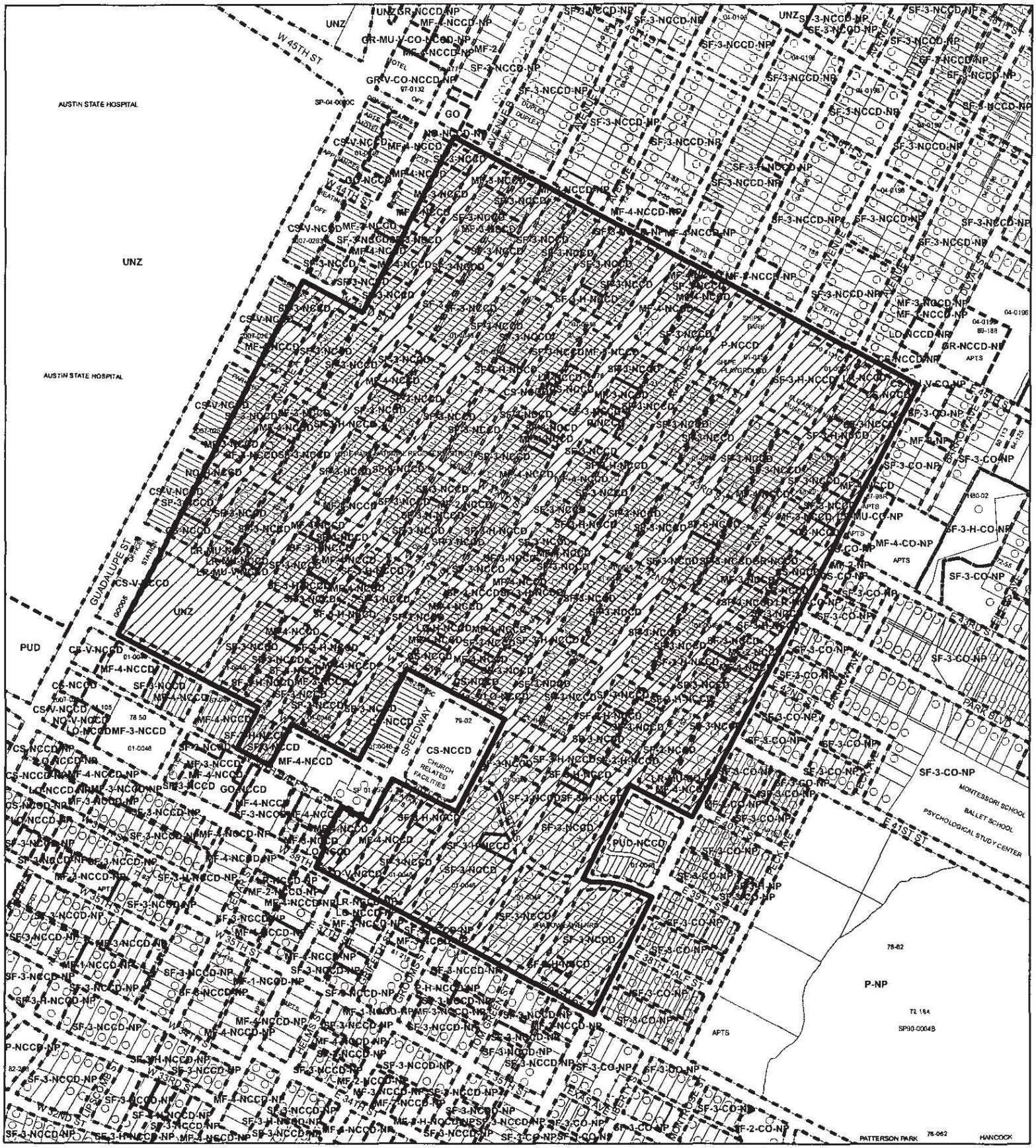
PART 6. This ordinance takes effect on December 27, 2010.

PASSED AND APPROVED

December 16, 2010 § Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
Acting City Attorney

ATTEST: Shirley A. Gentry
City Clerk



HISTORIC ZONING EXHIBIT A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14H-2010-0019
ADDRESS: GENERALLY 38TH ST TO 45TH ST & AVENUE A TO DUVAL ST
GRID: J25
MANAGER: STEVE SADOWSKY

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Address			Legal Description	Contributing
104	E.	38th	S 61.92 FT OF LOT 5 SHADOW LAWN	Yes
106	E.	38th	LOT 8 *& W 8FT OF LOT 7 *LESS S 15FT OLT 78 DIV D OAKLAND SQUARE	Yes
204	E.	38th	S 65FT LOT 19 SHADOW LAWN	Yes
207	E.	39th	LOT 24A *RESUB LOT 24 SHADOW LAWN	No
200	W.	39th	E 70.62FT OF LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
202	W.	39th	W54.38FT LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
207	W.	39th	LOT 15-17 BLK 13 HYDE PARK ADDN NO 2	Yes
209	W.	39th	LOT 11-14 BLK 13 HYDE PARK ADDN NO 2	Yes
308	W.	39th	LOT 16A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15,16 &17 BLK 9	No
312	W.	39th	LOT 15A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15,16&17 BLK 9	No
200	E.	40th	LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	No
205	E.	40th	E 29.5X66FT LOT 11 *& S 8.5X66FT & 10X38 LOT 27 SHADOW LAWN	No
306	E.	40th	LOT 14-16 BLK 30 HYDE PARK ADDN	No
404	E.	40th	LOT 14-16 BLK 29 HYYDE PARK ADDN	Yes
200	W.	40th	LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	Yes
406	W.	40th	W50.5FT OF LOT 17-21 *& CEN 12.46FT OF LOT 17-18 HYDE PARK ADDN NO 2	Yes
408 and 408 1/2	W.	40th	LOT 13-16 BLK 7 HYDE PARK ADDN NO 2	Yes
203	E.	41st	LOT 1-2 * & N 16FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
302	E.	41st	LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	No
108	W.	41st	E 50FT OF LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	No
112	W.	41st	W 70FT LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	Yes
213	W.	41st	LOT 1-5 BLK 5 HYDE PARK ADDN NO 2	Yes
304	W.	41st	E 40FT OF LOT 13-16 BLK 17 HYDE	Yes
306	W.	41st	CEN 50FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
308	W.	41st	W 40FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
311	W.	41st	E65FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	Yes
313	W.	41st	W 65FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	No
404	W.	41st	LOT 17-18 BLK 4 HYDE PARK ADDN NO 2	Yes
405	W.	41st	E50FT LOT 1-2 BLK 7 HYDE PARK ADDN NO 2	Yes
501	W.	41st	E44.33FT LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
503	W.	41st	W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
511	W.	41st	W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
105	E.	42nd	LOT 1&2 BLK 25 HYDE PARK ADDN NO 1	Yes
303	E.	42nd	LOT 1-4 BLK 27 HYDE PARK ADDN NO 1	No
304	E.	42nd	LOT 15 & 16 BLK 20 HYDE PARK ADDN NO 1	Yes

4112	Avenue	A	LOT 29-30 BLK 3 HYDE PARK ADDN NO 2	Yes
4114	Avenue	A	LOT 31-32 BLK 3 HYDE PARK ADDN NO 2	Yes
4115	Avenue	A	LOT 3-4 BLK 4 HYDE PARK ADDN NO 2	Yes
4117	Avenue	A	LOT 1-2 BLK 4 HYDE PARK ADDN NO 2	Yes
4200	Avenue	A	LOT 17-22 BLK 2 HYDE PARK ADDN NO 2	No
4201	Avenue	A	LOT 14-16 BLK 1 HYDE PARK ADDN NO 2	No
4203	Avenue	A	LOT 13 *& S 10FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4205	Avenue	A	LOT 11 *& N 15 FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4207	Avenue	A	LOT 9-10 BLK 1 HYDE PARK ADDN NO 2	Yes
4209	Avenue	A	LOT 7-8 BLK 1 HYDE PARK ADDN NO 2	Yes
4210	Avenue	A	LOT 27-28 BLK 2 HYDE PARK ADDN NO 2	Yes
4211	Avenue	A	LOT 5-6 BLK 1 HYDE PARK ADDN NO 2	No
4212	Avenue	A	LOT 29-30 BLK 2 HYDE PARK ADDN NO 2	No
4213	Avenue	A	LOT 3-4 BLK 1 HYDE PARK ADDN NO 2	Yes
4214	Avenue	A	E 7.5FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2	Yes
4215	Avenue	A	LOT 1-2 BLK 1 HYDE PARK ADDN NO 2	Yes
4108 A&B	Avenue	A	LOT 25-26 BLK 3 HYDE PARK ADDN NO 2	Yes
4206 - 4208	Avenue	A	LOT A FIESTA APTS NO 2	No
3903	Avenue	B	LOT 13-14 BLK 9 HYDE PARK ADDN NO 2	Yes
3905	Avenue	B	LOT 11-12 BLK 9 HYDE PARK ADDN NO 2	Yes
3907	Avenue	B	LOT 9-10 BLK 9 HYDE PARK ADDN NO 2	Yes
3908	Avenue	B	447X425FT OLT 78 HYDE PARK ADDN PEVILION TRACT	Yes
3909	Avenue	B	LOT 7-8 BLK 9 HYDE PARK ADDN NO 2	Yes
3911	Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
3913	Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
4000	Avenue	B	E67.5FT LOT 17 *& E 67.5FT OF S21FT LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4001	Avenue	B	LOT 15-16 BLK 6 HYDE PARK ADDN NO 2	Yes
4002	Avenue	B	E79.5FT LOT 19-21 *& N 4FT OF E79.5 LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4002 1/2	Avenue	B	E79.5 FT LOT 19-21* & N4 FT OF E79.5' LOT 18 BLK 7 HYDE PARK ADDN NO 2	Yes
4003	Avenue	B	S12.5FT LOT 12,13-14 BLK 6 HYDE PARK ADDN NO 2	No
4004	Avenue	B	LOT 22-23 BLK 7 HYDE PARK ADDN NO 2	Yes
4005	Avenue	B	LOT 10-11 *& N 12.5FT OF LOT 12 BLK 6 HYDE PARK ADDN NO 2	Yes
4006	Avenue	B	LOT 26 *& S12.5FT LOT 27 BLK 7 HYDE PARK ADDN NO 2	Yes
4006	Avenue	B	LOT 24-25 BLK 7 HYDE PARK ADDN NO 2	Yes
4007	Avenue	B	LOT 7-9 BLK 6 HYDE PARK ADDN NO 2	Yes
4009	Avenue	B	LOT 5-6 BLK 6 HYDE PARK ADDN NO 2	Yes

Item #84
PAZ

PLANNING COMMISSION SUMMARY SHEET

ZONING CASE: C14-01-0046.02 – The Baker School

REQUEST:

C14-01-0046.02 – The Baker School – District 9 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3908 Avenue B (Waller Creek Watershed). Applicant Request: To zone from Unzoned (UNZ) to community commercial-historic area- neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning. Staff Recommendation: To grant community commercial-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning. Historic Landmark Commission: To grant community commercial-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial-historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning. Owner: Austin Public Schools. Applicant: Weiss Architecture, Inc. (Richard Weiss). City Staff: Scott Grantham, 512-974-3574.

DISTRICT: 9

DATE: March 13, 2018

PLANNING COMMISSION ACTION:

Motion to approve the staff's recommendation of community commercial- historic area-neighborhood conservation-neighborhood plan (GR-HD-NCCD-NP) combining district zoning.

VOTE: (7-1, Commissioner C. Kenny-No. Commissioners T. Nuckols, A. De Hoyos Hart, J. Shieh, J. Thompson and T. Shaw-absent); Commissioner K. McGraw-1st, Commissioner G. Anderson-2nd.