

Zoning Case # C14-03-0167 – Guadalupe Lofts

Additional conditions to be read into the record on the consent* agenda for 2nd & 3rd readings:

1. A solid fence constructed in the front yard may not exceed 4 feet in height.
2. The parking requirement for a multifamily residential use that contains two or more bedrooms is one space per bedroom.
3. Additional prohibited uses:

Auto Sales

Bed & Breakfast 1& 2

Outdoor entertainment

Plant nursery

Custom manufacturing

Urban Farm

Club or Lodge

College & University facilities

Counseling Services

Guidance Services

Hospital (General)

Group Residential

**Please note that applicant can not attend today's Council meeting; therefore, if the this case is pulled for discussion, then he would like it postponed to the next Council meeting on April 22, 2004.*

April 14, 2004

The Honorable Mayor Will Wynn & Council
The City of Austin
124 West 8th Street, #103
Austin, Texas 78701

re: 4525 Guadalupe St.

Dear Mr. Mayor & Council,

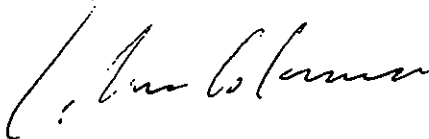
You will see on the agenda tonight a fairly extensive mixed use facility proposed for 4525 Guadalupe Street. It is my pleasure to write to you this evening and express the Hyde Park Neighborhood Association's support through this project.

The developer, Michael Rhodes, opted several months ago to work along side the association in its ongoing attempt to bring the very best designs to the area while preserving as much tree and green space as possible. Through many detailed hours of work with our Planning Team, primarily with Planning Chairperson Karen McGraw, Michael can present to you tonight a project which represents the best interest of both Hyde Park and the development community.

It is my hope that this project will provide a blue print for future negotiations as well.

Thank you very much, as always. Please feel free to contact me if I can be of service.

Best,



Glen Coleman
Co President, Hyde Park Neighborhood Association
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