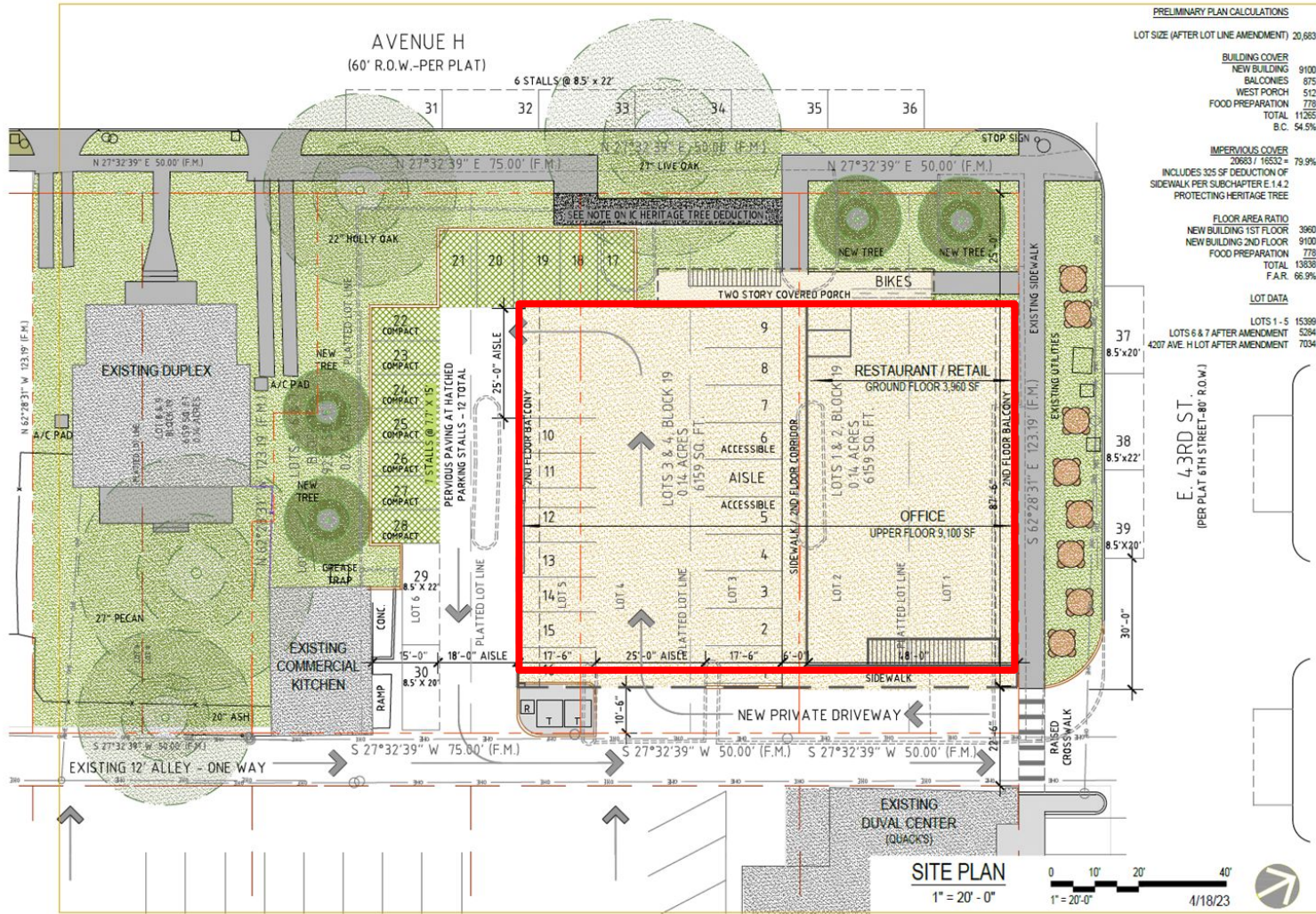


Presentation Regarding
Avenue H Development
HPNA General Meeting

October 2, 2023

Parking and Traffic



PRELIMINARY PLAN CALCULATIONS

LOT SIZE (AFTER LOT LINE AMENDMENT) 20,683

BUILDING COVER	
NEW BUILDING	9100
BALCONIES	875
WEST PORCH	512
FOOD PREPARATION	778
TOTAL	11265
B.C.	54.5%

IMPERVIOUS COVER	
20631 18532	79.9%

INCLUDES 325 SF DEDUCTION OF SIDEWALK PER SUBCHAPTER E.14.2 PROTECTING HERITAGE TREE

FLOOR AREA RATIO	
NEW BUILDING 1ST FLOOR	3960
NEW BUILDING 2ND FLOOR	9100
FOOD PREPARATION	778
TOTAL	13838
F.A.R.	66.9%

LOT DATA

LOTS 1 - 5	15386
LOTS 6 & 7 AFTER AMENDMENT	5294
4207 AVE. H LOT AFTER AMENDMENT	7034

HYDE PARK HIGH STREET, 4221 Avenue H, Austin, TX 78751

Karen McGraw Architect PLLC
 4315 Avenue C, Austin, TX 78751, 512-917-1761
 For interim review only. Not intended for regulatory approval, permitting or construction.
 Karen McGraw TX#8495 © Karen McGraw Architect PLLC

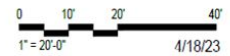
HYDE PARK
 HIGH STREET



04/18/2023

SITE PLAN

1" = 20' - 0"









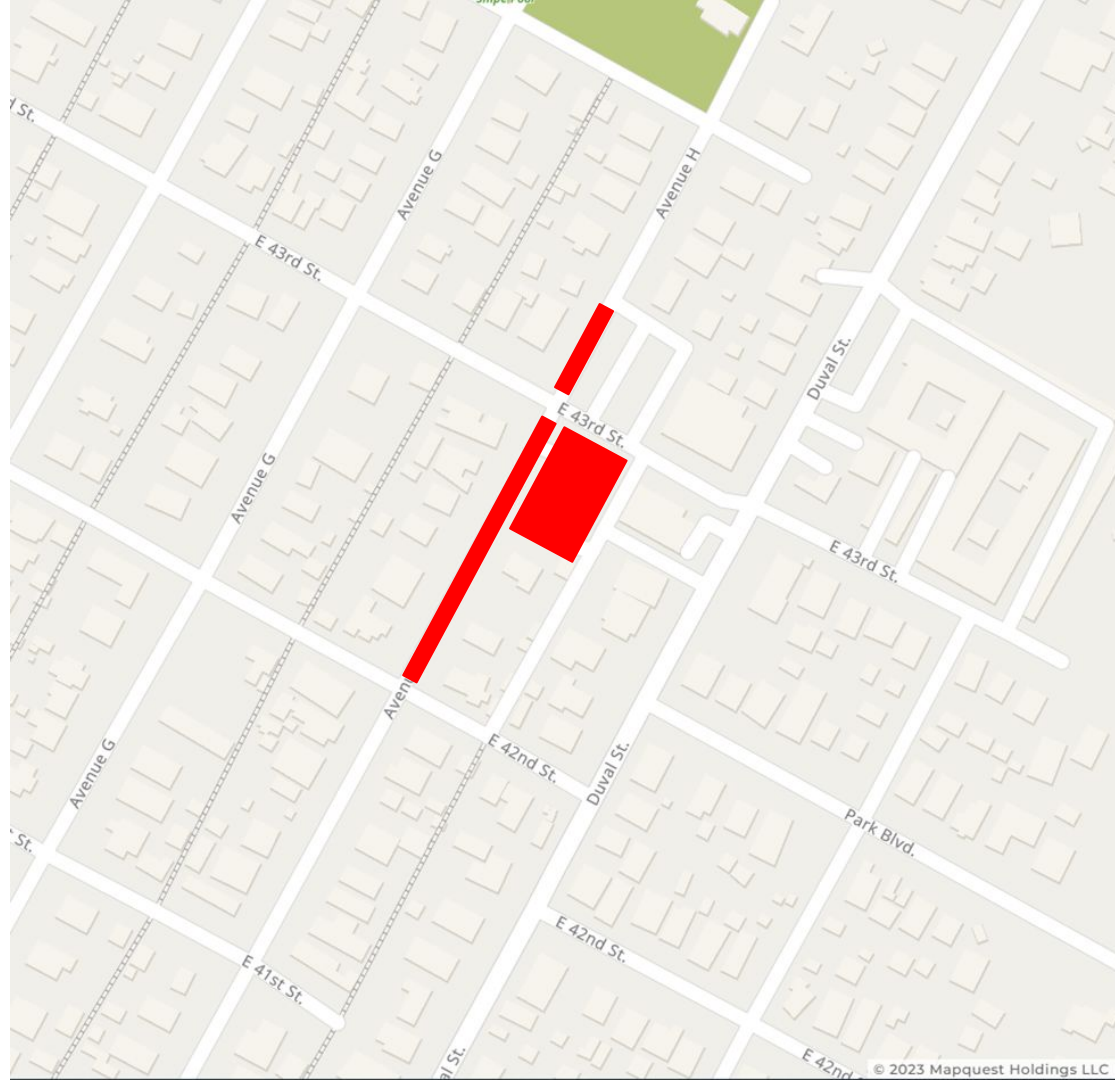




Existing Peak Demand with Current Parking Lot

45 Cars on Lot

30 Cars on Ave H




Assume:

25 Cars per Long Block

12.5 Cars per Short Block

No Parking used by Residents

Red Means: 

Every Available Legal Parking Space is Taken

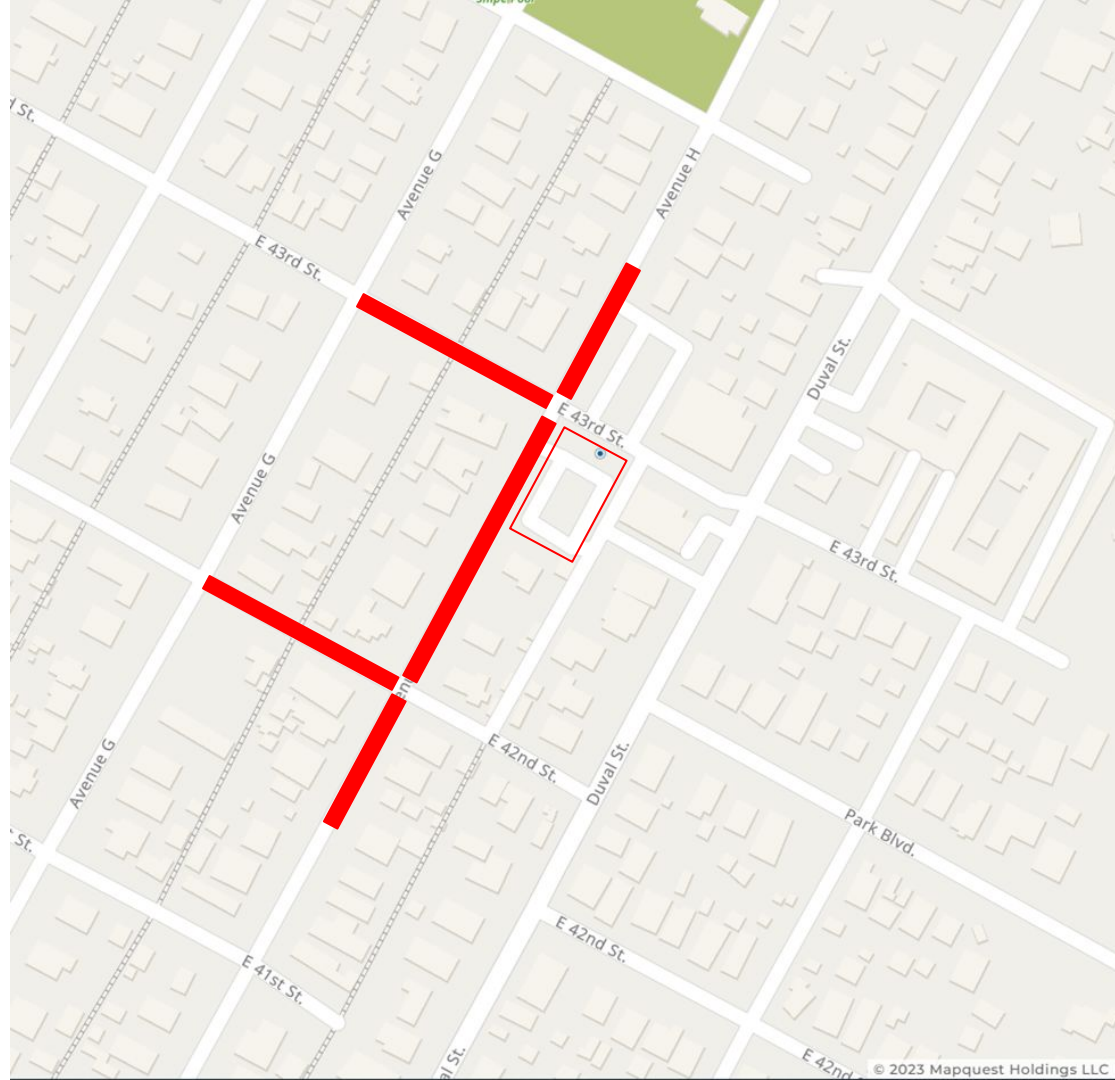
On Both Sides of the Street

Two-Way Traffic is Not Possible or Very Difficult On Narrow Avenues/Streets (e.g. Avenue H or 42nd St)

Loss of Parking Lot

No Cars on Lot

75 Cars on Ave H

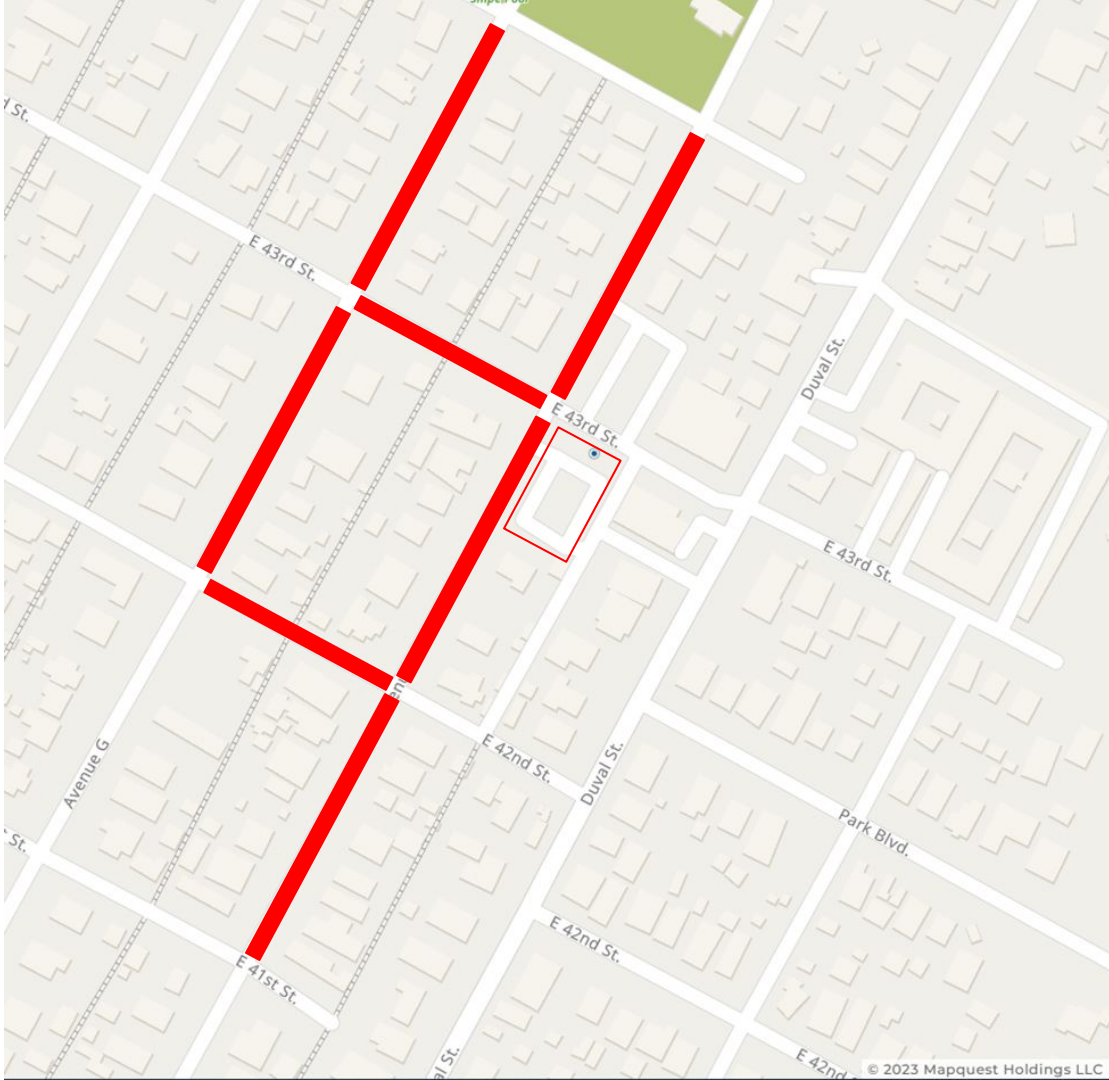


Assume:

25 Cars per Long Block

12.5 Cars per Short Block

No Parking used by Residents



Assume:

25 Cars per Long Block

12.5 Cars per Short Block

No Parking used by Residents

Indoor Seating
1 Seat per 10 sq ft

Outdoor Seating
1 Seat per 25 sq ft

1.5 Persons per Car

25%
Walk/Bike/Rideshare

Add Just a Restaurant

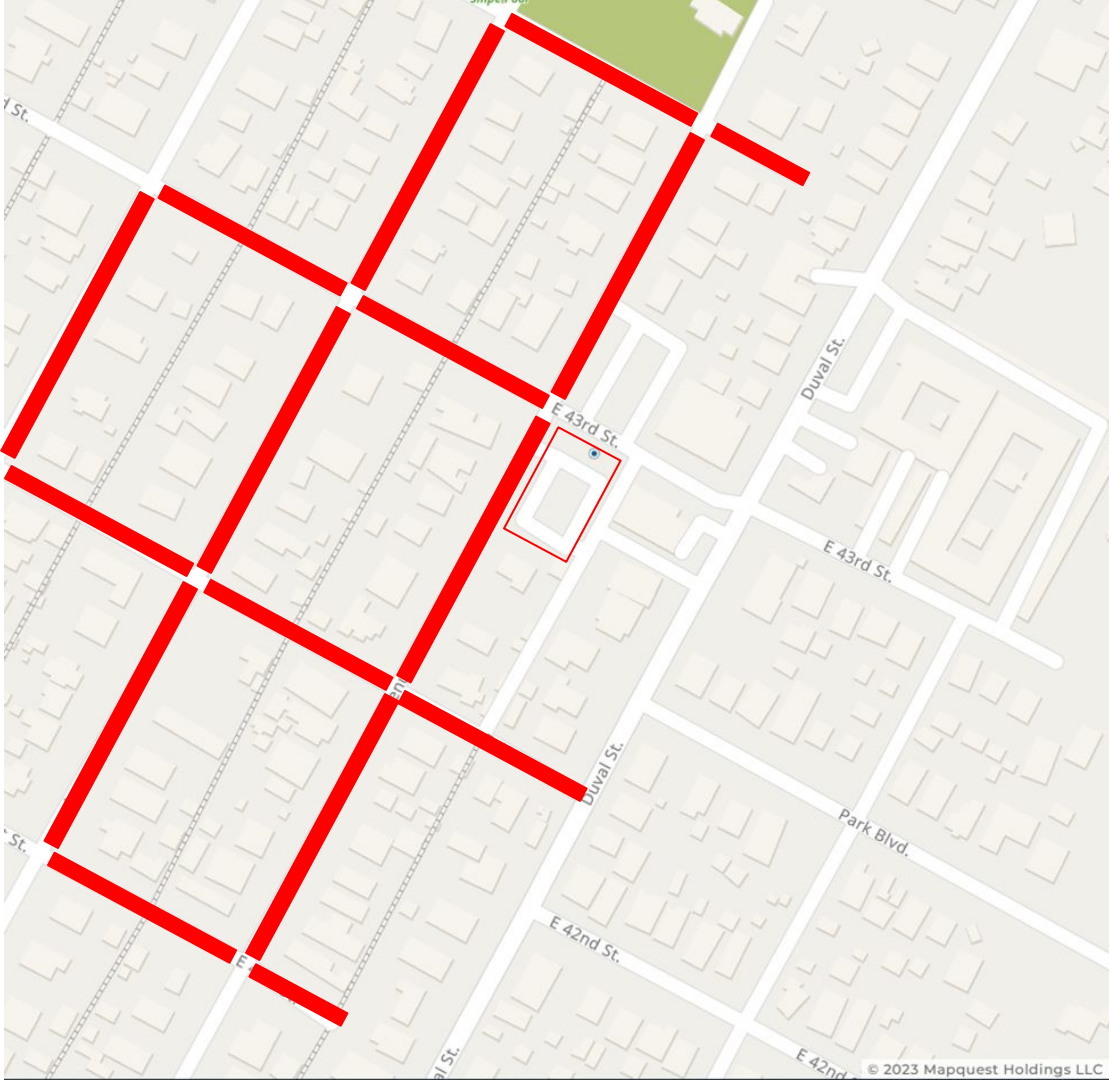
Restaurant Area:
2,500 sq ft

Dining Area:
1,500 sq ft
150 Seats

No Outdoor Seating

+ 75 Cars

= 150 Cars



Add Just a Restaurant With An Outdoor Seating Area

Restaurant Area:
2,500 sq ft

Dining Area:
1,500 sq ft
150 Seats

Outdoor Area:
6,250 sq ft
+250 Seats

+ 125 Cars

= 275 Cars

- Assume:
- 25 Cars per Long Block
- 12.5 Cars per Short Block
- No Parking used by Residents

- Indoor Seating
1 Seat per 10 sq ft
- Outdoor Seating
1 Seat per 25 sq ft

- 1.5 Persons per Car

- 25%
Walk/Bike/Rideshare



Council votes to get rid of parking requirements

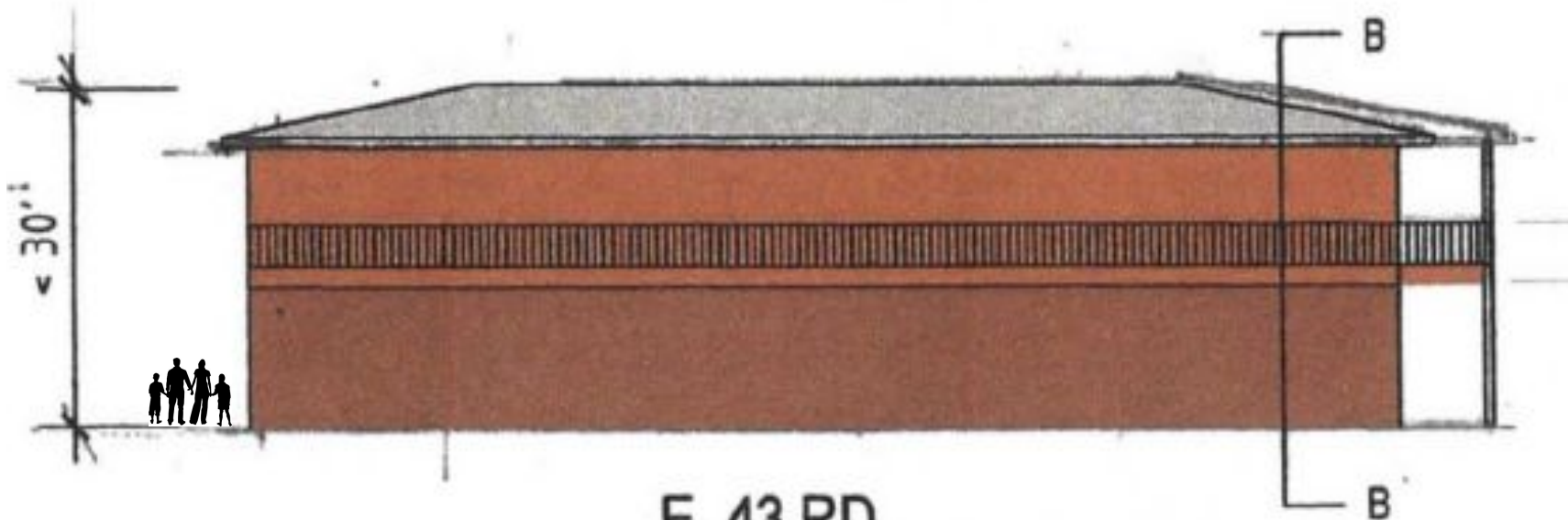
FRIDAY, MAY 5, 2023 BY JO CLIFTON

City Council on Thursday [directed city staff](#) to eliminate parking requirements from the city's land use regulations for new residential and retail developments outside the central business district.

The city eliminated downtown parking requirements, except for spaces for those with disabilities, in 2013. Thursday's resolution would not change Americans with Disabilities Act requirements.

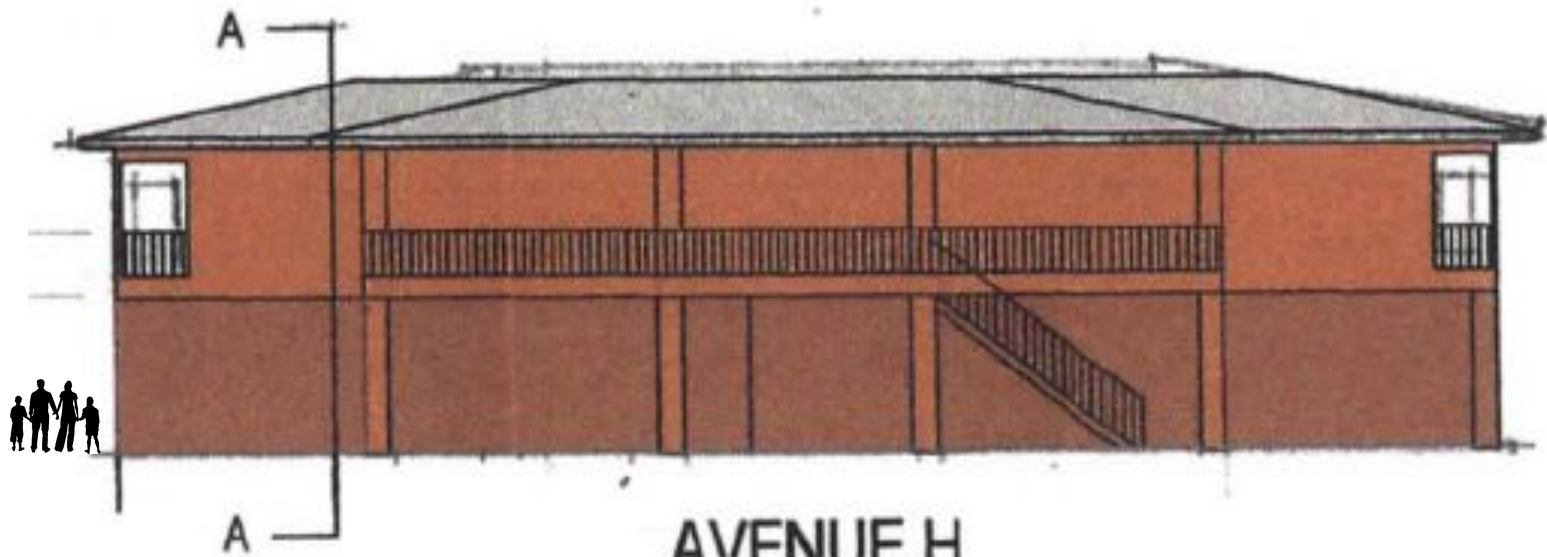
District 9 Council Member Zo Qadri was the lead sponsor of the resolution. His co-sponsors included Council members Vanessa Fuentes, Ryan Alter, Leslie Pool and Mayor Pro Tem Paige Ellis. Council Member Natasha Harper-Madison added her name to the list of co-sponsors on Thursday.

Other Concerns



E. 43 RD.

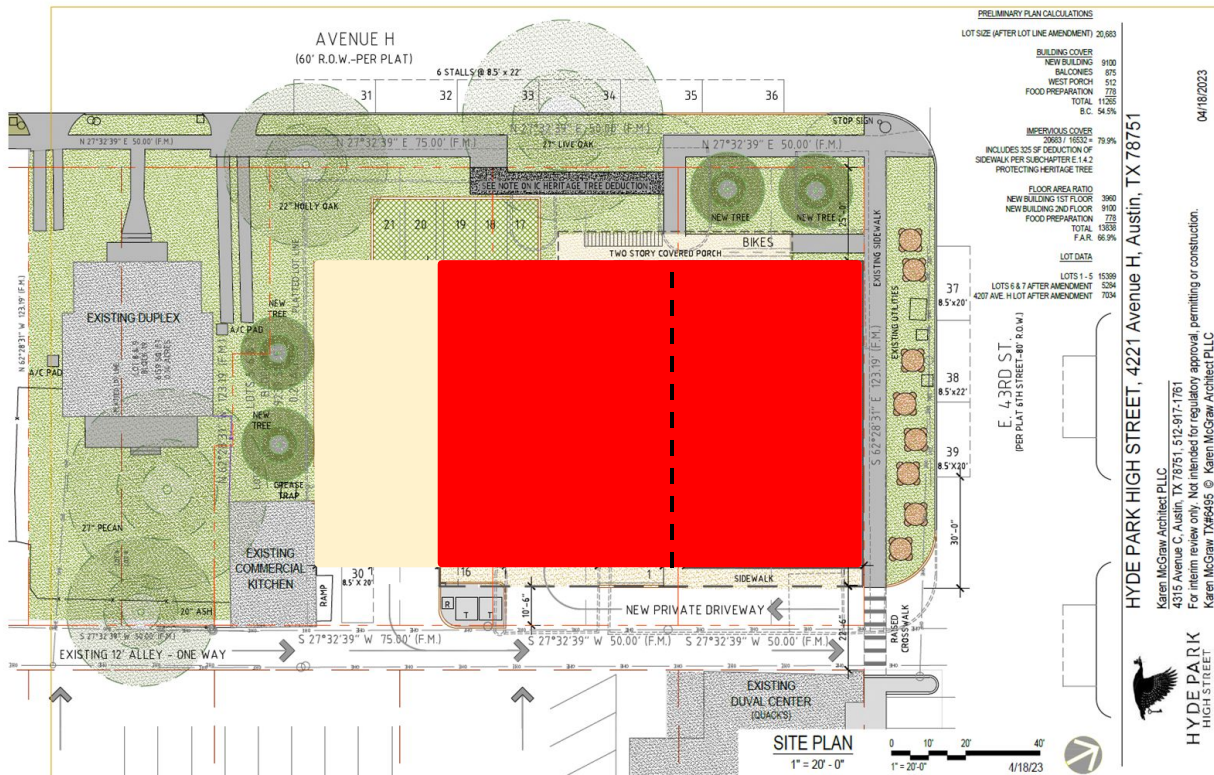
1" = 20' - 0"



AVENUE H

1" = 20' - 0"

Current proposal: Two story office building of 13,000 square ft covering Lots 1-4, plus parking on Lots 3-6 (some parking under the building)



HYDE PARK HIGH STREET, 4221 Avenue H, Austin, TX 78751

Karen McGraw Architect PLLC

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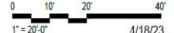
Karen McGraw TX#6485 © Karen McGraw Architect PLLC



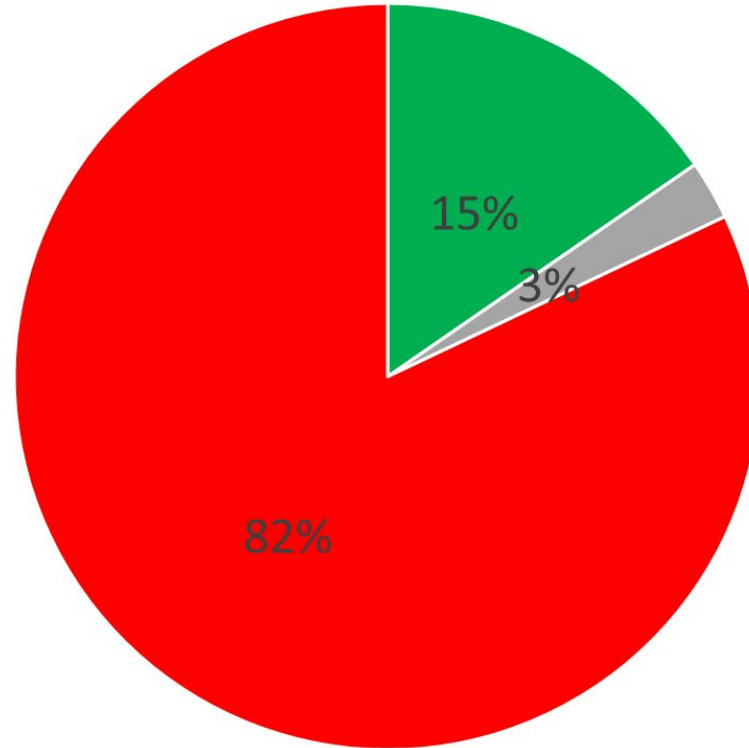
HYDE PARK HIGH STREET

04/18/2023

SITE PLAN
1" = 20'-0"



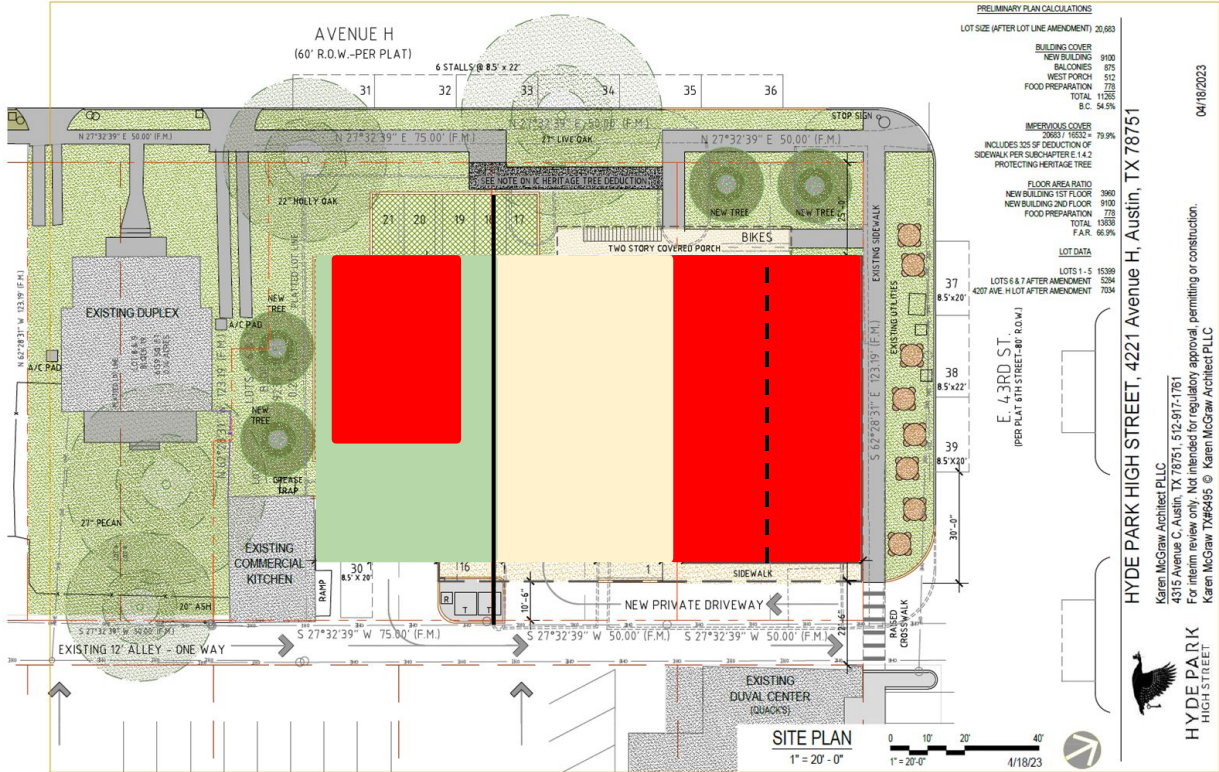
Current proposal: Two story office building of 13,000 square ft covering Lots 1-4, plus parking on Lots 3-6 (some parking under the building)



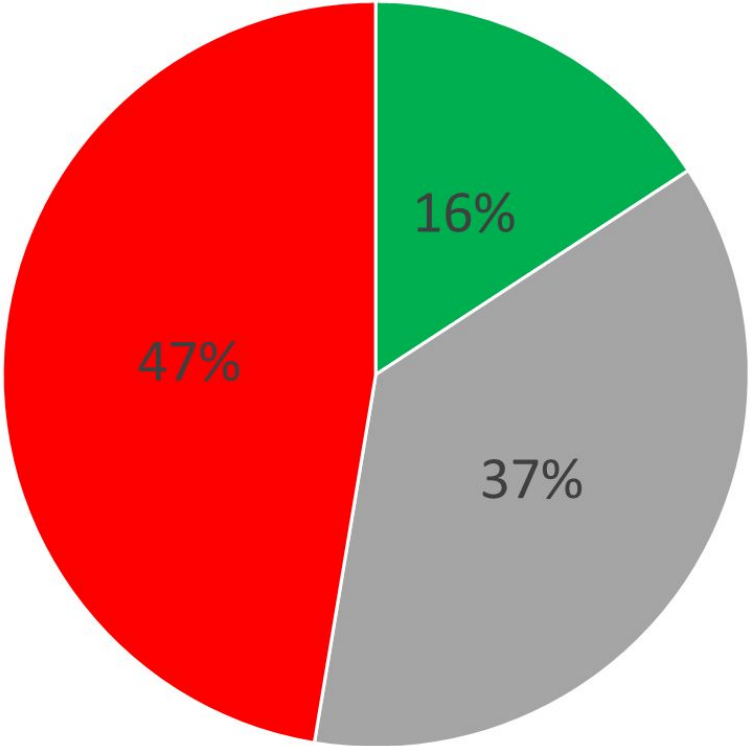
No/Yes = 5.5

■ I like it ■ I am not sure ■ I do not like it

Two story office building of 6,000 square ft only on Lots 1-2, parking on Lots 2-4 (some parking under the building), plus multi-family or duplex on lots 5-6



Two story office building of 6,000 square ft only on Lots 1-2, parking on Lots 2-4 (some parking under the building), plus multi-family or duplex on lots 5-6



No/Yes = 2.9

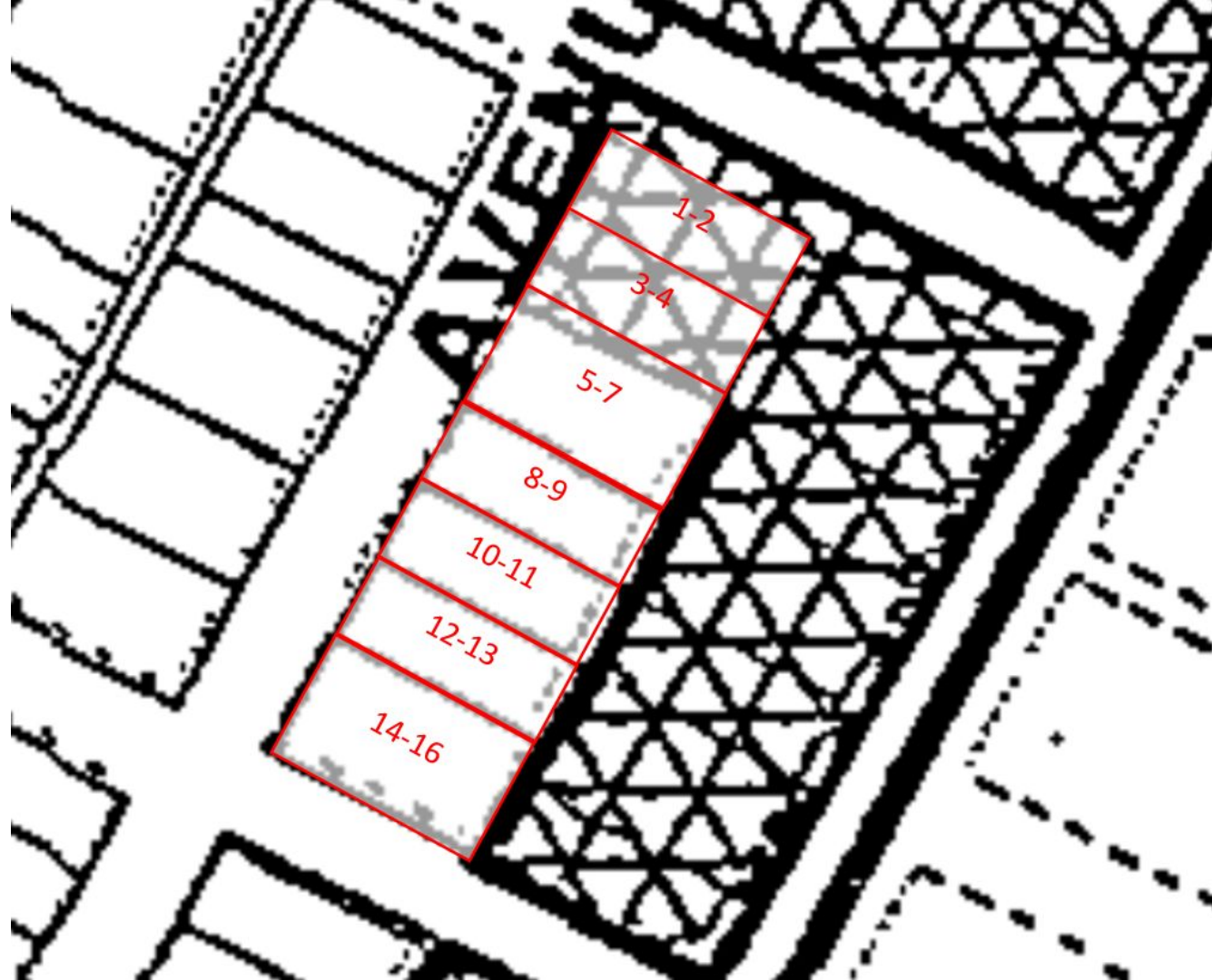
■ I like it ■ I am not sure ■ I do not like it

Counter Proposal



Property Profile





1-2

3-4

5-7

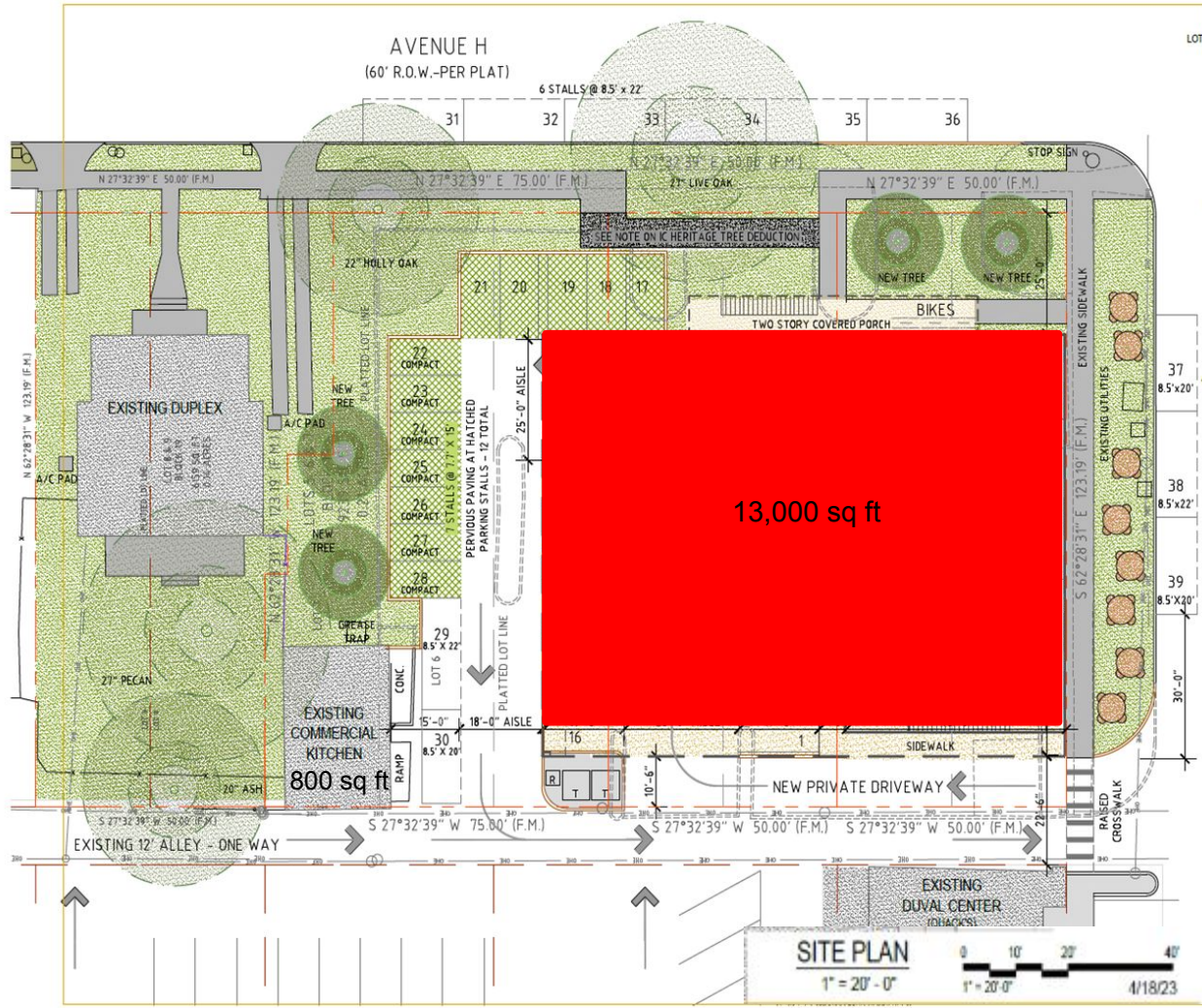
8-9

10-11

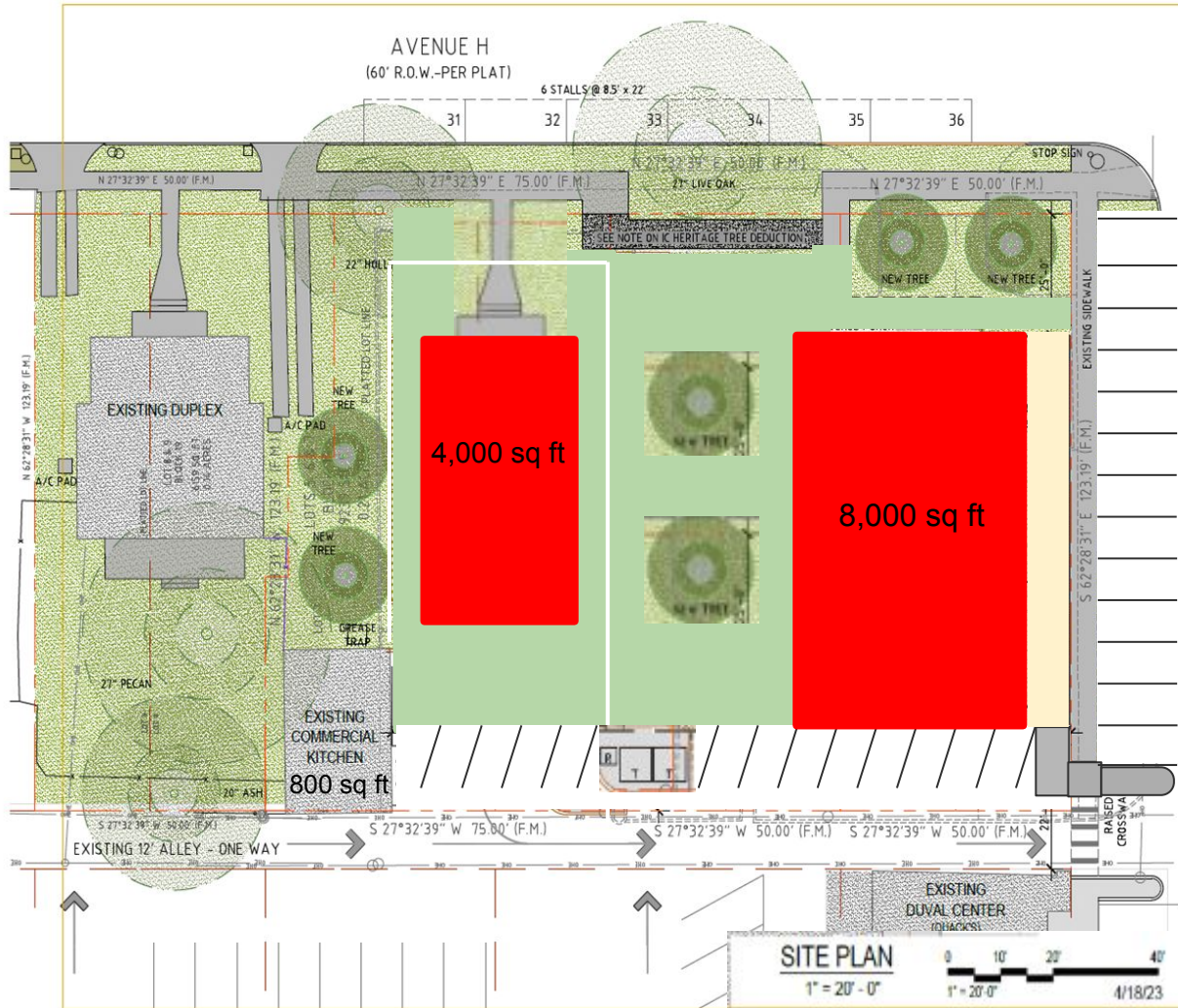
12-13

14-16

Current Site Plan



Proposed Site Plan



Duval District: 305 E 43rd St

Lots 1-4 (12,500 sq ft)

<u>Zoning</u>	<u>Current Status</u>	<u>Developer Ask</u>	<u>Neighbor's Proposal</u>
NCCD District	Duval District	Duval District	Duval District
General Zoning	GR	GR	GR
Use: Restaurant	Not Permitted	Permitted 2500 sq ft	Permitted 1000 sq ft (50 seats max)
Use: Retail	Not Permitted	Permitted	Permitted
Use: Food Prep	Not Permitted	Permitted	Not Permitted
FAR	0.5 (6,250 sq ft)	0.75 (9,375 sq ft)	0.65 (8,125 sq ft)
Building Cover	50%	55%	50%
Impervious Cover	80%	80%	80%
Ave H Setback	25 ft no parking	25 ft with parking	25 ft no parking
43rd St. Setback	5 ft	0 ft	5 ft

Duval District: 305 E 43rd St

Lots 1-4 (12,500 sq ft)

Comments:

- Restaurant: Small café w/ outdoor seating only on 43rd St, no amplified music, no outdoor music after 10PM
- Zoning: Consider residential on 2nd floor (not currently permitted)
- Parking: Add pull-in/back-in on 43rd (12) and pull-in off the alley (8)
- 43rd Setback: At least 5 feet but consider more to keep distance from parked cars, more pedestrian friendly.
- Trees: Add trees behind office/retail building

Residential District: 4209 Avenue H

Lots 5-7 (9,375 sq ft)

<u>Zoning</u>	<u>Current Status</u>	<u>Developer Ask</u>	<u>Neighbor's Proposal</u>
NCCD District	Residential District	Duval District	Residential District
General Zoning	MF-3/GR	GR	GR
Use: Restaurant	No Restaurant	N/A	No Restaurant
Use: Retail	Not Permitted	Permitted	Not Permitted
Use: Food Prep	Not Permitted	Permitted	Permitted for existing kitchen only
FAR	0.5	0.75	0.50 (4,700 sq ft inc. kitchen)
Building Cover	50%	55%	50%
Impervious Cover	2x60%/1x70% (63.3%)	80%	63.3%
Ave H Setback	25 ft no parking	25 ft with parking	25 ft no parking
Duplex Setback	15 ft no parking	15 ft with parking	15 ft no parking

Residential District: 4209 Avenue H

Lots 5-7 (9,375 sq ft)

Comments:

- Zoning: Neighbors would prefer MF-3 zoning, or at least residential on 2nd Floor
- Architecture: Looks like house/duplex, no outdoor seating.
- Parking: Parking off alley of 4 spaces.
- Trees: Preserve trees between duplex at 4207 Avenue H and 4209 Avenue H, if possible.

Summary

Two buildings at two addresses.

One in Residential district, looks residential but zoned commercial.

All on-site parking is off the alley.

Total sq ft: 12,800 sq ft (including kitchen)

Proposed Parking: 12 on-site, 12 on 43rd St, and 6 on Avenue H

Current Site Plan: 30 on-site, 3 on 43rd St., and 6 on Avenue H

Prefer residential on second floor on both buildings.

At developer's choice:

Have two "residential" buildings facing Avenue H, with same limitations as above, by moving property line into Lot 4.

Consider moving an old home to 4209 Avenue H.

Next Steps

- Meet with developer again to achieve best compromise possible to address our concerns
- Present them at a separate community meeting(s) for that purpose, get feedback
- Get final proposed zoning application (zoning is forever)
- HPNA should vote to approve or not
- Currently Scheduled for Planning Commission Meeting October 24th
- Ask for postponement