

**ORDINANCE NO. 000413-63**

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW  
COMPREHENSIVE PLAN BY ADOPTING THE HYDE PARK  
NEIGHBORHOOD PLAN.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. Findings.**

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."
- (B) The Austin Tomorrow Comprehensive Plan contemplated the adoption of neighborhood plans. Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In October 1998, the Hyde Park neighborhood was selected to work with the City of Austin to complete a neighborhood plan. The Hyde Park Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. During the planning process, the Hyde Park Neighborhood Planning Team gathered information and solicited public input through the following means:
  - (1) neighborhood planning team meetings;
  - (2) collection of existing data;
  - (3) neighborhood inventory;
  - (4) neighborhood survey;
  - (5) neighborhood newsletter;
  - (6) community-wide meetings; and
  - (7) neighborhood ballot.

- (D) The Hyde Park Neighborhood Plan recommends action by the neighborhood association, the City, and by other agencies to preserve and improve the neighborhood. The Hyde Park Neighborhood Plan has eight major goals:
- (1) To preserve and enhance the unique historic and residential character of Hyde Park;
  - (2) To preserve and enhance the unique historic streetscape patterns of Hyde Park;
  - (3) To promote a neighborhood-friendly system of transportation;
  - (4) To maintain and improve public infrastructure consistent with existing neighborhood patterns;
  - (5) To protect and enhance the Guadalupe corridor and other commercial areas;
  - (6) To foster a genuine community of neighbors of every age and background;
  - (7) To preserve the natural beauty, open spaces, and watershed systems of the neighborhood; and
  - (8) To promote safety and reduce crime.
- (E) For each of these general goals, the Hyde Park Neighborhood Plan includes more focussed objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the Hyde Park Neighborhood Plan.
- (F) The Hyde Park Neighborhood Planning Team will review the Hyde Park Neighborhood Plan every six months to update the status of the action items and consider additions or amendments. The Neighborhood Planning Team includes representatives of homeowners, renters, businesses, and non-resident property owners. Five years after the effective date of this ordinance, the Neighborhood Planning Team will recommend a formal process for a community-wide review, update, and re-adoption of the neighborhood plan.
- (G) In March 2000, the Planning Commission held a public hearing on the draft Hyde Park Neighborhood Plan, and recommended adoption of the Plan by the City Council. The Hyde Park Neighborhood Plan is appropriate for adoption as an element of the Comprehensive Plan. The Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

**PART 2. Adoption and Direction.**

- (A) The Austin Tomorrow Comprehensive Plan Chapter 5, "Neighborhood Plans," is amended to add the Hyde Park Neighborhood Plan, as set forth in the attached Exhibit "A," as Section 5-4 of Chapter 5 of the Comprehensive Plan.
- (B) The City Manager shall initiate action to clearly specify the relationship between this neighborhood plan and development regulations including, but not limited to:
  - (1) preparation of zoning cases consistent with the recommendations in the Plan; and
  - (2) strengthening of enforcement of existing zoning regulations.
- (C) The City Manager shall provide yearly updates on the status of the implementation of the Hyde Park Neighborhood Plan in October.
- (D) The Hyde Park Neighborhood Plan takes precedence over any conflicting provision in the general Comprehensive Plan.

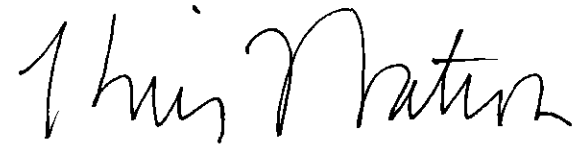
**PART 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on April 24, 2000.


**PASSED AND APPROVED**

\_\_\_\_\_, April 13, 2000

§  
§  
§



Kirk Watson  
Mayor

APPROVED:   
Andrew Martin  
City Attorney

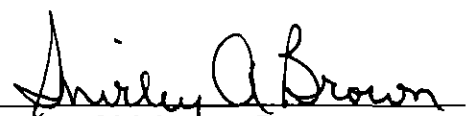
ATTEST:   
Shirley A. Brown  
City Clerk

Exhibit "A"

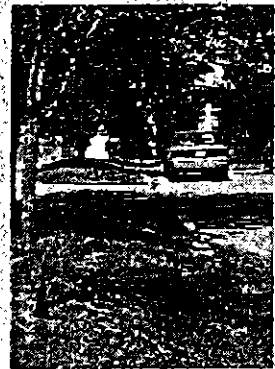
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# **HYDE PARK NEIGHBORHOOD PLAN**

**April, 2000**



**For Further Information please contact:**

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*This plan, including all maps and graphics, does not constitute zoning. This plan prioritizes goals and objectives for the neighborhood to preserve and enhance qualities of the neighborhood and is based on previous planning work done by the neighborhood and recent surveys, workshops and committee meetings. Any desired land use changes would require the appropriate zoning and development review process after the adoption of the plan.*

## Acknowledgements

Our appreciation and thanks to for their assistance in the planning process and adoption of the Hyde Park Neighborhood Plan:

Mayor Kirk Watson	Ms. Laretta Dowd, Chairperson, Historic Landmark Commission
Mayor Pro Tem Jackie Goodman	Mr. Jim Fowler, Vice Chairman, Historic Landmark Commission
Council Member Gus Garcia	Ms. Julia Bunton, Historic Landmark Commission
Council Member Beverly Griffith	Ms. Patti B. Hall, Historic Landmark Commission
Council Member Daryl Slusher	Ms. Lisa Laky, Historic Landmark Commission
Council Member Willie Lewis	Mr. Daniel Leary, Historic Landmark Commission
Council Member Bill Spelman	Ms. Laurie Limbacher, Historic Landmark Commission
City Manager Jesus Garza	Ms. Eva J. Lindsey, Historic Landmark Commission
Assistant City Manager Toby Futrell	Ms. Avadene Montandon, Historic Landmark Commission
Assistant City Manager Marcia Conner	Ms. Teresa O'Connell, Historic Landmark Commission
Assistant City Manager Jim Smith	Ms. Terrie Rabago, Historic Landmark Commission
Art Navarro, Chair, Planning Commission	
Betty Baker, Vice-Chair, Planning Commission	
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Jean Mather, Planning Commission	
Susana Almanza, Planning Commission	
Jim Robertson, Planning Commission	
Ben Heimsath, Planning Commission	
Gwen Webb, Planning Commission	
Robin Cravey, Planning Commission	

### The following individuals served on the Hyde Park Neighborhood Planning Team:

Karen McGraw, Chair	Liz Cameron
Ann Graham	Stan Kozinsky
Caroline Castiglione	Susan Moffat
Cathy Echols	Suzee Brooks
Dorothy Richter	Lloyd Cates
Jeff Woodruff	

The Hyde Park Neighborhood Planning Team would like to thank everyone who participated in the neighborhood planning process in the preparation of the plan. Special thanks go out to these volunteers for there work in making this a success:

Alan Marburger	Cecil Pennington	Liz Ing
Alice Underwood	Diane Fauscher	Liz Williams
Angero Holt	Glenda Babola	Wanda Penn
Becca Cody	Jay Ashcraft	Martha Campbell
Ben Heimsath	Jennifer Vickers	Mary Collins Blackmon
Bick Brown	Julie Pryor	Merle Franke
Bruce Banner	Kitty Clark	Steve Craddock
Carol Burton	Lin Team	Susan Pryor
Terry Dowdy	Larry Glig	Terri Myers
	Marie Carmel	Ray Sapirstein
	Bruce Banner	Grant Thomas

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Special thanks go to the United Methodist Church for the use of their meeting rooms for regular neighborhood planning team meetings and for the main meeting room for the first workshop. Additional thanks to the Austin State Hospital for the gracious use of their meeting room for the second workshop.

Our appreciation also goes to those that assisted with photographs, graphics and additional research materials:

Karen McGraw ..... Austin's Hyde Park by Sarah and Thad Sitton  
Lloyd Cates ..... Austin History Center

*In addition to all the names listed above, many others deserve our thanks as well. We apologize that we were not able to list everyone but our sincere gratitude for everyone's participation is extended to all who contributed to the Hyde Park Neighborhood Plan.*

The following City of Austin staff members from the Planning, Environmental & Conservation Services Department assisted in the completion of the Hyde Park Neighborhood Plan:

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Robert Heil, Principle Planner	Mark Walters, Senior Planner
Meghan Wieters, Senior Planner	Melodye Foust, Administrative Senior
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Sue Karczewski, Senior Planner	Paul Frank, GIS/Land Use Planner
Cecilia Williams, Senior Planner	Laura Watkins, GIS/Land Use Planner
	Mario Jesús Flores, Municipal Program Technician

In addition to the staff listed here, numerous other City staff from several departments provided comments, suggestions and cost estimates which were very helpful to the Hyde Park Neighborhood Planning Team and the City's Neighborhood Planning staff. Their input and support are crucial to successful adoption and implementation of neighborhood plans.

**For more information about this plan or the City of Austin's Neighborhood Planning program please contact:**

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## Hyde Park Neighborhood Planning Area

### Base Map



PECS  
Neighborhood Planning  
Plotted: April 1999



Hyde Park Historic  
District Boundary



Hyde Park Civic  
NCCD (Baptist Church)

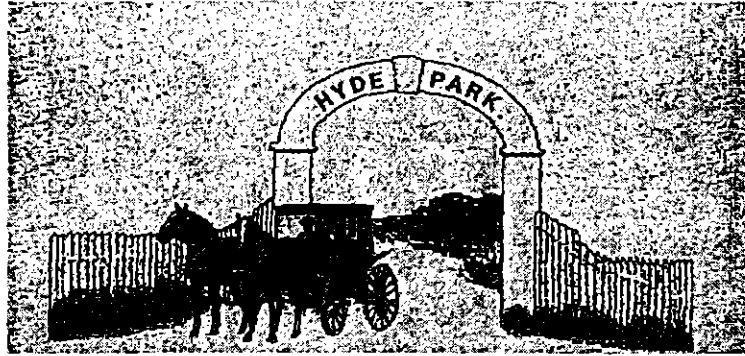


Proposed Neighborhood  
Conservation Combining District



Hyde Park Neighborhood  
Planning Boundary





*Photo from Austin's Hyde Park,  
(Austin History Center)  
Sarah and Thad Sitton*

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### HYDE PARK NEIGHBORHOOD PLAN

#### Summary

Hyde Park was established in 1891. It is a recognized historic area and is notable for its diversity of people, structures and land uses. The Hyde Park community has been active in preserving the unique character of its neighborhood since the 1970s. The first neighborhood plan was adopted in 1985 by the neighborhood association. The current plan is inspired by the 1985 plan and documents created between 1991-1994 in preparation for a Neighborhood Combining Conservation District (NCCD). This plan also incorporates the comments and suggestions offered by participants in a number of workshops held in the community this year. The following summary introduces the Hyde Park neighborhood and documents the process that produced this current neighborhood plan.

#### The Hyde Park Neighborhood

Hyde Park is primarily a residential neighborhood located in close proximity to the University of Texas, the Texas Capitol, and downtown Austin. The thoroughfares of 38th Street, 51st Street, Guadalupe Street, Duval Street and Red River Street form distinctive neighborhood boundaries. These streets, along with Speedway Avenue, have been the sites of multi-family and commercial development due to the application of more intense zoning districts. Visitors and residents of Hyde Park admire its natural beauty. It has been described as an urban forest with many pecan trees and other varieties lining its

#### Definition

Neighborhood Conservation Combining District (NCCD) – is a zoning overlay "intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation".  
§13-2-130 Land Development Code

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streets. Hyde Park today is home to people of many different ages and backgrounds and its attraction as a neighborhood is illustrated in recent years by the increasing numbers of people, including University students, who choose to live in Hyde Park.

### Neighborhood Planning Process

Hyde Park was selected in October 1998 to work with the City of Austin to complete a neighborhood plan. In addition, the neighborhood requested assistance with the Neighborhood Conservation Combining District (NCCD) and design guidelines. Both of these are implementation items contained in the plan. After the plan is adopted by the City Council work will begin on the implementation phase.

The Hyde Park Neighborhood Planning Team, comprised of various stakeholders, began their work in January 1999, to consolidate and update previous work for the plan. In April, 1999, a neighborhood survey, the same survey used by the neighborhood in 1991, was sent to residents and non-resident property owners to determine how and if neighborhood opinions had changed. Generally the neighborhood indicated on both surveys that location, a sense of a true neighborhood, the architecture, trees and old houses were the reasons they were drawn to this area. On May 15, 1999, the Neighborhood Planning Team held its first workshop to get input. The event was successful, with many new people attending the workshop eager to participate. During the yearly Hyde Park Homes Tour, June 19-20, the Neighborhood Planning Team had a booth where people could review the draft documents and talk to a Neighborhood Planning Team member.

On July 24, 1999 a second workshop was held to discuss multifamily dwellings and commercial properties. Several non-resident property owners and prospective Hyde Park investors participated in the workshop. In September 1999, the draft executive summary of the neighborhood plan was mailed to all non-resident property owners and delivered to all residents with a ballot in the neighborhood



*Workshop held at United Methodist May 15, 1999*



*Display at Hyde Park Homes Tour June 19-20, 1999*

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newsletter, *The Pecan Press*. The plan was supported by 92% of all respondents.



*Workshop held at Austin State Hospital on July 24, 1999*

Results from all of these events, surveys, and ballots were incorporated into this neighborhood plan.

During the last year, in addition to working on the plan, a subcommittee of the Neighborhood Planning Team met regularly and completed a draft for the NCCD language. The NCCD is a key action item of the neighborhood plan and is a zoning overlay to the portion of the planning area bounded by 45<sup>th</sup>, 38<sup>th</sup>, Guadalupe and Duval. Additional research and work to integrate the existing Hyde

Park Civic NCCD for the Hyde Park Baptist Church properties will be required.

#### Mission

The purpose of the Hyde Park Neighborhood Plan is to provide a framework for preserving the historic character of Hyde Park and to foster the continued development of a community of neighbors living and working in a safe and beautiful neighborhood of central Austin. The Neighborhood Plan is divided into eight primary goals:

#### Neighborhood Plan Goals

1. Preserve and enhance the unique historic and residential character of Hyde Park.
2. Preserve and enhance the unique and historic streetscape patterns of Hyde Park.
3. Promote a neighborhood-friendly system of transportation.
4. Maintain and improve public infrastructure consistent with existing neighborhood patterns.
5. Protect and enhance the Guadalupe corridor and other commercial areas.
6. Foster a genuine community of neighbors of every age and background.
7. Preserve and enhance the natural beauty, open spaces and watershed systems of the neighborhood.
8. Promote safety and reduce crime.

These goals are broken down into particular objectives, which in turn, are supported by discreet, specific, measurable and achievable action items. The neighborhood has also identified "planning principles" that are guides for new development or redevelopment projects and City projects. Many of these principles are in support of current City Codes but are included to emphasize the neighborhood's

support for the enforcement and application of these principles and current regulations.

The action items for the neighborhood plan were ranked to identify the Top Ten Priorities for the plan. The tracking chart at the back of the plan also further illustrates the ranking of the rest of the action items. By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

**Hyde Park Neighborhood Plan  
TOP TEN PRIORITIES**

1. Complete the Neighborhood Conservation Combining District (NCCD) ordinance. (City Action Item #1: Planning, Environmental & Conservation Services, Neighborhood Planning Team)
2. Prevent the removal or demolition of historic structures. (City Action Item #8: Development Review & Inspection)
3. Establish a binding design review process for a local historic district through the City Historic Landmark Commission. Pursue binding or non-binding design review within the proposed NCCD. (City Action Item #2: Planning, Environmental & Conservation Services, Neighborhood Planning Team, Development Review & Inspection)
4. Establish a local historic district for eligible areas. (City Action Item #3: Development Review & Inspection, Neighborhood Planning Team)
5. Complete the sidewalk system on both sides of the following streets: Speedway, Duval, Guadalupe, 38th, 45th, and West 40th. The highest priority for completion is for both sides of 45<sup>th</sup>. (City Action Item #23: Public Works & Transportation, Capital Metro)
6. Install additional lighting along the major pedestrian routes of 43rd Street, West 40th Street, Speedway, and Shipe Park with appropriate tree trimming. (City Action Item #28: Austin Energy)
7. Signalized crossing across 45<sup>th</sup> Street to Shipe Park and appropriate signage to slow traffic down near park. (City Action Item #32: Public Works & Transportation)
8. Develop a corridor plan through future Smart Growth corridor planning effort for the Guadalupe corridor. (City Action Item #49: Planning, Environmental & Conservation Services)
9. Utilize and respect the traditional neighborhood and streetscape patterns for new development of the Hyde Park Baptist Church properties. Additional work to define and integrate the traditional patterns with existing agreements with the Hyde Park Baptist Church may be required.
10. Roll-back multifamily zoned land with existing single-family structures to single family zoning. (City Action Item #16: Development Review & Inspection, Planning, Environmental & Conservation Services)

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## Introduction

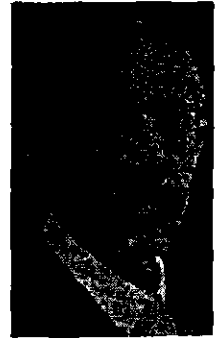
This plan begins with an introduction to the history and character of Hyde Park, which is critical for an informed understanding of this neighborhood. Each of the goals, and the objectives and actions necessary to achieve them, is outlined and elaborated upon in this plan. The adoption of this plan will ensure that this unique neighborhood will continue to be enjoyed by its residents and visitors for many generations to come.

## History of Hyde Park

On January 3, 1891, Monroe Shipe filed the plat for the first Hyde Park Addition to the City of Austin. He intentionally designed it to be Austin's first streetcar-suburb, far from the core of the city. This plan produced an integrated system of streetscapes, transportation, civic features, alleys, utilities and services.

Shipe's original plan provided wide streets incorporating continuous sidewalks and a regular pattern of street trees providing shade for both the pedestrians and the roadway. Sidewalks were placed near property lines in what was to become the City's standard. The truth of his late 19th-century advertisements of "fine streets and perfect shade" has endured over a century with limited disruption from the original concept. Today, the pattern of the streets in Hyde Park – the trees, sidewalks, shade, green lawns, front porches, scale and character of the architecture—is the defining element of the neighborhood.

*Photo of Monroe Shipe  
from Austin's Hyde Park,  
(Austin History Center)  
Sarah and Thad Silton*



The development of the Hyde Park Additions was based upon an electric streetcar system that



*Typical alley in Hyde Park*

ran through the neighborhood. Alleys were constructed so as to make a clear distinction between the lots on each side

of the block and to conduct utility lines such as the electrical service, which was one of the selling points for the original development.



*Typical alley in Hyde Park*

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Hyde Park Additions I and II were added to the City in 1891 and 1892 respectively. Monroe Shipe designed the 206-acre development in a grid pattern with 400-foot blocks. Lots were a standard 25 feet wide by 120-130 feet deep. Prospective owners were encouraged to buy two or more lots and purchased corner lots during the first years of the subdivision's development. One and two story homes in the Queen Anne style were constructed on a number of those early developed lots. By 1896, 259 lots had been sold. In 1898, the Hyde Park Annex was platted between 45<sup>th</sup> and 47<sup>th</sup> Street.

By 1904 it was evident that Hyde Park would languish if it remained restricted to those who could build larger homes, so the area was marketed to the middle class. In 1918, Oakland Square was platted west of Speedway between 38th Street and 38½ Street. In 1922, Shadow Lawn was platted from property around Shipe's own home. A building boom between 1925 and 1935 resulted in the construction of bungalows on the unoccupied interior lots, usually on two lots totaling 50 feet of frontage. Most of the homes, the Fire Station, and the Shipe Park facility were completed by 1935. In 1930, the City of Austin paved Guadalupe and in 1931 it installed storm sewers, and adopted its first zoning ordinance. This ordinance affected much of the existing development and also added multifamily and commercial zoning over areas already developed as single family.

Within the neighborhood planning area, the area north and east of the Hyde Park Addition includes a number of later additions and subdivisions such as Staehely Subdivision, Patterson Heights, Hegman's Subdivision, Worley Addition, Mueller Subdivision and Ramsey Place and parts of The Highlands and Ridgetop Annex . (See Map 1 – Subdivision History of Hyde Park)

During the 1940s and 1950s several events had a significant impact on the residential character of the neighborhood. First, in 1941, Hyde Park lost the trolleys to the powerful interests trying to increase the automobile markets. New suburbs enticed residents away from the area after World War II. Second, the G.I. bill was directed for new homes and did not allow for funds to renovate older homes. This drew investment dollars away from neighborhoods like Hyde Park that had 20-50 year old homes. Third, during the 1960s the rapid growth of the University of Texas increased the demand for housing and rental property increased in the area. The decline of some of the neighborhood's older homes into a state of disrepair made it a prime target for the demolition and removal of some of its single-family dwellings and historic homes, which were replaced by apartment buildings. The City of Austin also contributed to this transformation by zoning properties to allow for the construction of apartment buildings on blocks zoned only for single family housing. Fourth, the physical expansion of the Hyde Park Baptist Church demolished approximately 37 homes for the construction of buildings and parking lots. The removal of single family homes for apartments and church development increase traffic and interrupted the streetscape pattern.

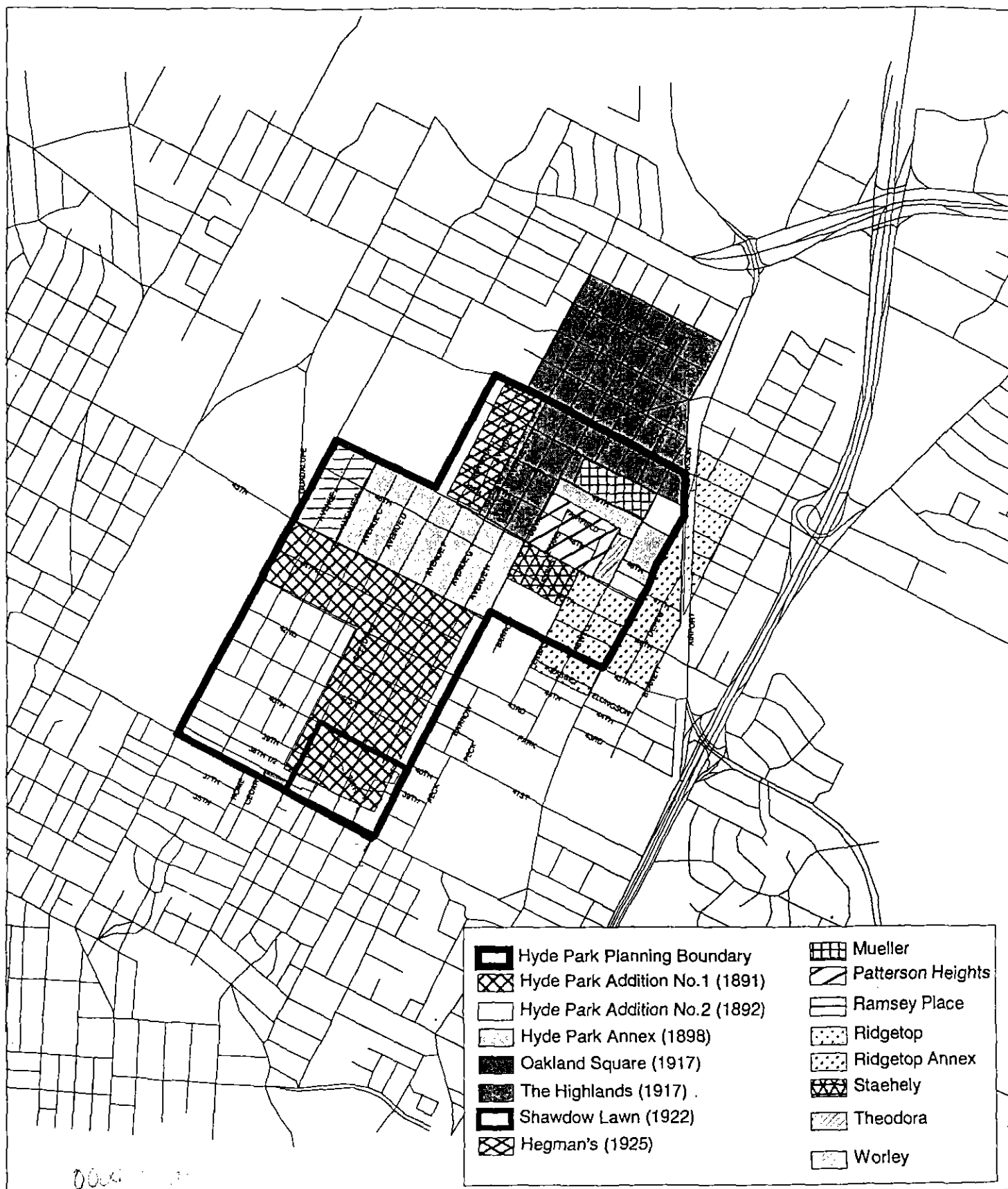
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On August 29, 1990, the Hyde Park Neighborhood Association and the Hyde Park Baptist Church entered into an Agreement (The Agreement and Conceptual Plan expire in 2010) which contained a Conceptual Plan relating to the interim and long-range use of property lying between Avenue B to Avenue H and 38th Street to 42nd Street. Based upon that Agreement and Conceptual Plan the City Council approved the Hyde Park Civic Neighborhood Conservation Combining District (Ordinance No. 900830-Q). (See Appendix B : 1990 Agreement and Conceptual Plan). The City of Austin implemented the conceptual plan via the Hyde Park Civic NCCD ordinance. The Hyde Park Civic NCCD ordinance included language supporting an overall neighborhood NCCD: ". . .the neighborhood organization and the owner [Hyde Park Baptist Church] of the property described in this ordinance [(Hyde Park Civic NCCD ordinance)] have acknowledged, and the City Council understands, that the neighborhood conservation combining district established by this ordinance is intended to be incorporated into and merged with an NCCD fully implementing the Neighborhood Plan when the larger NCCD is established in the future. . .". Additional legal agreements were made between Hyde Park Neighborhood Association and Hyde Park Baptist Church and Shadow Lawn that addressed issues the City of Austin cannot enforce, such as limiting land purchases by the church.

Today many homes have been renovated or restored by a new generation of homeowners. A diversity of people of all ages inhabit Hyde Park and although the percentage of rental property remains high, some of those properties have been well maintained or restored. In 1974 the Hyde Park Neighborhood Association was formed and it has worked together for over 25 years to rebuild both the homes and the community. This active neighborhood community remains committed to preserving the unique historic legacy of Hyde Park. In addition to its initial rally and success to save the Fire Station from closure, neighborhood efforts have included funding for the Elisabet Ney Museum, Shippe Park, tree planting and beautification, street markers, help for the elderly and the annual Hyde Park Homes Tour.

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## Hyde Park Neighborhood Planning Area

### Subdivision History



PECSO  
Neighborhood Planning  
Plotted: August 1999



## CHAPTER 1

**Goal 1: Preserve and enhance the unique historic and residential character of Hyde Park.**

**Objective 1.1:** Ensure that **City codes** support and enhance the character of the neighborhood, especially its use, historic patterns, scale, and streetscape elements.

**Objective 1.2:** Establish procedures for approving the **design** of significant changes or completion of structures. Ensure that neighbors are apprised of any plans and have the opportunity to comment on them.

**Objective 1.3:** Preserve **historic structures** and encourage appropriate maintenance and restoration.

**Objective 1.4:** Improve the enforcement of already existing City codes.

**Objective 1.5:** Identify ways that **intensively developed properties** can become more compatible with the neighborhood.

As a part of the neighborhood plan, a land use plan has been developed to accompany the plan. The land use plan focuses on preservation of the neighborhood and is divided into five districts:

### *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.

**Zoning Code Revisions:** Modify single family permitted uses to permit the traditional garage apartment or two-family use. Maintain traditional civic and commercial uses without encroaching on single family character and value. Modify site development rules to preserve and enhance traditional development patterns.



#### *W. 38<sup>th</sup> Street District*

Purpose: To permit the remaining single family homes an appropriate context by maintaining compatibility standards for redeveloped multi-family projects. Encourage owners of single family homes to roll back their base zoning to single family. To encourage appropriate redevelopment of multi-family projects that may offer a relaxing of some rules in exchange for putting back the traditional elements (primarily of the streetscape) that were lost when the apartments replaced homes. To maintain the civic and business uses in a scale and use compatible with the predominant residential character. Any new construction or reconstruction. . . shall be of an architectural design to be compatible with general neighborhood standards. Any such new construction shall have appropriate set-back and landscaping requirements so as to enhance the neighborhood concept.

Zoning Code Revisions: Modify site development rules to preserve and enhance traditional development patterns. Modify single family permitted uses to permit the traditional garage apartment or two-family use.



#### *Duval Districts:*

Purpose: To preserve the remaining single family homes and nodes of neighborhood oriented commercial in an appropriate context. Additionally, to encourage appropriate mixed use buildings at key commercial nodes. Encourage owners of single family homes to roll back their base zoning to single family.

Zoning Code Revisions: Modify site development rules to preserve and

enhance traditional development patterns. Prohibit uses that are not appropriate in this district. Limit the size of some uses. Add a mixed use provision for residential on the second floor. NOTE: The neighborhood supports the current efforts by the City of Austin and property owners at 43<sup>rd</sup> & Duval to improve the pedestrian safety and manage traffic flow and speed.

### *Speedway District*



Purpose: To preserve the remaining single family homes in an appropriate context by permitting some redevelopment of multi-family projects that may offer a relaxing of some rules in exchange for putting back the traditional elements (primarily of the streetscape) that were lost when the apartments replaced homes. Additionally, to encourage owners of single family homes to roll back their base zoning to single family, to maintain the civic uses in a scale and use

compatible with the predominant residential character and to seek to reduce the amount of surface parking in this district.

Zoning Code Revisions: Roll back properties to the least-intensive zoning district that supports current use or a proposed less intense use. Offer some incentive for redevelopment as an encouragement for rollbacks. Maintain traditional civic and commercial uses without encroaching on residential character and value, including the streetscape value. Modify site development rules to preserve and enhance traditional development patterns.

### *Guadalupe District*



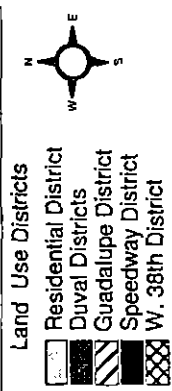
Purpose: To maintain Hyde Park's traditional commercial district with the scale and uses compatible with adjacent single family district. Additionally, to encourage preservation of eligible historic buildings and to encourage appropriate mixed use.

Zoning Code Revisions: Modify site development rules to preserve and enhance traditional development patterns. Prohibit

uses that are not appropriate in this district. Limit the size of some uses. Add a mixed use provision for residential on the second floor.

(At present, the Hyde Park Civic NCCD of 1990 lies within portions of the Residential, W. 38<sup>th</sup> and Speedway Districts)(See Map - pg.14)

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- Land Use Districts**
- Residential District
  - Duval Districts
  - Guadalupe District
  - Speedway District
  - W. 38th District
- Hyde Park Planning Boundary**
- Hyde Park Neighborhood Proposed NCCD**
- Hyde Park Civic NCCD (HPBC) boundary**

# Hyde Park Neighborhood Planning Area Proposed Land Use Plan

PECSD  
Neighborhood Planning  
Plotted: October 1999



The land use pattern in Hyde Park is very diverse. It allows residents the ability to walk to local businesses and a variety of housing options. In order to preserve the traditional neighborhood patterns this land use plan defines the current land uses for those areas. The neighborhood began work on a Neighborhood Conservation Combining District (NCCD) in 1991 and as a part of this planning effort will implement this ordinance after the adoption of the plan. This ordinance will cover design and land use issues within what has been called the "study area" within the Hyde Park Planning area. The "study area" boundaries are 38<sup>th</sup>, Duval, 45<sup>th</sup> and the alley between Guadalupe and Avenue A. It has not been determined by the neighborhood at this time if a NCCD ordinance will be pursued for the area north of 45<sup>th</sup> Street.

1. Complete the Neighborhood Conservation Combining District (NCCD) ordinance which will revise the zoning laws to foster the preservation of the neighborhood while respecting the different land uses in different parts of Hyde Park. Elements of this ordinance will include addressing the following:
  - \* Change uses and structures and build new structures only in ways that are in scale and compatible with surrounding uses and structures.
  - \* Ensure that new multi-family developments should occur only if they are in keeping with the scale, character and streetscape elements in the area
  - \* Two-family development is a characteristic pattern of the neighborhood including garage apartments and small residences facing side streets. These developments should be permitted in a controlled way as an alternative to converting or adding to a primary structure to achieve a legal duplex development.
  - \* Prevent duplexes from being constructed that result in dormitory-like structures with numerous cars. Do not allow front yard parking.
  - \* Identify and rezone properties to be consistent with current land use if it is compatible with the historic character of the neighborhood.
  - \* Revise zoning to encourage mixed use structures on Guadalupe compatible with adjacent residential uses (See Chapter 5 for additional recommendations for Guadalupe)
  - \* Coordinate the neighborhood NCCD language with the current Hyde Park Baptist Church NCCD.
  - \* Request that the Hyde Park Baptist Church through the integration of the Hyde Park Civic NCCD with the overall neighborhood NCCD apply the traditional neighborhood standards.
  - \* Restrict locations of garages and parking relative to established streetscape patterns throughout the neighborhood.
  - \* No parking may be established or counted for Code requirements in the front or side yard or right of way adjacent to the property. This includes not allowing paving of spaces in front and sideyard.
  - \* Prevent the removal of structures without an approved development permit.
  - \* Revise appropriate setbacks between the porch and the street.

- \* Prohibit the closing-in of front porches with design guidelines.
- \* Revise permitted land uses to incorporate only those uses compatible with existing adjacent residential uses as defined in each of the land use districts.
- \* On Guadalupe, discourage uses at street level which do not appeal to pedestrian customers.
- \* Limit auto services to existing sites of current auto services.
- \* On Guadalupe, provide continuous blockface by requiring a building line at the pedestrian edge.

City Action Item: PECSD, NPT

Translation of acronyms

*For Action Items and Planning Principles the department, agency or neighborhood planning team is identified as the primary implementer or is the most directly involved entity for that item. The acronym list is repeated on several pages for the Reader's reference.*

DRID = Development Review & Inspection

HPBC= Hyde Park Baptist Church

HPNA = Hyde Park Neighborhood Association

Law =City of Austin Law Department

NPT= Hyde Park Neighborhood Planning Team

PARD = Parks and Recreation Department

PECSD = Planning, Environmental & Conservation Services Department

PW&T = Public Works & Transportation

SWS = Solid Waste Services

UT= University of Texas at Austin

W/WW = Water/Wastewater Department

The historic designs of buildings and features should be recognized and respected. The current non-binding review process that the Historic Landmark Commission that addresses properties in the National Register District, is in need of improvement in order to provide guidance to property owners with historic properties. Site development standards and non-binding design guidelines will also be included in the development of the NCCD. The neighborhood has expressed interest in possibly pursuing binding design guidelines for non-historic structures. If in the future legal issues are resolved, the neighborhood would use limited design guidelines for non-historic structures to allow different uses to be more compatible (such as: improve how small multifamily complexes fit near single family residences), but not excessively control design.

2. Establish a binding design review process for a local historic district through the City Historic Landmark Commission. City Action Item: PECSD, DRID, NPT

3. Establish a local historic district for eligible areas. City Action Item: NPT, DRID

- ◆ Nonconforming uses which have been in existence for a long time and which serve neighborhood residents should be allowed to remain and to be improved, although

**DRAFT**

not expanded. This is to preserve neighborhood services (Ave B Grocery, Brown's Flowers) that are non-conforming uses. Planning Principle: DRID

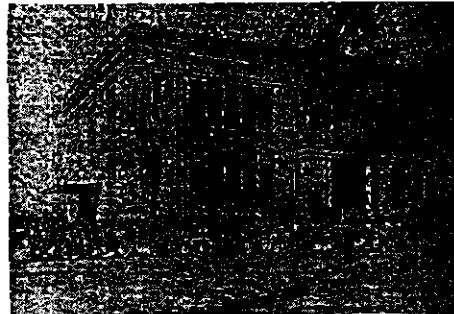
4. Expand the Hyde Park National Register District to properties that are eligible. (See map on page 19) Neighborhood Action Item: NPT, Texas Historical Commission

5. Consider for Historic Landmark status buildings and structures that are eligible including: (See Map on page 18) City/Neighborhood Action Item: NPT, DRID

- \* Log cabin/ Pavilion and pool at Shipe Park
- \* Bridges over Waller Creek
- \* Fire Station #9 (Note: This is for the primary building. It is understood that the Fire Dept. may need upgrades to the facility)
- \* Baker School
- \* Ney dam



*Shipe Park Log Cabin/ Pavilion*



*Photo of Baker School (1911)  
from Austin's Hyde Park,  
(Austin History Center)  
Sarah and Thad Sitton*

The neighborhood is interested and willing to participate in improving enforcement in the City of Austin. The neighborhood encourages the City of Austin to assess the current system and look for funding for additional inspectors and other necessary improvements.

6. Illegal multifamily uses identified on single-family zoned land should be brought into compliance with compatibility standards and with the existing zoning category. City Action Item: DRID, NPT

7. Multifamily developments should be reviewed for their compliance with building standards and housing code requirements, in the event a permit is requested for greater than 50% of the value. City Action Item: DRID, NPT

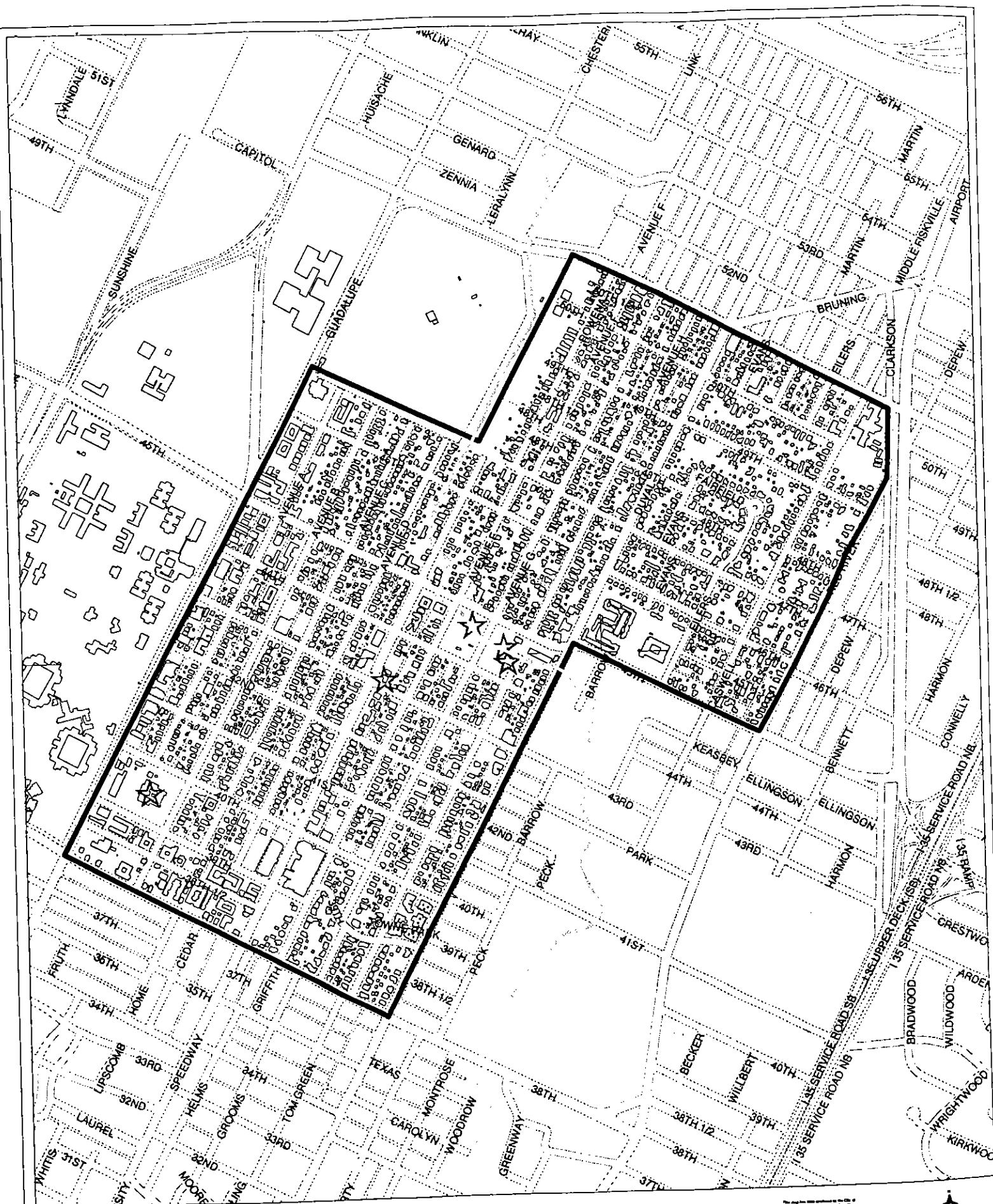
8. Prevent the removal or demolition of historic structures. City Action Item: DRID

9. Increase enforcement of laws requiring that the pedestrian way not be blocked by cars. City Action Item: APD



*Parking on sidewalks makes it difficult for pedestrians to pass.*

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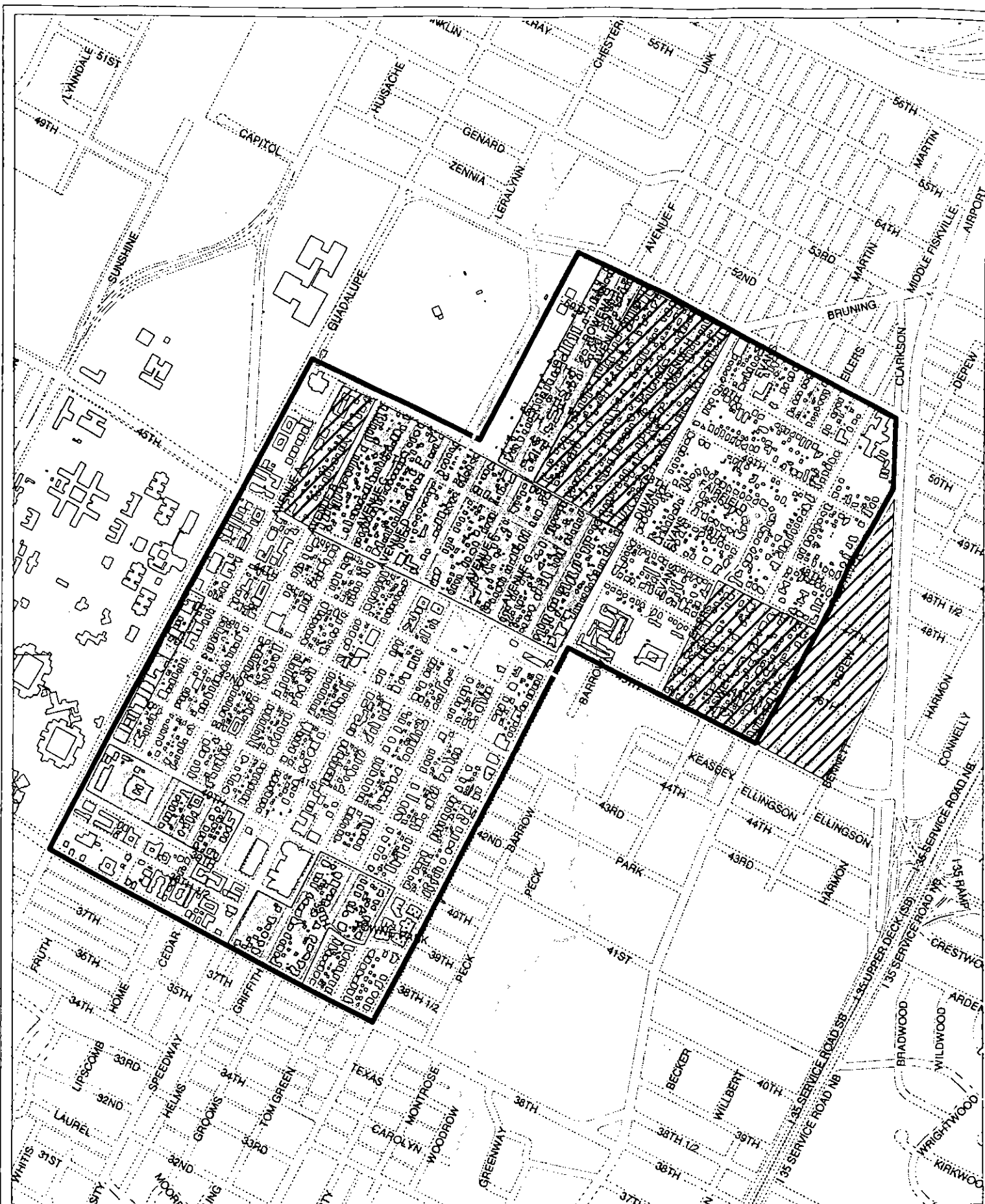
Hyde Park Neighborhood Planning Area

PCSO  
Neighborhood Planning  
Revised January 2001



Building for potential Historic Landmark designation





**Hyde Park Neighborhood Planning Area**  
 Potential Historic Areas for  
 Local Historic District and/or Expansion of National Register District  
 PCAD  
 Neighborhood Planning  
 Project, January 2000

- Areas to be surveyed for potential addition to National Register District
- Other subdivisions to be surveyed for potential historic district status

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10. Increase enforcement of items such as fences or vegetation that block the pedestrian way and decrease visibility at intersections. City Action Item: DRID
  - ◆ The neighborhood supports current code that addresses required parking space may not be converted to other uses without replacing required parking and urges increased enforcement of these regulations. Planning Principle: DRID
  - ◆ No parking may be established in the pedestrian way. Planning Principle: DRID
11. Relocate dumpsters that placed in required parking spaces or in the pedestrian way. Suggest that agreements between the City and the property owners be developed to establish the legal location for the dumpsters when needed. City Action Item: SWS, DRID, NPT, HPNA
12. Respect the neighborhood parks, neighborhood lawns and people by keeping pets on leashes and cleaning up after them. Neighborhood Action Item: NPT, HPNA
13. Maintain on-going dialog with the Hyde Park Baptist Church regarding its activities and development plans based on Hyde Park Baptist Church NCCD (Hyde Park Civic NCCD) and associated agreements. Neighborhood Action Item: NPT, DRID, HPBC
14. Utilize and respect the traditional neighborhood and streetscape patterns for new development of the Hyde Park Baptist Church properties. Additional work to define and integrate the traditional patterns with existing agreements with the Hyde Park Baptist Church may be required.
15. Utilize and respect traditional Hyde Park neighborhood patterns with consistent setbacks, streetscape patterns and landscaping.
16. Roll-back multifamily zoned land with existing single-family structures to single family zoning. City Action Item: DRID, PECSD
17. The neighborhood will support compatibility variances for redevelopment of existing multifamily developments if proposals restore neighborhood patterns (such as landscaping, setbacks, placement of dumpsters, and other aesthetic improvements). Neighborhood Action Item: NPT

Translation of acronyms

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PW&T = Public Works & Transportation

SWS = Solid Waste Services

UT= University of Texas at Austin

W/WW = Water/Wastewater Department

18. Request cooperation with University of Texas in addressing planning issues that impact neighborhoods that include intensively developed properties, commuter parking, and development issues. Neighborhood Action Item: NPT, UT

- ◆ Reclaim and preserve the pattern of green area or buffer in the right of way. New projects and major renovation work should reduce pavement and curb cuts where possible. Planning Principle: DRID, NPT, PWT

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## CHAPTER 2

**Goal 2:** Preserve and enhance the unique and historic streetscape patterns of Hyde Park.

**Objective 2.1:** Establish **standards** for maintenance and completion of streetscape elements that are followed by both private and public entities.

**Objective 2.2:** Establish procedures for approving the **design** of any changes or completion of streetscape elements. Ensure that neighbors are apprised of any plans and have the opportunity to comment on them.

**Objective 2.3:** Continue to maintain the **infrastructure systems** in their original configuration and relationships.

**Objective 2.4:** Maintain streetscapes in a condition that fosters safe **pedestrian passage**. Enforce laws regarding size and location of landscaping/vegetation that impedes visibility or accessibility.



*Traditional Streetscape in Hyde Park*

**DRAFT**

19. Ensure that street trees can be planted and replaced without a license agreement and/or improve the ability to plant trees within the right-of-way. City Action Item: NPT, PARD, Real Estate
20. Include information for the care of right-of-way in the Neighborhood Resource Guide. The information should make rules clear about vegetation, automobiles or other obstructions that block the right-of-way. City Action Item: PECSD
21. Strengthen the Historic Landmark Commission's current review of relevant development projects to be inclusive of work adjacent to right-of-way. This will allow a more complete review of development projects to insure that the structure and the portion of private property that connects to the streetscape remains compatible with the neighborhood and the traditional pattern. City Action Item: DRID, NPT

Sidewalks traditionally extend from property line with reserved area for tree plantings. Further discussion of the sidewalk placement and requirements is contained in the following chapter.

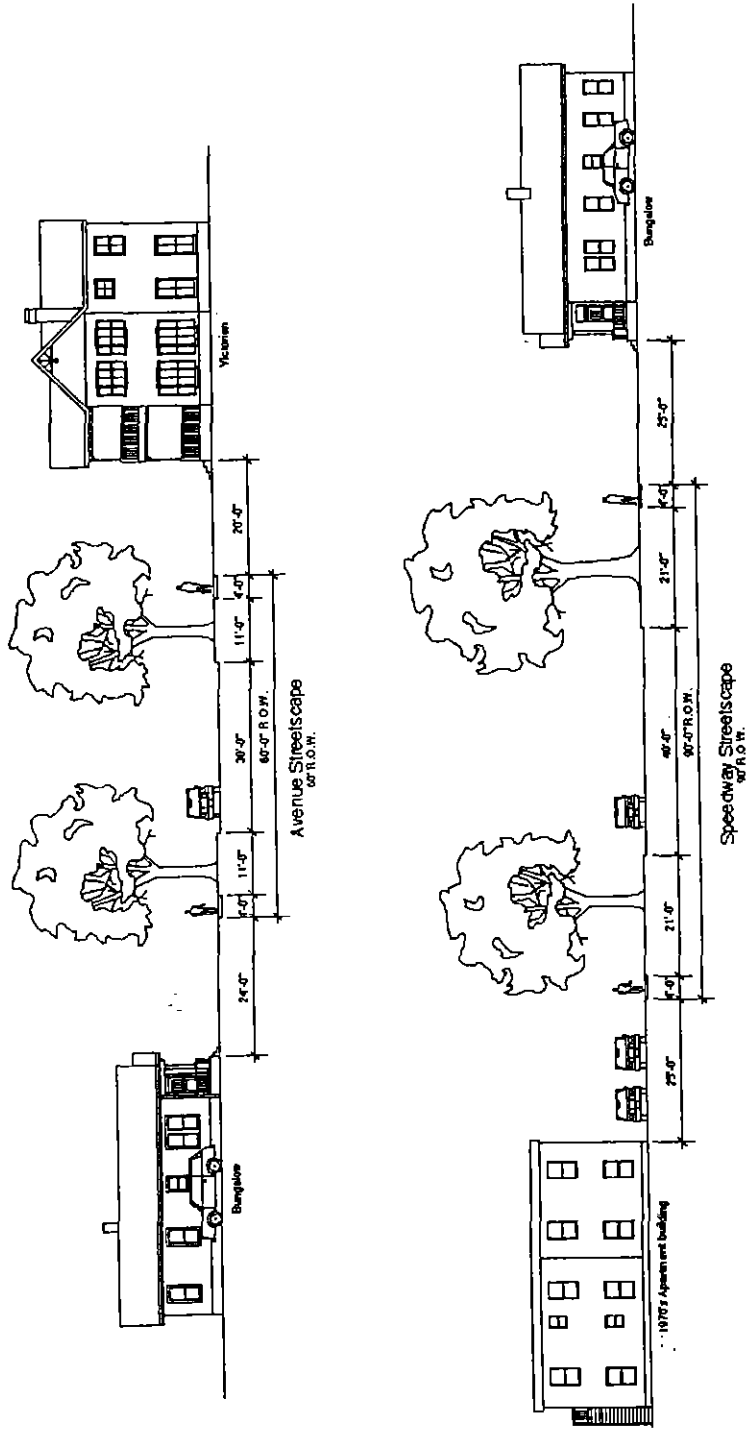
- ◆ Maintain current street names. Planning Principle: DRID, PWT
  - ◆ Keep current streets and alleys open. This includes addressing alleys that have been closed due to significant overgrowth of vegetation. Planning Principle: DRID, PWT, NPT
22. Install streetscape markers, as needed, to indicate to visitors that they are in a historic neighborhood/district. Neighborhood Action Item: NPT/HPNA



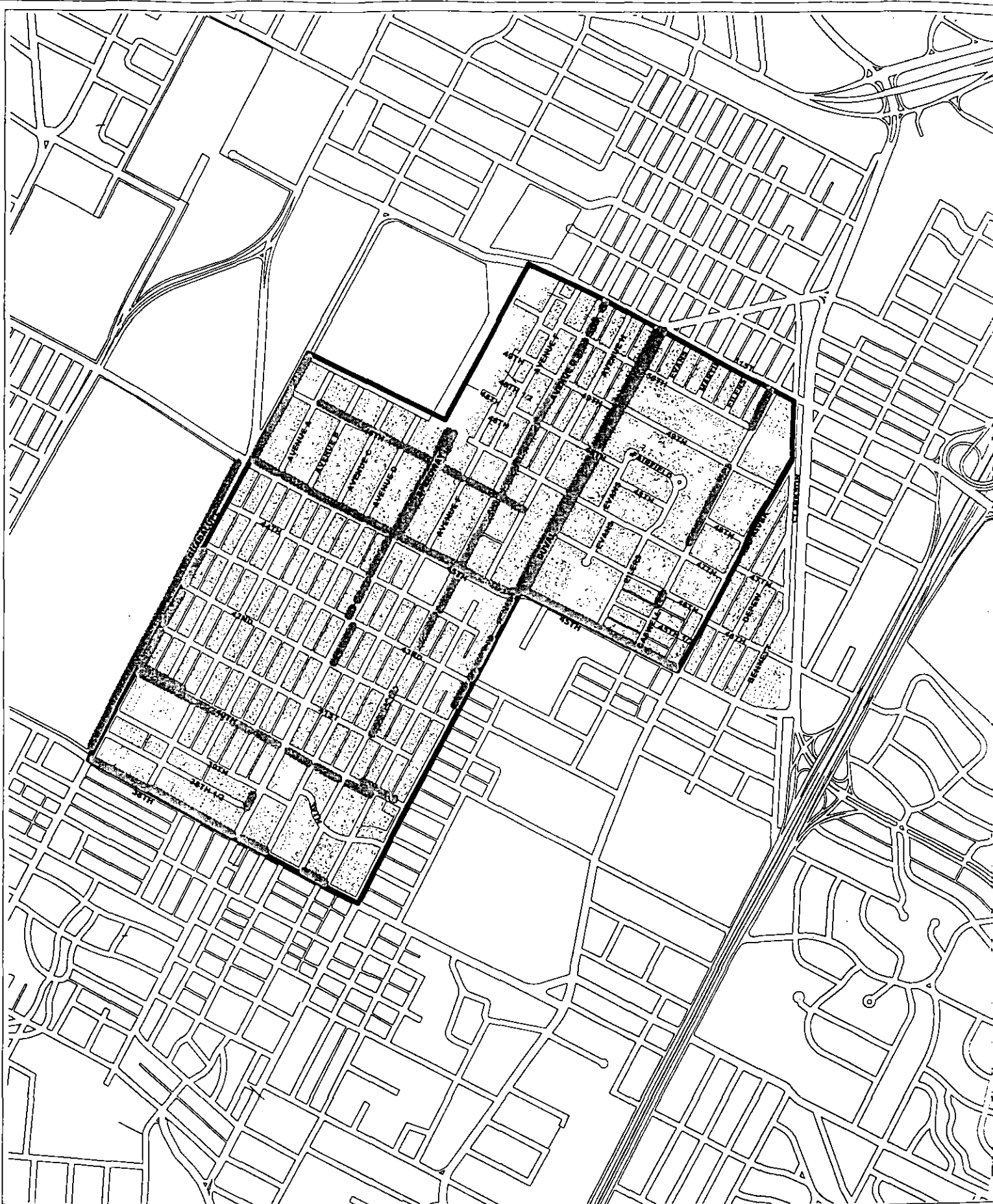
*Hyde Park Street Marker by Fire Station #9 (October 1994)*



*Hyde Park Street Marker at Ave H & 38<sup>th</sup> - Shadow Lawn subdivision (February 2000)*



Hyde Park Planning Team  
 Lloyd Gates Architect 12/99



**Hyde Park Neighborhood Planning Area**  
Sidewalk Inventory and Priorities

PECAD  
Neighborhood Planning  
Plan as January 2008

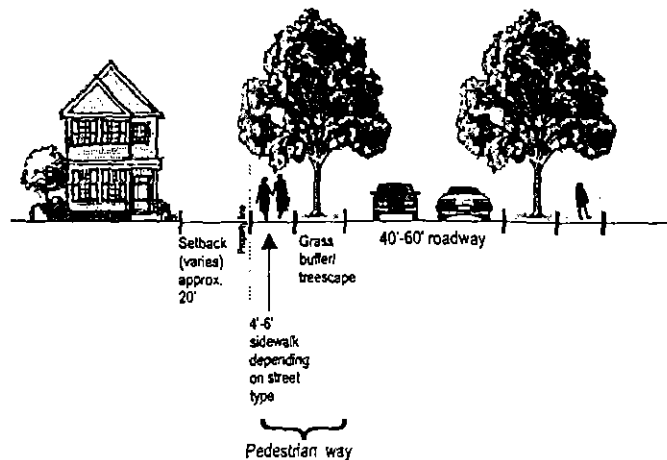


**Sidewalk Priorities**

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## Conceptual Drawing of Traditional Streetscapes in Hyde Park



Sidewalk location	Status	Estimated linear feet
<u>Both sides of road:</u>		
Speedway	large gaps, obstructions	840
Duval	in progress	1100
Guadalupe	westside: sidewalk installed, some pedestrian improvements with Triangle development planned, eastside: repairs and improvements	0 could be improved in spots
38 <sup>th</sup>	repairs and gaps	southside: 610
45 <sup>th</sup> Priority #1 (links to Shipe Park, Bus stops)	large gaps, repairs (in process)	northside: 2250
46 <sup>th</sup> Priority #5	none are present at this time	Unknown at this time
W. 40 <sup>th</sup> Priority #3	key gaps need to be filled in	1490
<u>At least one side</u>		
Ave. A	north of 40th, east OR west	2000
Ave B	north and south of 39th, westside	700
Ave C	north of 39th, eastside	855
Ave D	north of 39th, eastside	650
Ave F	north of 38th, westside	540
Avenue G Priority #2 (links to Shipe Park)	substantially incomplete North of 45th	800
	Near Shipe Park	420
Ave. H	north of 38th, eastside	310
43 <sup>rd</sup> St.	Complete on one side	Unknown at this time
Caswell Priority #4 (links to Ridgetop Elem.)	large gaps	Unknown at this time
Red River	large gaps	Unknown at this time

Total estimated linear feet (known at this time): 12,565 linear feet

**Shaded = Highest priority sidewalks**

## CHAPTER 3

### **Goal 3: Promote a neighborhood-friendly system of transportation.**

**Objective 3.1:** In keeping with the atmosphere of Hyde Park, the neighborhood's **sidewalks** and **street lighting** should be maintained, and improved to provide continuous safe pedestrian routes throughout the neighborhood.

**Objective 3.2:** Continue **traffic calming** efforts that enhance pedestrian safety and create useable gathering spaces.

**Objective 3.3:** **Traffic congestion** in and near Hyde Park should be reduced whenever possible.

**Objective 3.4:** Promote **parking designs** compatible with neighborhood character and use patterns.

**Objective 3.5:** New traffic laws and patterns should be established to improve safety for pedestrians and bicyclists.

**Objective 3.6:** Improve **safety for bicyclists and pedestrians**.

**Objective 3.7:** Maintain current **bus service** to Hyde Park and improve existing bus stops in the neighborhood.

The sidewalk system in the Hyde Park was initiated by Monroe Shipe in 1891. This traditional pattern is the sidewalk is parallel to and approximately at the property line. Between the sidewalk and the street there are usually trees planted in the right of way (R.O.W.) in order to shade the street and the sidewalk.

By the early 1990s approximately 60% of the R.O.W. in Hyde Park included sidewalks. Most of these sidewalks fit into the original pattern. However, in some cases new sidewalks have been constructed closer to the street. This deviance from the pattern creates a disruption to the continuous pattern of sidewalks and often results in dangerous situations for the handicapped and the elderly. An example of this problem can be seen at several locations where a modern sidewalk was placed along the area close to the curb where light poles already existed, resulting in the poles blocking the pedestrian way.



An additional problem occurs on Duval because the sidewalks are too close to the curb: such sidewalks run through curb cuts for driveways, disturbing the level walkway that the sidewalk should provide.

Of the respondents to the property owners survey conducted by the neighborhood first in April 1991 and again in March 1999, twenty percent of respondents at both times the survey was administered said that a main interest was in maintaining and improving existing sidewalks and installing additional sidewalks in places where they are absent.

♦ Traditional Sidewalk Principles:

- \* For any new sidewalk project that is proposed to deviate from the traditional streetscape pattern, site plans should be presented to all parties to expedite the construction process and minimize unnecessary interruptions in the streetscape pattern. Efforts should be made to coordinate with Capital Metro, Public Works & Transportation and other City departments, and the neighborhood association.
- \* Prohibit patterns that are inappropriate such as wide curb cuts, diagonal curb ramps, curbside mailboxes and curbside sidewalks.
- \* New or repaired sidewalks should align with the existing sidewalks and maintain the original pattern of the R.O.W. (Right Of Way), allowing for the traditional area of grass and/or treelined buffer from the curb. This should be done from block to block to maintain a consistent pattern within the neighborhood.
- \* Existing City ordinances for sidewalks should be complied with where they are consistent with the traditional pattern (4' wide sidewalks on both sides of the street for each local-collector street, 5' wide sidewalks on both sides of each minor arterial street, and 6' wide sidewalks on both sides of each major arterial street).
- \* If a tree obstructs the path of a proposed sidewalk, the sidewalk should be routed around the tree and returned to its original route with a minimum amount of disruption to both tree and sidewalk. Other obstructions should be moved out of the path of a proposed sidewalk if at all possible.
- \* Ramps at the street termination of sidewalks help the disabled, children on bicycles and parents with baby strollers. Ramps should be provided at all street terminations of sidewalks. These ramps should be in line with the path of the existing sidewalk and perpendicular to the street.
- \* There should be no new paving in the right of way except for approved access to driveways and sidewalks. Prohibit paving of front lawns or the grass buffer between the sidewalk and curb.

Planning Principle: PW&T, Capital Metro, DRID, HPNA, NPT

Priorities for completing sidewalk repairs and gaps in the pedestrian network are described in the next two action items :

23. Complete the sidewalk system on both sides of the following streets: Speedway,

000413-03

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Duval, Guadalupe, 38th, 45th, and West 40th. **The highest priority for completion is for both sides of 45<sup>th</sup>.** (See Sidewalk Table on page 24) City Action Item: PW&T, Capital Metro

24. Complete the sidewalk system on at least one side of each avenue (Ave. A through Ave. H) and each numbered street (38th St. and 40th St. and 43<sup>rd</sup> St. and 46th) Caswell, Red River. **The highest priorities for completion are 40<sup>th</sup>, 46<sup>th</sup> and Caswell.** (See Sidewalk Table on page 24) City Action Item: PW&T

See Sidewalk Inventory and Priority Map and  
Status of above listed sidewalk projects:

Speedway—large gaps, obstructions

Duval – in progress

Guadalupe – *westside*: sidewalk installed, some pedestrian improvements with Triangle development planned, *eastside*: repairs and improvements, continuous sidewalk needed

38<sup>th</sup> – repairs and gaps

43<sup>rd</sup> - complete on one side

45<sup>th</sup> - large gaps, repairs (in process), north side substantially incomplete

46<sup>th</sup> -none are present at this time

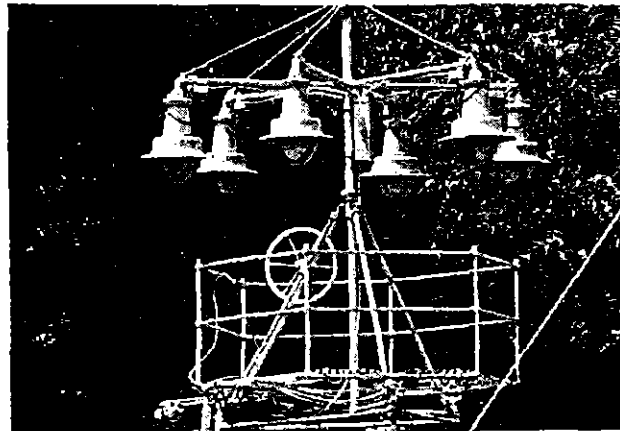
Avenue G - substantially incomplete North of 45th

W. 40<sup>th</sup> – key gaps need to be filled in

(See attached Sidewalk Inventory and Sidewalk Priority Map on page 25)

25. Any sidewalks built by property owners should fit the existing pattern. City Action Item: DRID, private property owners
26. Curb cuts for new developments or new driveways should not exceed the minimum standards for driveways as outlined in the City of Austin Transportation Criteria Manual (11/20/89, Tables 5-1 and 5-2). City Action Item: DRID, PWT
27. Permit outdoor seating as accessories to restaurants without requiring additional parking, where they are proposed in conjunction with a relevant transportation project. City Action Item: PWT, DRID, NPT

The existing street lighting in Hyde Park is made up of modern street lights at most intersections and the historic "moonlight tower" which is located at the corner of 41st and

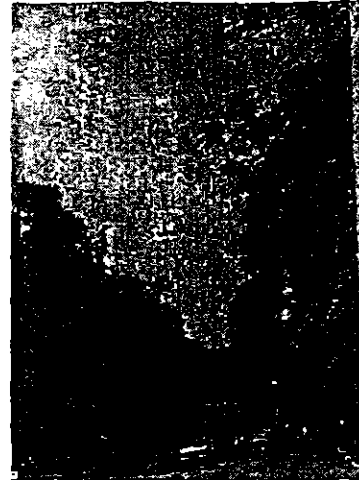


Moonlight Tower (June 1994)

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Speedway. The "moonlight tower" was installed in 1895, and at that time it must have provided sufficient light for most areas. Since that time, a mature canopy of trees has grown up throughout Hyde Park such that existing street lighting cannot illuminate the sidewalks in the summer.

28. Install additional lighting along the major pedestrian routes of 43rd Street, West 40th Street, Speedway and Shipe Park. (See Map on page 31) City Action Item: Austin Energy



Moonlight Tower (June 1994)

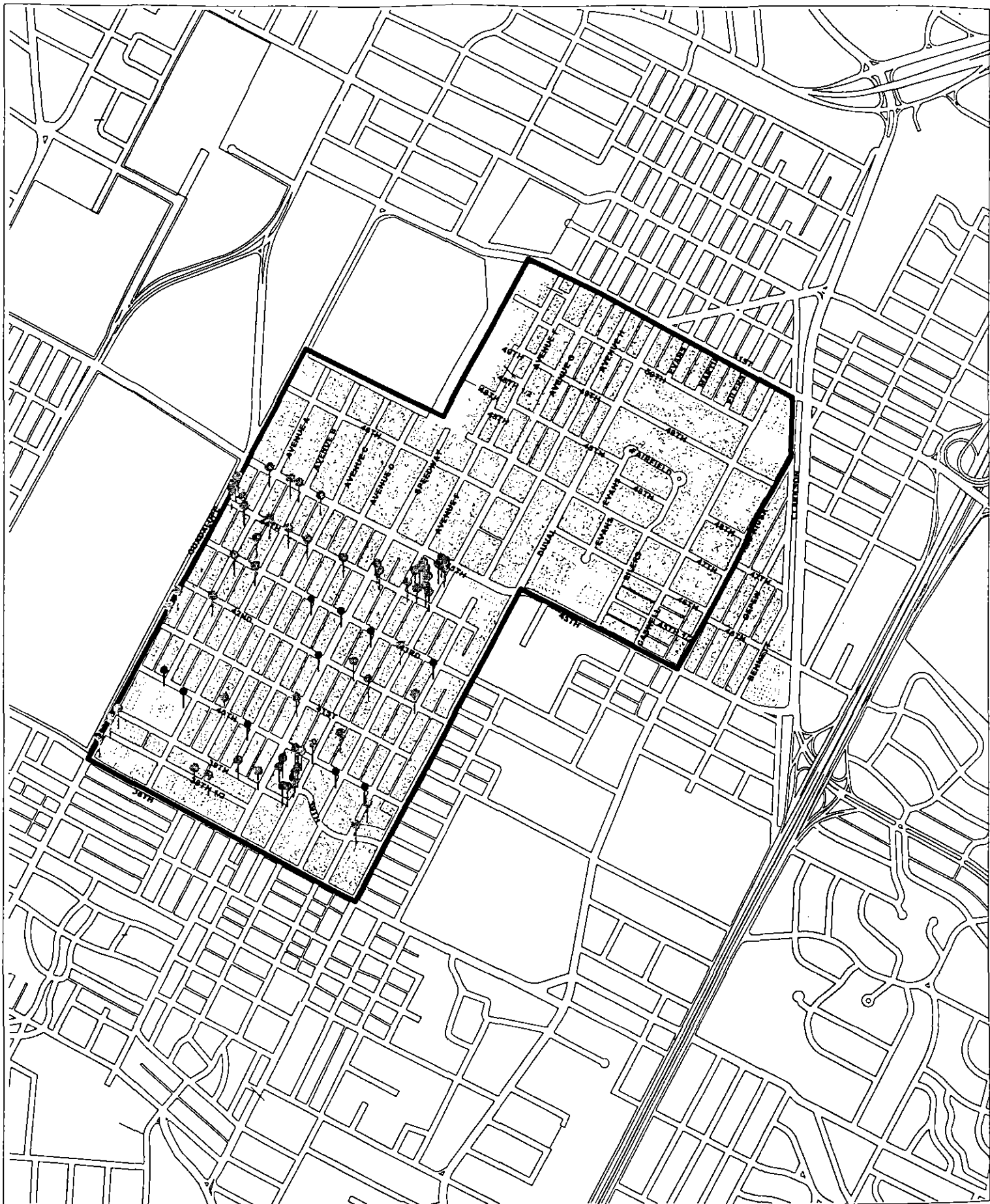
29. Trim trees in particularly dark areas in the neighborhood where existing lighting is present and allow proper lighting placement for new fixtures. Continue current program of notification used by the City of Austin with door-hanger flyers prior to trimming activity. City Action Item: PWT/PARD

- ◆ The style, height and extent of coverage of the light fixtures and lamppost should be appropriate to the historic character of the neighborhood. These light poles should be placed in a consistent pattern approved by the City of Austin, Hyde Park Neighborhood Planning Team and Historic Landmark Commission so that their foundations are not placed in public sidewalks, or obstructing other transportation corridors. Planning Principle: Austin Energy, NPT
- ◆ Maintain program for installing lighting in alleyways using "nightwatchmen" fixtures as requested by private property owners. Planning Principle: Austin Energy, NPT

Traffic remains one of the major problems for Austin, Hyde Park and other Central Austin neighborhoods. To maintain the urban neighborhood's residential quality, Hyde Park is interested in managing traffic through land use decisions, traffic calming devices and promoting alternatives to the automobile.

Improvements to the Traffic Impact Analysis process and public use of this information are supported by the neighborhood. Potentially using measured data for the process of traffic impact analyses rather than models and consulting an independent engineering firm on a regular basis for information related to traffic impacts of development projects could improve overall assessments of the effect of new development.

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**Hyde Park Neighborhood Planning Area**

Potential additional lighting

PECSO  
Neighborhood Planning  
Updated January 2000

• Proposed New Street Lights  
○ Current Street lights

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Traffic calming devices – traffic circles and additional 4-way stop signs – have been installed to reduce speeds. Public Works and the neighborhood will continue to monitor the success and consider other locations for traffic calming measures.

- ◆ Streets should be maintained but not improved to accommodate larger amounts of traffic flow unless such improvements are compatible with the character of Hyde Park. Planning Principle: PW&T, NPT

30. The City of Austin should continue to present significant plans for improvement to any streets in Hyde Park to the Hyde Park Neighborhood Association/ Planning Team for review prior to implementation. City Action Item: PWT, Capital Metro

31. Request that the Hyde Park Baptist Church, in conjunction with current and future development plans, address on-going traffic and parking associated with church and school activities. Neighborhood Action Item: NPT, HPBC, HPNA

32. The speed limit on Duval Street should be changed to 30 mph. This is a major route to the University of Texas and Robert E. Lee Elementary School and is heavily used by bicyclists. City Action Item: PWT

33. Street crossings at 45th Street and Avenues F, G, and H should have pedestrian crossings painted on the street and appropriate signage for vehicles to slow down and stop for pedestrians with a signal light crossing to access Shipe Park. City Action Item: PWT, NPT

34. Ensure safe crossings to other natural green spaces (Central Park, Shipe Park, Hancock, 40<sup>th</sup>/41<sup>st</sup> and Duval). City Action Item: PWT, NPT

- ◆ New development along 45<sup>th</sup> street should be required to face the avenues. This is an existing pattern in most of the neighborhood that should be preserved. Planning Principle: DRID

35. Restripe the intersection of 38<sup>th</sup> and Avenue B to facilitate left turns by the eastbound traffic on 38<sup>th</sup> street. It is understood that the limited right-of-way may narrow the bike lane significantly. It is desired that an attempt to accommodate the bicycle lane at this point is designed, but due to the congestion of traffic at this point the turn lane may benefit all modes of transportation along 38<sup>th</sup> Street. City Action Item: PWT

36. Large trucks should be prohibited from using 38<sup>th</sup> street at all times. Appropriate signage at access points should be installed. It is understood that this road functions as an arterial. Truck traffic on 45<sup>th</sup> and IH-35 is preferred. City Action Item: PWT

- ◆ Single family developments on 45<sup>th</sup> and E. 38<sup>th</sup> should keep current single family zoning and use. Planning Principle: DRID
- ◆ Maintain pedestrian safety of 51<sup>st</sup>, 45<sup>th</sup> and 38<sup>th</sup> by not decreasing the currently available pedestrian space. Do not widen the right-of-way. Consider various transportation solutions for improving safety and travel efficiencies. The long range transportation 2020 plan for the Austin region has identified 51<sup>st</sup> from Lamar to Airport Blvd for potential improvements from a minor arterial with 2 to 3 lanes to a minor arterial with 4 lanes. Planning Principle: PWT, PECSD, NPT, DRID

Parking for single family homes is typically to the rear of the lot at the end of a single lane drive. Concrete runners and in some cases gravel driveways are the traditional materials.

Parking along Guadalupe originally was head-in parking. There is some desire by the neighborhood to return to that design layout and/or promote parking at the back of the property with a vegetative buffer between the retail uses and residential uses. The neighborhood may in the future consider instituting a resident parking permit program to reduce parking on the local streets.

In general, Hyde Park has enjoyed a streetscape and parking pattern that is only interrupted by the automobile at locations where there is insufficient parking resulting in cars parked on lawns and sidewalks. The streetscape should maintain the human quality of the pedestrian, rather than automobile, focus.



- ◆ Parking spaces on single family zoned property should use, when possible, pervious materials. Planning Principle: DRID, HPNA
37. Require full parking compliance for single family uses undergoing additions or use change to duplex or two-family. City Action Item: DRID
- ◆ Encourage shared and mixed use parking for civic and commercial uses. Planning Principle: DRID
  - ◆ The neighborhood supports the requirement that parking should not be converted to

other uses (for example, dwellings or dumpsters) without replacing the required parking for a particular dwelling or business. Planning Principle: DRID

- ◆ The neighborhood supports the requirement that parking areas are included in impervious cover calculations. Planning Principle: DRID
- ◆ Encourage the use of open pervious pavers to reduce run-off. Planning Principle: DRID
- ◆ Prevent front yard/lawn parking and pavement. Planning Principle: DRID
- ◆ Require sufficient parking for duplexes, multifamily and commercial structures. Planning Principle: DRID

38. Key intersections should have curbs painted for no parking from the corner/intersection to address visibility issues, locations are: 40<sup>th</sup>/Duval, Park Blvd/Duval, intersections between Guadalupe and Ave B along 44<sup>th</sup>, 42<sup>nd</sup>/Guadalupe. City Action Item: DRID, PWT

39. Provide designated parking away from Hyde Park for commuters to decrease parked cars on local streets. Neighborhood Action Item: NPT, Capital Metro, UT

40. Encourage businesses and institutions to utilize park and rides, carpooling, public transit and other alternative transportation methods to reduce traffic and parking problems in the neighborhood. (Neighborhood Action Item)

Bicycles are used extensively for transportation by UT students and many others in Hyde Park. Bike lanes are marked along Speedway and Duval, however, cars are often parked in them. It is illegal to park in the Duval bike lane between 7am-7pm. It is posted with signage, enforced and usually free of cars.

41. Designate no parking along Speedway bike lane between 7 am - 7 pm, as currently posted on Duval, to increase bicycle safety. City Action Item: PW&T, NPT

42. Enforcement of existing parking regulations is essential to keeping the bike lanes open and safe for bicyclists. In addition, notices in the newsletter periodically will be useful in voluntary compliance. City Action Item: NPT, APD

Shipe's original plan provided trolley service for the Hyde Park area, which was no further than two blocks from any residence in the neighborhood. Today Capital Metro uses a standard maximum distance from a service route of four blocks and is convenient to most residences in the area.



*Busstop on Guadalupe*

Current bus stops are comprised of a Capital Metro sign which marks which route stops at the point of the sign. Some of the many stops in the area have a concrete area for awaiting riders to stand on, some have benches, a few have a covered waiting area. Many stops are comprised of only the Capital Metro sign.

Currently, the Capital Metropolitan Transportation Authority (Capital Metro) provides regular route service to the Hyde Park area via four routes—the North Lamar route (#1), the Woodrow route (#5), the Duval route (#7), Intramural Fields U.T. Shuttle route (IF), the Red River route (#15) and the Red River U.T. Shuttle route (RR).

Light rail planning has occurred for over ten years. Most of the scenarios include a critical piece of the system running up Guadalupe. Light rail is similar to the trolley system that allowed the development of the Hyde Park subdivision in the first place. An Austin-area (Capital Metro service area) referendum is currently planned for the Fall of 2000. In the event that light rail is approved, Hyde Park will want to participate in the station designs and other improvements necessary for a successful transit system. It is important that the light rail planning support and enhance existing pedestrian, businesses and residential uses.

- ◆ Bus service should be maintained to Hyde Park at current levels. Planning Principle: CMTA
- 43. Provide bus shelters at 39<sup>th</sup>/Guadalupe, 46<sup>th</sup>/Guadalupe in conjunction with Triangle development and at 43<sup>rd</sup>/Duval. Capital Metro Action Item
- ◆ Transit stops should incorporate amenities such as trashcans, benches and shelters that are useful to those who use public transportation. Planning Principle: CMTA

## CHAPTER 4

### **Goal 4: Maintain and improve public infrastructure consistent with existing neighborhood patterns**

The underlying neighborhood grid structure of the streets and alleys supports the character of the Hyde Park neighborhood. The grid makes walking and cycling to a destination practical. Driving to a particular destination is fast and efficient. Nevertheless, several conditions, if left unaddressed, could erode the quality of life which is inherent in the lay out of the region.

**Objective 4.1:** The traditional pattern and use of **alleyways** should be maintained.

**Objective 4.2:** Manage the placement and pick-up of **waste disposal containers** consistent with neighborhood patterns.

**Objective 4.3:** Provide regular maintenance to public **utility** infrastructure in the neighborhood.



Hyde Park is characterized by the pattern of its alleys as well as by the pattern of its streets. North of 45<sup>th</sup> Street there are some alleys mainly of gravel and of varying widths. The alleys run parallel to the avenues (north to south in direction) in the middle of almost every block in Hyde Park. They are mostly gravel; however, some of the alleys that receive a high volume of traffic are paved. The alleys are used primarily for utilities and trash pickups. They are also useful for access to some residences.

Maintenance of alleys is an important priority to Hyde Park residents. This fact is evidenced by the large turn out of individuals on alley clean-up day when alley garbage pick up was threatened. Alleys are 12' wide. While City code requires setback of 5' from the alley lot line, many existing structures were built to the lot line. It is important to keep utility poles aligned on only one side of the alley to maintain passage for vehicles. Since alleys are also used for walking in addition to a location utilities, the alleys need to remain passable. In general, private property owners need to help maintain the passageway through the alleys. Assistance from the City of Austin where vegetation has overgrown beyond the ability of individuals to cut back would be

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appreciated.

A critical concern to the neighborhood is infrastructure capacity based on current utility loads. When new developments near Hyde Park are built, it is imperative that water pressure, drainage, electricity and all the other basic utility services are not compromised. In fact, in many cases such as the water pressure, current loads on the system already cause difficulties for some Hyde Park residences. A general reminder to all stakeholders is "do not overload infrastructure capacity", while there is an element of common sense in this, it is important to analyze the impacts and needed improvements to the infrastructure to address new developments and continue to make urban neighborhoods sustainable.

- ◆ Alley garbage pick-up shall continue. Planning Principle: SWS
  - ◆ Utility poles should remain in and should be placed on one side of the alley so as not to preclude vehicle access and garbage pick-up. Planning Principle: Austin Energy, SWS
  - ◆ Vacating alleyways should not be permitted. Planning Principle: DRID, PW&T, SWS
  - ◆ Maintain alleyways with traditional gravel except where traffic levels or terrain require paving. Planning Principle: PWT
44. Request that Solid Waste Services use a portion of its public information funds/flyers/door hangers that are currently sent out telling the public to place trash and recycling at the curb be reworded for Hyde Park and other neighborhoods with alley service. City of Austin information that is sent out for curbside service often confuses residents, resulting in some houses using the alleys and other using the curb. City Action Item: SWS

Hyde Park was initially promoted by the developer as a "clean neighborhood." Clean streets and alleys have always been appreciated by residents. However, a deviation in this pattern was introduced when apartments were built over the past 40 years. Rarely has waste disposal been a planning priority with these projects. As a result, in numerous instances, dumpsters are illegally placed in the public right-of-way, obstructing the pedestrian way. In addition, streetscapes are littered with raw garbage, refuse, furniture and other large items. A complaint which is heard in various districts of the city is that commercial trash haulers use large, noisy trucks which empty the dumpsters the pre-dawn hours of the morning.

45. Regulate hours for trash pickups. City Action Item: DRID

It is beyond the scope of this document to predict the manner in which utility services will be delivered 100 years from now. It is important to area residents that currently available services are adequately distributed. It is important that options be left open in the future for utilities such as fiber optic wiring, computer networking, and new forms of energy. These future technologies should be distributed in such a way as to maintain the overall character of the neighborhood.

- ◆ Water and wastewater considerations must be factored into any future development which increases density of the neighborhood. Planning Principle: W/WW

46. Provide adequate water pressure to existing structures. City Action Item: W/WW

47. Bury conduit/power lines to facilitate future utility delivery systems in the alleys. This may be limited to arterial roads due to cost and level of neighborhood disruption. City Action Item: Austin Energy

- ◆ Maintain utilities in the alleys, including above and below ground utilities. Planning Principle: W/WW, Austin Energy

48. Regularize placement of all utility poles close to property lines and on one side of the alley. City Action Item: Austin Energy

49. Limit diameter of utility poles to restore vehicular and trash pickup to the alleys between Speedway and Avenue F. City Action Item: Austin Energy, SWS



*Neighbors help keep alleys open for trash pick-up.*

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## CHAPTER 5

### **Goal 5 : Protect and enhance the Guadalupe corridor and other commercial areas.**

The revitalization of commercial buildings and historic shopping and service patterns in Hyde Park is important for the continued vitality of the neighborhood. Most of the attention in this section is devoted to the Guadalupe corridor due to the neighborhood's planning work done in response to the light rail planning efforts and the development of State lands of the last few years. All of the commercial sites of the neighborhood represent the remaining commercial sites from a time when there were tiny stores on many of the corners of Hyde Park. These commercial sites are important to the vitality of the neighborhood and are frequented by neighbors and visitors. The Guadalupe Corridor, once a highway to points north, serves not only the neighborhood but commuters and visitors as well. It also forms a boundary for the neighborhood and provides a location for businesses that appeal both to local residents and customers drawn from a larger area. *The district includes three blocks that are potentially eligible for recognition in the National Register. These blocks, 40<sup>th</sup> to 43<sup>rd</sup> Streets, have the traditional elements that encourage pedestrian activity and shopping: buildings built to the front property line with awnings over the sidewalk, glass storefronts and parking to the rear. This corridor is served by the North Lamar bus, which has the City's highest ridership. This corridor is in need of improvements for pedestrian and bicycle comfort and safety, support for its businesses and streetscape improvements. Creating a more uniform streetscape and minimizing the size and impact of driveways on the pedestrian is also desired. The following objectives address the concerns for continued neighborhood compatible commercial uses, especially as they relate to future development in the Guadalupe Corridor.*

**Objective 5.1:** Support the creation of specific **guidelines** to address commercially zoned property to remain compatible with the surrounding neighborhood.

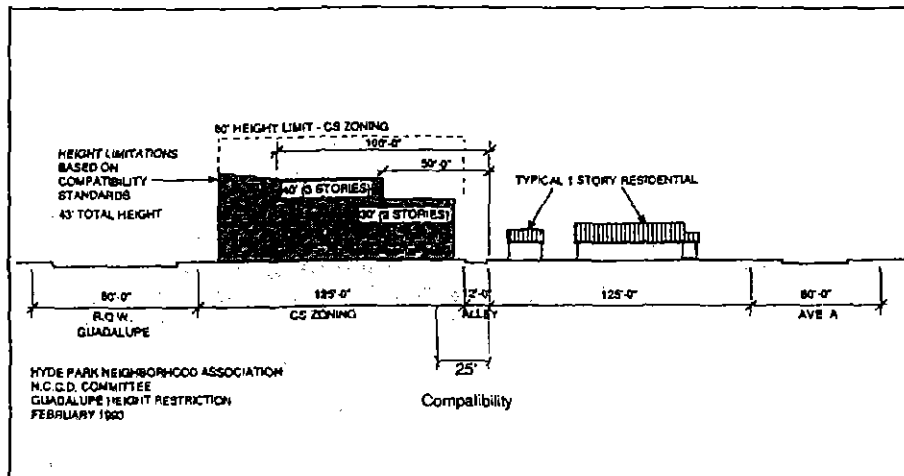
**Objective 5.2:** Structure and direct preservation and enhancement on Guadalupe Street through the establishment of a **development district for the Guadalupe Corridor**.

**Objective 5.3:** Promote a **system of transportation** along the Guadalupe Corridor which will serve commuter needs, support existing businesses and reduce negative auto impacts on residential area.

**Objective 5.4:** Maintain the historic relationship between Hyde Park and the **Austin State Hospital (ASH)**, an entity which has served many needs in the community.

**Objective 5.5:** Revive the **business district in the Guadalupe Corridor** as a pedestrian oriented promenade, which functions as a main street for the area.

**Objective 5.6:** Protect and enhance the **streetscape patterns along the Guadalupe Corridor** which are in keeping with the historic patterns, scale, and use patterns of Hyde Park.



*Cross-section of Guadalupe under compatibility standards (Prepared by HPNA, 1993)*

The Guadalupe Street corridor, and the properties that abut it, forms an important hub of community activity. A development district or "corridor plan" should be formed to direct preservation and implement changes in the area to ensure its vitality and compatibility with surrounding areas. All properties abutting Guadalupe from 38<sup>th</sup> Street to 51<sup>st</sup> Street should be under the joint and equal direction of the State of Texas, City of Austin, Capital Metro, and Hyde Park Neighborhood Association and should include critical participation of local merchants. It is important to coordinate work to establish historic buildings, design review standards and the NCCD with Guadalupe improvements.

50. Develop a corridor plan through the future Smart Growth corridor planning effort for the Guadalupe corridor including the following elements:

- a) include all stakeholders in planning process
- b) transportation enhancements
- c) land use, zoning, historic resources
- d) support local businesses
- e) State property

There are several areas of the streetscape environment that need attention in this work including: curb cut width, location of driveways, parking layouts, pedestrian crossings, bicycle lanes, transit stops, lighting as well as building orientation. City Action Item: PECSD, NPT, Capital Metro, State of Texas, HPNA

Through traffic has caused increased concern in inner city neighborhoods for safety for all transportation modes. A number of modes of transportation need to be addressed along the Guadalupe Corridor including public transportation/Light Rail (LRT); vehicular traffic; pedestrian traffic.

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- ◆ A determination for the implementation of light rail has not been made. If the referendum supports light rail, the following action item should be applied [NOTE: The following action item was adopted by the neighborhood in 1994 and should be revisited as a part of any future rail planning effort.]:

A light rail station and properly located tracks would both enhance pedestrian activity and the business and residential activities in the district. Important issues related to LRT in the Guadalupe Corridor include the following:

- a) Align tracks on the western edge of Guadalupe or interior to the Austin State Hospital property since a center alignment of the track would produce congestion and numerous safety and vehicular hazards. [The preference for the western alignment by the neighborhood is from an understanding in 1994 that a center alignment would prevent left turns into the neighborhood from Guadalupe due to a "curb-like" structure associated with the proposed center alignment. Improved technology and in-street rail may allow left turns across the rail at protected intersections. As noted above, additional planning work with the neighborhood, Capital Metro and the State will be needed in the event that the rail program moves forward.]
  - b) Acquire ROW from the State if needed to preserve the existing business district and access to Hyde Park along the eastern edge.
  - c) Reinforce LRT desirability by providing local shuttle routes for residents.
- Planning Principle: Capital Metro

- ◆ Promote greater use of public transportation by negotiation with major employers in the area (State offices, Seton, the PUD, etc.) to have shuttle plans and /or a program of assistance to ensure that the major portion of their employees use public transit. Reduce parking requirements/limits along the transit corridor and for major employers who commit to permanent support of their employees using public transit. Planning Principle: Capital Metro, major employers
- ◆ Design possible light rail stations and amenities to recognize and support the high percentage of bicycle use at transit stops. Planning Principle: Capital Metro, NPT, major employers
- ◆ Vehicular traffic should be reduced if possible to decrease congestion and make Guadalupe a pedestrian-friendly zone. Planning Principle: DRID, PWT
- ◆ Distribute through traffic on Lamar and Guadalupe recognizing that Guadalupe is a narrower street and more conducive to slower traffic and closer to a residential area than Lamar. Planning Principle: PWT, DRID
- ◆ Standardize parking requirements for office, retail and personal services to simplify permitting issues due to tenant turn-over. Planning Principle: DRID

- ◆ Reestablish head-in parking along Guadalupe (between 38<sup>th</sup>-45<sup>th</sup>). Planning Principle: DRID
- ◆ Protect the boundary function of Guadalupe by not extending vehicle traffic across the ASH property. Should any streets be extended, offset the curb-cuts to discourage cut-through traffic. Additional planning work with the State would be needed when this property is redeveloped. Planning Principle: NPT, State

For the Guadalupe corridor, an attractive "people-oriented" district that provides access for pedestrians and disabled persons is a high priority. Characteristics important for the development of such a district are the following:



*Similar development to the work done at 43<sup>rd</sup> & Duval could be done on Guadalupe*

- ◆ Improve the continuous, defined, safe sidewalks with appropriate amenities (lighting, awnings, benches, etc.). Planning Principle: DRID, PECSD (corridor planning), NPT
51. Encourage retail and service uses at ground level with activity visible from the sidewalk (Guadalupe). City Action Item: PECSD, NPT
- ◆ Reinforce the historic development patterns, which support pedestrian use along Guadalupe and auto access from alleys, side streets and on street parking in front of businesses. Planning Principle: PECSD
  - ◆ Reduce curb cut width for better pedestrian safety and provide landscaping in or adjacent to the right of way, especially in the 3900 block. Planning Principle: PW&T, PARD, NPT



*Business along Guadalupe*

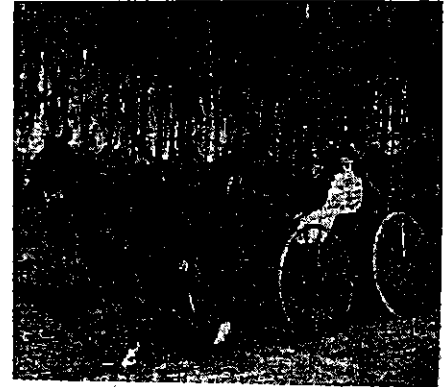


*Run for the Roses Race – 1994  
Finish Line at the Austin State Hospital*

Along the western edge of the Guadalupe corridor is the Austin State Hospital. ASH and Hyde Park have enjoyed a mutually beneficial relationship for over 100 years. The ASH property has served as a focal point of civic use, been an employer to residents, a source of customers for Guadalupe businesses, and an island of open space for residents of Hyde Park. Maintaining these relationships should be a primary goal for future use.

ASH should continue to fulfill its historic mission and preserve its existing campus, including:

- Preserve ASH structures, trees, and campus character.
- Maintain views from Hyde Park and Guadalupe to the dome of the historic main building.
- The City should consider acquiring parkland to offset the added density of future development in this area.
- Preserve Historic State Hospital building.



*Photo at Austin State Hospital  
from Austin's Hyde Park,  
(Austin History Center)  
Sarah and Thad Sitton*

In the event that the need arises to convert the property to other uses, open space should be considered a critical need in this one of the most densely populated areas of Austin.

The order of most desirable long term uses are:

- 1 - ASH
- 2 - Parkland
- 3 - Civic use in concert with parkland
- 4 - Private development coordinated with civic uses and parkland.

Primary Contacts: ASH/TMHMR, NPT

Any new development should accommodate uses beneficial to the entire community without disrupting the character of Hyde Park or other surrounding neighborhoods. Especially important are the following:

- Such a development should realize the benefits from the proximity to possible future LRT.
- Make park and open space needs of the community, employees, clients, and customers the major theme of any new development.
- Provide complementary retail and civic uses for any substantial residential

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development to function as an independent enclave.

- Design perimeter development to reflect similar scale, use, and activity patterns as properties across the boundary street.

Primary Contacts: State, DRID, NPT

Along Guadalupe, the restoration and revival of retail and personal service businesses along a pedestrian oriented promenade should be the goal for the future. Existing buildings on the eastern edge of the Guadalupe Corridor, including three blocks of structures on the western edge, historically framed the main street for the area and provided access points to the west and south.

- ◆ Human scale and locally owned small businesses should be encouraged to restore and enhance the compatible local retail character. Planning Principle: DRID, PECSD
- ◆ Reserve street front retail, personal service and other small business on the ground floor of any new structures. Planning Principle: DRID, PECSD
- ◆ Allow apartments and small offices on any 2nd and 3rd floors. Planning Principle: DRID, PECSD
- ◆ Forbid late night, adult entertainment oriented or loud uses. This is addressed by not allowing a late hours alcohol permit and enforcing the noise ordinance. This does not preclude a pub within the confines of these provisions. Planning Principle: DRID

Public and private improvements should create a "main street" providing goods and services to neighborhoods and commuters in a pedestrian-friendly streetscape pattern.

52. Limit height of structures to 30' at back portion of property adjacent to residential (see graphic at beginning of Chapter). (Mixed use structure, design guidelines) City Action Item: DRID, PECSD

53. Place storefronts and building entrances at the front property line to reinforce the pedestrian character of the street. (Mixed use structure, design guidelines)  
(Mixed use structure, design guidelines) City Action Item: DRID, PECSD

54. Buildings should have ground floor clear glass store fronts that establish visual connection between activity inside and on the street. (Mixed use structure, design guidelines) City Action Item: DRID, PECSD

- ◆ Phase out or eliminate utility poles and billboards to reduce visual clutter and pedestrian impediments at 38<sup>th</sup> 1/2 (billboard), 42<sup>nd</sup> and 43<sup>rd</sup> (billboards), 38<sup>th</sup> – 42<sup>nd</sup> (cable tv poles). Billboards are regulated by the State and compensation for their removal is costly to public entities. Planning Principle: Austin Energy, DRID

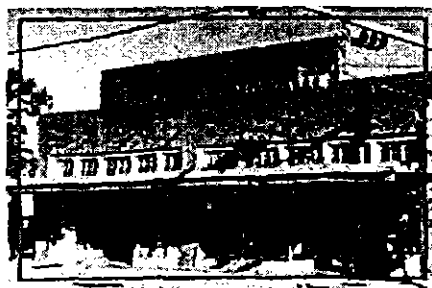
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- ◆ Maintain the existing street light standards for street roadway lighting and encourage pedestrian lighting under canopies and awnings, on buildings, and possibly additional public lighting. Planning Principle: private property owners, coordination with Austin Energy

55. Mitigate alley nuisances to residents by paving alley between Guadalupe and Avenue A and returning trash service to the alleys with daytime pickup. Neighborhood Action Item: private property owners, SWS, private trash haulers

- ◆ Preserve existing trees, identify appropriate sites for new plants and consider altering landscaping requirements for projects that preserve existing buildings and enhance the streetscape of Hyde Park. Trees and large shrubs be maintained at the rear of lots to buffer the residential area behind Guadalupe Street. Planning Principle: HPNA
- ◆ Continue the pattern on Guadalupe Street which locates the parking on the back one-half of the lot. The question of alley access to the parking should be considered on a case by case basis; however, if alley access is approved, for a particular site, the alley should be paved by the property owner (with speed bumps included). Planning Principle: DRID
- ◆ It is recommended that no ground-level parking be allowed under buildings along Guadalupe, especially where visible from the street. Planning Principle: DRID
- ◆ Promote masonry structures compatible with older commercial properties be considered for any redevelopment along Guadalupe Street. Planning Principle: DRID
- ◆ Use fences only of a height required to shield headlights. Planning Principle: DRID
- ◆ Signs should be non-flashing and in keeping with the historic character of Hyde Park. Planning Principle: DRID.

56. Air conditioner compressors should be located out of sight from Guadalupe Street and away from the residences on the alley, possibly on the roofs of the buildings behind parapet walls (policy amendment in progress). City Action Item: DRID, NPT



*The Hyde Park Marketplace uses a parapet wall to screen the air-conditioning and other equipment.*

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## CHAPTER 6

### Goal 6 : Foster a genuine community of neighbors of every age and background.

Hyde Park is a neighborhood with a strong spirit of community, identity, security, diversity and culture; with citizen access to a functional, adequate and environmentally enhancing system of public services; and with a strong commitment to preservation of the physical, cultural and social history and character of the area (See Map of Public Facilities on page 49).

We envision the Hyde Park of the future as a treasured central city neighborhood, respected for its original and enduring character which has survived its first 100 years; not a small feat in a culture where the life cycle of any building or neighborhood is thought of in decades, not centuries. These objectives are intended to define common purposes while encompassing neighborhood diversity.

**Objective 6.1:** Promote and maintain a **diverse culture** of young and old, students and workers, civic groups and merchants, of various races and cultures who respect and appreciate their diversity, recognize their common goals, reach out to newcomers and those in need, and exhibit pride in and commitment to their community.

**Objective 6.2:** Respect and preserve the **network of public life** created by public, civic, social and commercial activities (schools, associations, churches, shopping, etc.) which serve residents and are linked by a pleasant and safe sidewalk system.

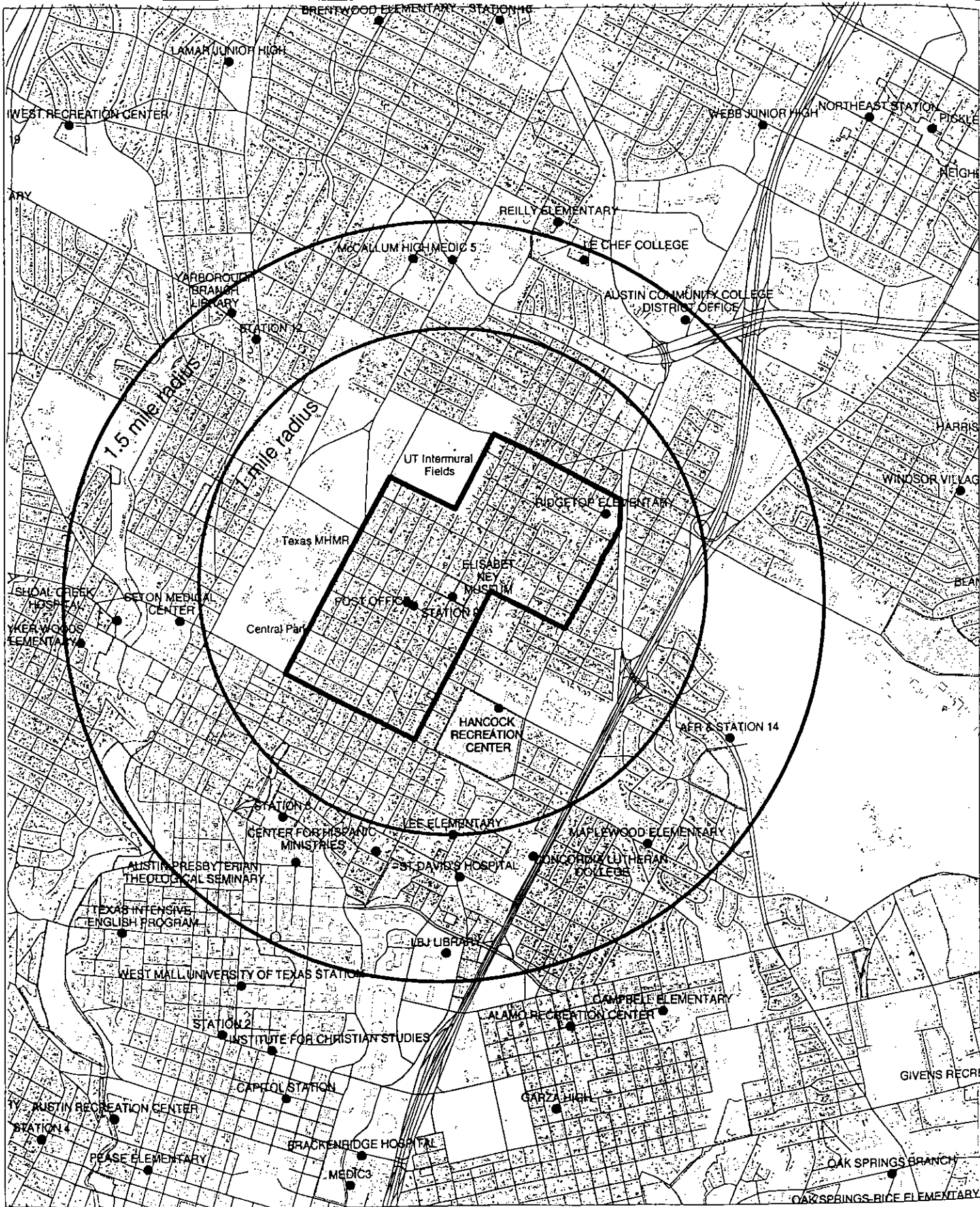
**Objective 6.3:** Preserve and encourage a network of safe and **varied activities and opportunities** for neighbors of all ages which strengthens their sense of ownership and belonging in the neighborhood and provides a supportive environment in which to live.

**Objective 6.4:** Enhance the child-friendliness of the neighborhood.



*Drop by the Avenue B Grocery and pick up a great sandwich and some groceries - this neighborhood store has served Hyde Park since the 1920s.*

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**Hyde Park Neighborhood Planning Area**  
Public-type Facilities

PECAD  
Neighborhood Planning  
Period: January 2024

This map was prepared by the City of Austin, Texas, and is not a warranty or a representation of any kind. The City of Austin, Texas, is not responsible for any errors or omissions on this map. The City of Austin, Texas, is not responsible for any damages or losses resulting from the use of this map.





*Housing types in Hyde Park*

Hyde Park has historically provided affordable housing through a variety of housing choices:

- \* two family housing
- \* garage apartments
- \* multifamily that looks like single family
- \* apartment complexes
- \* rental houses

57. Promote housing for the elderly by allowing conversion of existing apartment buildings. Neighborhood Action Item: NPT

58. Continue to sustain an active neighborhood association that includes all stakeholders in the neighborhood to communicate, discuss and organize on behalf of the overall preservation of the neighborhood. Neighborhood Action Item: NPT, HPNA

59. Preserve Baker School and encourage its return to use for public academic purposes and community uses. Neighborhood Action Item: NPT, AISD

60. Maintain Ridgetop and Robert E. Lee schools for public educational and community uses. Neighborhood Action Item: NPT, AISD

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

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62. Support the creation of a House Museum in Hyde Park. This supports the conversion of a historic home into a museum displaying techniques for restoration and other historic elements specific to Hyde Park neighborhood house types.  
Neighborhood Action Item: NPT, HPNA

Currently numerous venues offer day-care in the area: The Children's Discovery Center on Duval, The Montessori School on Avenue H, Kipling's Children on Guadalupe, Mother's Day Out and day care at area churches. The Junior Helping Hand provides residential assistance for children. Hancock Recreation Center nearby provides after school care for Lee Elementary and provides summer care and other programs. Lee Elementary provides after school care as does Ridgetop Elementary for their own students. 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.

- ◆ 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

## CHAPTER 7

### **Goal 7: Preserve the natural beauty, open spaces, and watershed systems of the neighborhood.**

The green and open spaces of Hyde Park contribute in a fundamental way to its character. These spaces range from the block-sized Shipe Park and the spaces surrounding the Elizabeth Ney Museum to the grassy, tree-shaded borders separating streets from sidewalks and the corner gardens that dot the neighborhood. Waller Creek, which runs through the neighborhood, contributes to the natural beauty of the area and could do so to a greater degree if properly maintained. In addition, open spaces on the edge of the neighborhood, such as the University of Texas' Whittaker fields, the Hancock golf course and recreation center and spaces on MHMR's property (e.g., the park area adjacent to Central Market, the Triangle), provide recreational opportunities and relief to the eye for Hyde Park residents. The preservation and enhancement of green and open spaces within the neighborhood is essential to the maintenance of quality of life for Hyde Park residents.

**Objective 7.1:** Preserve **Shipe Park** as a neighborhood park and maintain its amenities, while establishing and improving other recreation sites.

**Objective 7.2:** Protect neighborhood **waterways**, preserving Waller Creek and restoring it to its natural beauty.

**Objective 7.3:** Ensure adequate **drainage** to prevent flooding in Hyde Park.

**Objective 7.4:** Maintain and enhance the current pattern of green **landscaping** and trees in the right-of-way, with corner gardens at intersections.

**Objective 7.5:** Support citywide goals of **conservation of natural resources** as they pertain to Hyde Park.

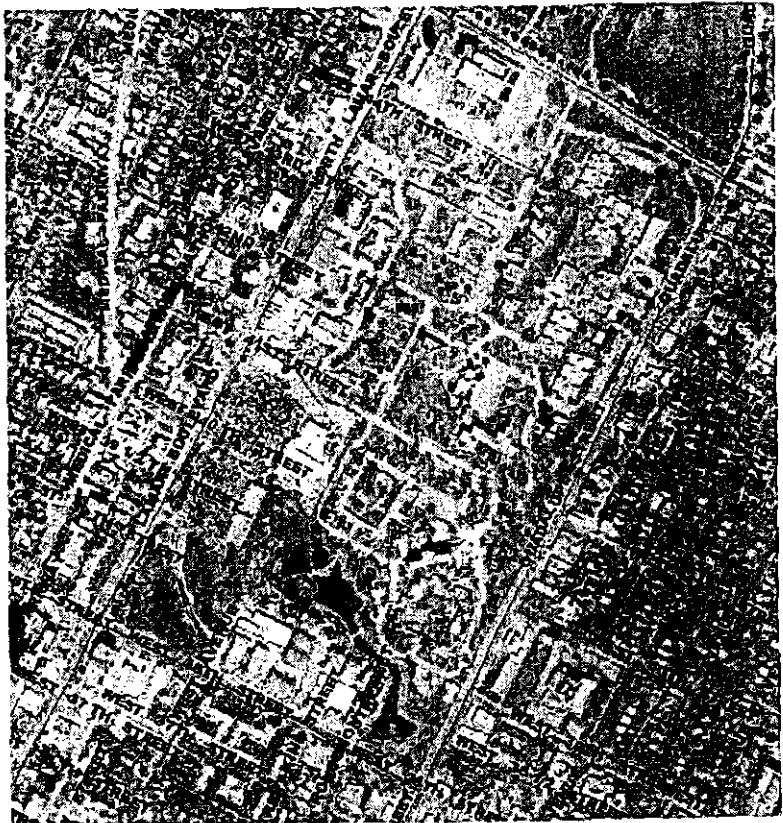


Shipe Park is the City of Austin park that lies within the boundaries of the Hyde Park neighborhood. The park is named after the founder of Hyde Park, Monroe Shipe. The area of the park encompasses an entire block in the neighborhood, bounded by 45th Street, Avenue F, East 44th Street, and Avenue G. The park

provides many recreation opportunities, such as tennis and swimming, for the residents of Hyde Park and surrounding areas. The park was dedicated in 1928. Today, due to intensive apartment building in the 1970's and 1980's, the park serves a population at least double that which the area was expected to accommodate when it was dedicated. The park is also used by private schools and day care groups in the neighborhood and surrounding areas. The Shipe Park swimming pool was restored in 1992-3 as a Capital Improvement Project, and the playscape was replaced by the City of Austin (due to age and to conform to newer safety and accessibility requirements) in 1998.

63. Additional park facilities should be provided as following:

- a). The City should secure additional parklands and facilities nearby to relieve a crowded Shipe Park. Primary location to review is a portion of the State (Austin State Hospital or "Triangle Property") property. Use of the current parkland dedication ordinance may be a useful guide to determine approximate size.
- b) The State should make available State land for use as parkland/open space for State employees and new residents of state-owned lands.
- c) Austin Independent School District (AISD) should improve and maintain the facilities at Baker School, including the Baker School fields



*Austin State Hospital and related State properties*

City Action Item: PARD, PW&T, DRID, State, NPT, AISD

64. Improve safety at Shipe Park by completing sidewalks around the perimeter of the park, link sidewalks to internal park pathways to bridges, and pathway lighting. Lighting is present at the park but lights need to be consistently on in the evening for safety in the area. City Action Item: PARD, PW&T, DRID, State, NPT

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One major creek system, Waller Creek flows from north to south, flowing under 45th Street between Speedway and Avenue F, under Avenue F between 45th Street and 44th Street, under the Avenue G bridge, through the Ship Park/Ney Museum area, and under Duval Street between 45th and 44th Street. In recent years, the banks of Waller creek have, in a number of locations, suffered extensive erosion, due in large part to development both upstream and within Hyde Park. The requested stabilization and beautification of Waller Creek was completed in the Spring 1999 by the City of Austin Watershed Protection Department.

- ◆ Any work or alteration of the flood plain or channel of Waller Creek should be of such a nature that it improves the general condition of the stream and minimizes erosion and flooding. Planning Principle: Watershed Protection
- ◆ Exposed and under cut pipe and other under cut structures in the creekbed area should be reinforced. (Completed) Planning Principle: Watershed Protection
- ◆ Any changes to the channel of Waller Creek should support the retention of the flora and fauna that characterize the creek. Planning Principle: Watershed Protection, DRID, PARD

A considerable portion of the runoff that contributes to the flooding in the 45th Street area comes from land immediately north of 47th Street which is owned by the State of Texas and the University of Texas. This land is mostly open with some outdoor recreational facilities, while the land in the 45th Street area is residentially and commercially developed with a large amount of impervious cover relative to the open land to the north. The area along Waller Creek from the University of Texas land to Duval shows single family and duplex residences and apartment buildings that lie in the 100 year flood plain. New construction is limited by a City ordinance requiring land in the 100 year flood plain to be dedicated for a drainage easement.

Recent work in the Hyde Park area has resolved many Waller Creek drainage issues but flooding and poor drainage still remain a problem in parts of the neighborhood. The State property or the "Triangle" property redevelopment project has proposed a major detention facility on the property. This is necessary irrespective of the development project.

The City of Austin Watershed Protection Department has been working on a citywide master plan that is scheduled to be completed by June 2000 which will recommend improvements to the infrastructure for drainage, retention ponds, flooding and impervious cover issues city-wide.

65. Address erosion and flooding issues at 4500-4600 blocks of Speedway and Avenue D in the Hyde Park Annex area and include the following elements and concerns:

- \* Excessive erosion
- \* Unbuildable lots due to flooding
- \* Movement of the floodplain (floodplain "creep")
- \* Streetscape elevations
- \* Flood prevention
- \* Building regulations
- \* Impervious Cover issues

66. Retention ponds should be constructed upstream of Hyde Park according to the Waller Creek Flood Management and Water Quality Study, Erosion Study and related plans with the State property development to prevent flooding and address drainage for the area.

67. Retention ponds should *not* be required for single-family resubdivisions that result in traditional lot sizes and development that is in keeping with adjacent development. This is to address a few larger lots in the neighborhood that currently are not legal lots or need to be resubdivided into less than 4 traditional lots (under 1 acre). City Action Item: DRID, Watershed Protection

Most of the streets are bounded by curb and gutter; however there are some areas of streets in the study area have no curb and gutter coverage. Curb and gutter aids in the drainage of the streets and helps to maintain the continuity of the right of way (R.O.W) and prevent erosion.

68. Every street should be fitted continuously with curb and gutter to aid in drainage and maintenance of the right of way. Neighborhood Action Item: private property owners (as needed)

Before Hyde Park was developed, it was a post oak forest. Many of the trees were cut down and used for railroad ties. Today the neighborhood is an urban forest with many pecan trees and other varieties. The southwest corner of the neighborhood still contains a number of large post oak trees. Currently, the existing pattern of landscaping in the street right of way in the Hyde Park study area consists of trees that line the streets and provide shade to both pedestrian and motorist, and corner gardens that help beautify the neighborhood. Although this is a predominant pattern of landscape in the right of way, there are areas where the pattern is interrupted by excessive curb cuts and paving.

69. Identify, preserve, protect, replace and increase the trees and landscaping amenities in streetscapes, parks and other natural areas of Hyde Park. Neighborhood Action Item: HPNA, PARD, PWT

- ◆ Preserve the characteristic shade canopy by maintaining and extending the existing pattern of street trees. Prevent subterranean construction that would result in damage to existing street trees or prevent planting of street trees. Planning Principle: DRID, PWT
- ◆ Special efforts should be made to preserve significant trees and, if they are lost, to replace them with other large trees. Planning Principle: PARD
- ◆ Corner gardens should be allowed if they neither interrupt access by pedestrians on the right of way nor block the view of motorists per current City code. Planning Principle: HPNA

By and large, residents of Hyde Park tend to be committed not only to preserving their own neighborhood, but also to preserving the natural beauty and resources of the region as a whole. Aspects of neighborhood preservation, such as maintaining and enhancing the streetscape (thereby contributing to cleaner air) and improving the water quality in Waller Creek, promote this goal. However, attention to conservation of natural resources can be achieved in additional ways.

- ◆ Conserve the lawns, gardens, and open spaces associated with homes and other buildings. Planning Principle: HPNA, NPT, DRID



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## CHAPTER 8

### **Goal 8: Promote safety and reduce crime**

**Objective 8.1:** Maintain the #9 Fire Station at the current location.

**Objective 8.2:** Support and encourage consistent and regular **police protection** in Hyde Park

**Objective 8.3:** Support the necessary improvements to maintain high quality and efficient **emergency services**.



Hyde Park has appreciated the continued service from the historic #9 Fire Station since 1929. The Hyde Park Neighborhood Association has been vocally on the side of inner City fire defense for the past 20 years. The #9 station has helped to maintain inner city fire service and has been one of the 14 units designated to defend the State Capital against fire. In addition to fight fire-related emergencies, every firefighter in the Austin Fire Department is trained to be a certified emergency medical technician. Therefore emergency calls are often directed to the nearest fire station.

In 1972, the Office of the City Manager proposed the closing of station #9 based on the 1970 Fire Protection Plan. The rationale was that population was declining in the service area, but data from the plan showed the opposite conclusion and the City Council voted to keep the station. In 1973, an insurance service survey recommended enlarging the station #9 by adding a ladder truck. In 1975, the Office of the City Manager again recommended to close station #9. The Planning Commission unanimously recommended keeping the station. The recommendation to close the station was then brought in front of the City Council and they voted to keep the station open. There was controversy again in 1987. At that time the Office of the City Manager

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again made a proposal to close the #9 fire station claiming that the 3-minute service areas overlapped. What failed to be mentioned was the fact that the definition of response time that defines the 3-minute service areas had been changed by the Fire Department from time of initiation until arrival time to time of dispatch until arrival time. This change of the definition caused reported response times to be erroneously low and therefore caused 3-minute response areas to falsely overlap. Again, in 1988, the Office of the City Manager recommended that station #9 be shut down, even with the decline in response time that was hidden under the new definition, and an increase in fire calls in the area.

- ◆ Maintain fire service from #9 station at its current level of excellence and preserve its historic structure and natural amenities
- ◆ Maintain current excellent levels of EMS service to Hyde Park.

The relative safety and low stress in Hyde Park is the result of the particular forces of social cohesion discussed in other areas of this document. Nevertheless, one burglary, one assault, is one too many. One house burned down is a crime. The best measure to ensure the safety of the residents is the program of neighborhood based policing introduced in 1998. Several recommendations to maintain and improve the level of security in Hyde Park are:

70. At periodic updates at neighborhood association meetings, police representatives should apprise the neighborhood of ways to prevent crime through actions like:

- \* Neighborhood watch
- \* Abatement of hazards like overgrown vegetation
- \* Alarms
- \* VIP – Volunteers In Policing

City Action Item APD, HPNA

71. Encourage police protection of Shippe Park. City Action Item: APD, PARD

The neighborhood-based policing model began in 1998. It is presently a priority with the city of Austin and the Police Department. Nevertheless, the first community-based officer was reassigned after only three months. It is important for the police to know who lives in the district and who does not. This knowledge of the area will improve the quality of crime prevention and detection.

72. Retain neighborhood assignment of police officer for at least 18 months. City Action Item: APD

- ◆ Support police accountability by a civilian-based board. Planning Principle: APD, NPT

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*The following is standard language all neighborhood plans contain. The purpose is to make clear that the adoption of a plan does not guarantee or obligate the City to implement any particular action item. Please read the following for a complete understanding of this issue.*

## **Implementation**

By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

### **City Boards, Commissions and Staff**

The numerous boards and commissions of the City will look to Hyde Park Neighborhood Plan when they need guidance about the neighborhood. The Historic Landmark Commission will work with the neighborhood to utilize its preservation programs. The Planning Commission will already know if a proposed zoning change in Hyde Park would be appropriate and supported by the residents and businesses of the neighborhood. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

### **Department Budgets**

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the Hyde Park Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

### **Capital Improvement Projects**

There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long term interests of the

neighborhood and the community as a whole.

### **Other Agencies and Organizations**

Other agencies and organizations outside City government will play a key role in the implementation of the Hyde Park Neighborhood Plan. As these agencies look for public input, the Hyde Park Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

### **Direct Neighborhood Action**

*Some of the elements of the Hyde Park Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. The neighborhood has traditionally managed alley clean-ups, graffiti clean-ups, tree plantings, and the creation of historic markers, which are a few examples of projects that might best be accomplished by the neighborhood.*

### **Schedule of Implementation**

The implementation of the Hyde Park Neighborhood Plan will be monitored. *Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in Hyde Park Neighborhood Plan, the status will be tracked. A check date, if not a completion date, will be set for each item. This tracking chart will be updated regularly as more information becomes available and as the status of projects change. An update report is scheduled for the Fall of 2000 to summarize the overall implementation status of the plan's recommendations.*

### **Updating the Hyde Park Neighborhood Plan**

Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. Hyde Park Neighborhood Plan will undergo regular review every 6 months. The Neighborhood Planning Leadership Team will conduct this review, updating the status of the action items and considering additions or amendments. The Neighborhood Planning Leadership Team may also designate subcommittees to assist in this review however, just as the full Leadership Team represents the diverse interests of the neighborhood, the updating subcommittee should include representatives of homeowner, renters, businesses and non-resident property owners. Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make. How often this will be necessary depends on how much the conditions have changed in the neighborhood. Overall, it seems that a neighborhood plan, with any needed changes, should be re-approved and re-adopted every 5-7 years.

## **Tracking Implementation**

The Hyde Park Neighborhood Plan Implementation Tracking Chart (Appendix A) provides a way to easily check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the estimated cost, the current status and comments that include the next needed action. This chart will be updated as the status of the projects change and as new information is available (See Tracking Chart).

Priority Ranking	Action Item #	Action Item - DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status / Date Completed	RCA Ref. #	COMMENTS
1	1	Complete the Neighborhood Conservation Ordinance.	City Action Item: PECS	NPT	Meghan Wieters 499-6386	\$17,000	50% complete	2	
2	8	Prevent the removal or demolition of historic structures.	City Action Item: DRID		Barbara Stocklin 499-2414	\$0		2	in progress
3	2	Establish a design review process with binding guidelines for making changes to existing buildings for adding new structures in Hyde Park in a local historic district. Establish non-binding guidelines within the proposed NCCD and, if legal, in future pursue binding guidelines in that	City Action Item: PECS, DRID	NPT	Barbara Stocklin 499-2414	\$10,000		6	current staff resources
4	3	Establish a local historic district for eligible areas.	City/Neighborhood Action Item: NPT, DRID		Barbara Stocklin 499-2414	\$10,000			in progress with current 6 staff
5	23	Complete the sidewalk system on both sides of the following streets: Speedway, Duval, Guadalupe, 38th, 45th, and West 40th.	City Action Item: PW&T, Capital Metro		Brooke Springer 499-7228	\$235,000		5	
6	28	Install additional lighting along the major pedestrian routes of 43rd Street, West 40th Street, Speedway and Shippe Park. (with tree trimming as needed)	City Action Item: Austin Energy		Keith Harvill 505-7601	\$150,000		4	installation of 10 lights; not budgeted for FY 2001.
7	33	Street crossings at 45th Street and Avenues F, G, and H to access Shippe Park.	City Action Item: PWT, NPT			\$7,000		4	
8	50	Develop a corridor plan through the future Smart Growth corridor planning effort for the Guadalupe corridor.	City Action Item: PECS, NPT, Capital Metro		Meghan Wieters 499-6386	\$0		2	staff resources
9	14	Utilize and respect the traditional neighborhood and streetscape patterns for new development of the Hyde Park Baptist Church properties. Additional work to define and integrate the traditional patterns with existing agreements with the Hyde Park Baptist Church may be	Neighborhood Action Item: NPT, HPBC	DRID		\$0		1	
10	16	Roll-back multifamily zoned land with existing single-family structures to single family zoning.	City Action Item: DRID	PECS	Jerry Rusthoven 499-2741	\$0		2	
2nd Level	10	Increase enforcement of items such as fences or vegetation that block the pedestrian way and decrease visibility at intersections.	City Action Item: DRID			\$50,000		4	current staff resources and/or potentially additional inspector
2nd Level	5	Consider for Historic Landmark status buildings and structures that are eligible including: (See Map in plan)	City/Neighborhood Action Item: NPT, DRID		Barbara Stocklin 499-2414	\$0		2	current staff resources

Priority Ranking	Action Item #	Action Item - DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status/ Date Completed	RCA Reference #	COMMENTS
2nd Level	15	Utilize and respect traditional Hyde Park neighborhood patterns with consistent setbacks, streetscape patterns and landscaping.	Neighborhood Action Item: NPT, HPBC	DRID		\$0		1	
2nd Level	17	The neighborhood will support compatibility variances for redevelopment of existing multifamily developments if proposals restore neighborhood patterns (such as landscaping, setbacks, placement of dumpsters, and other aesthetic improvements). Neighborhood Action Item: NPT	Neighborhood Action Item: NPT			\$0		1	
2nd Level	20	Include information for the care of right-of-way in the Neighborhood Resource Guide.	City Action Item: PECS		Meghan Wieters 499-6386	\$1,500		3	To be completed as part of update to existing Resource Guide & distributed by neighborhood as needed.
2nd Level	21	Strengthen the Historic Landmark Commission's current review of relevant development projects to be inclusive of work adjacent to right-of-way.	City Action Item: DRID, NPT		Barbara Stocklin 499-2414	\$0		6	
2nd Level	24	Complete the sidewalk system on at least one side of each avenue (Ave. A through Ave. H) and each numbered street (38th St. and 40th St. and 43rd St. and 46th St. Caswell, Red River.	City Action Item: PW&T		Brooke Springer 499-7228	\$278,000		5	
2nd Level	27	Permit outdoor seating as accessories to restaurants without requiring additional parking, where they are proposed in conjunction with a relevant transportation project.	City Action Item: PWT, DRID, NPT		Samileh Mozafari 499-7010	\$500		6	Public Works is currently working on a potential variance.
2nd Level	29	Trim trees to decrease dark areas in the neighborhood and allow proper lighting placement for new fixtures. Continue current program of notification used by the City of Austin with door-hanger flyers prior to trimming activity.	City Action Item: PWT, PARD		Jerry Fasel 499-6930 Channy Sauer 440-5159	\$10,000		3	
2nd Level	31	Request that the Hyde Park Baptist Church, in conjunction with current and future development plans, address on-going traffic and parking associated with church and school activities. Neighborhood Action Item: NPT, HPBC, HPNA	Neighborhood Action Item: HPBC, HPNA			\$0		1	
2nd Level	35	Restripe the intersection of 38th and Avenue B for left turns by the eastbound traffic on 38th street.	City Action Item: PWT			\$10,000		4	Further work on addressing the bike lane at this intersection is needed.

Priority Ranking	Action Item #	Action Item - DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	*Estimated City Cost	Status / Date Completed	RCA Reference #	COMMENTS
2nd Level	49	Limit diameter of utility poles to restore vehicular and trash pickup to the alleys between Speedway and Avenue F.	City Action Item: Austin Energy, SWS			unknown			Feasibility of reducing the size of existing poles needs to be determined. 6
2nd Level	52	Limit height of structures to 30' at back portion of property adjacent to residential (Guadalupe)	City Action Item: DRID, PECSD			\$0			This would be included in the rezoning work for the NCCD and potentially the corridor planning process. 2
2nd Level	53	Place storefronts and building entrances at the front property line to reinforce the pedestrian character of the street. (Mixed use structure, design guidelines) (Mixed use structure, design guidelines)	City Action Item: DRID, PECSD			\$0			This would be included in the rezoning work for the NCCD and potentially the corridor planning process. 2
2nd Level	60	Maintain Ridgeway and Robert E. Lee schools for public educational and community uses.	Neighborhood Action Item: AISD, NPT			unknown		7	
2nd Level	4	Expand the Hyde Park National Register District to properties that are eligible. (to be mapped)	Neighborhood Action Item: NPT	Texas Historical Commission		unknown		1	
2nd Level	59	Preserve Baker School and encourage its return to use for public academic purposes and community uses.	Neighborhood Action Item: AISD, NPT			unknown		7	
3rd Level	9	Increase enforcement of laws requiring that the pedestrian way not be blocked by cars.	City Action Item: APD			\$50,000		4	current staff resources and/or potentially additional inspector
3rd Level	44	Request that Solid Waste Services include information about alley pick-up in public information flyers/door hangers.	City Action Item: SWS		Maria Archuleta 499-1995	\$6,000		3	
3rd Level	6	Illegal multifamily uses identified on single-family zoned land should be brought into compliance with compatibility standards and with last previous legal zoning category & use.	City Action Item: DRID	NPT	Development Assistance Center 499-6370	\$5,000		2	
3rd Level	13	Maintain on-going dialog with the Hyde Park Baptist Church regarding its activities and development plans based on Hyde Park Baptist Church NCCD (Hyde Park)	Neighborhood Action Item: DRID, HPNA, HPBC			\$3,000		1 & 2	Cost estimate is for mediation/facilitation efforts (Tracy Watson, DRID)
3rd Level	18	Request cooperation with University of Texas in addressing intensively developed properties and commuter parking.	Neighborhood Action Item: NPT, UT			unknown		7	UT currently does not allocate funding for parking facilities associated with shuttle bus system.

Priority Ranking	Action Item #	Action Item - DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status / Date Completed	RCA Reference #	COMMENTS
3rd Level	19	Ensure that street trees can be planted and replaced without a license agreement and/or improve the ability to plant trees within the right-of-way.	City Action Item: NPT, PARO, Real Estate			\$0		6	
3rd Level	25	Any sidewalks built by property owners should fit the existing pattern.	City Action Item: DRID, private property owners		Development Assistance Center 499-6370	\$0		2	
3rd Level	34	Ensure safe crossings to other natural green spaces (Central Park, Shipe Park, Hancock, 40th/41st and Duval).	City Action Item: PWT, NPT			\$250,000		4	
3rd Level	37	Require full parking compliance for single family uses undergoing additions or use change to duplex or two-family.	City Action Item: DRID		Development Assistance Center 499-6370	\$0		2	
3rd Level	41	Designate no parking along Speedway bike lane between 7 am - 7 pm, as currently posted on Duval, to increase bicycle safety.	City Action Item: PW&T, NPT			unknown		3	
3rd Level	42	Enforcement of existing parking regulations is essential to keeping the bike lanes open and safe for bicyclists. In addition, notices in the newsletter periodically will be useful in voluntary	City Action Item: NPT, APD			\$6,000		2	cost estimate is for potential signage requirements, additional enforcement costs is unknown
3rd Level	45	Regulate hours for trash pickups. Encourage retail and service uses at ground level with activity visible from the sidewalk (Guadalupe - corridor plan, design guidelines).	City Action Item: DRID		Greg Guernsey 499-2387	\$0		6	in progress with current staff
3rd Level	51	Screen Air conditioner compressors (other equipment) on Guadalupe Street and away from the residences on the alley.	City Action Item: DRID, NPT		Greg Guernsey 499-2387	\$0		6	in progress
3rd Level	56	Retention ponds should be constructed upstream of Hyde Park related plans to prevent flooding and address drainage for the area.	City Action Item: State	DRID, Watershed Protection	Steve Craddock	unknown		7	staff resources
4th Level	7	Multifamily developments should be reviewed for their compliance with building standards and housing code requirements, in the event a permit is	City Action Item: DRID	NPT	Development Assistance Center 499-6370	\$5,000		2	
4th Level	32	The speed limit on Duval Street should be changed to 30 mph. This is a major route to the University of Texas and Robert E. Lee Elementary School and is heavily used by bicyclists.	City Action Item: PWT		Samileh Mozafari 499-7010	\$0	Completed	3	traffic has been slowed by the traffic calming project
4th Level	36	Large trucks should be prohibited from using 38th street at all times. Appropriate signage at access points should be installed. It is understood that this road	City Action Item: PWT			\$1,500		6	Policy decision regarding truck traffic on minor arterial

Priority Ranking	Action Item #	Action Item -DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status / Date Completed	RCA Reference #	COMMENTS
4th Level	38	Key intersections should have curbs painted for no parking to address visibility at: 40th/Duval, Park Avenue/Duval, intersections between Guadalupe and Ave B along 44th, 42nd/Guadalupe.	City Action Item: DRID, PWT			\$1,500		3	UT currently does not allocate funding for parking facilities associated with shuttle bus system.
4th Level	39	Provide designated parking away from Hyde Park for commuters to decrease parked cars on local streets.	Neighborhood Action Item: NPT, Capital Metro, UT		David Kapalko (UT)	unknown		7	
4th Level	40	Encourage businesses and institutions to utilize park and rides, carpooling, public transit and other alternative transportation methods to reduce traffic and parking	Neighborhood Action Item: NPT, HPBC, HPNA			\$0		1	
4th Level	43	Provide bus shelters at 39th/Guadalupe, 46th/Guadalupe in conjunction with Triangle development and at 43rd/Duval.	Capital Metro Action Item		Roberto Gonzalez 369-6035	\$0		7	Cost for Capital Metro for installation of 3 shelters approximately \$18,000
4th Level	54	Buildings should have ground floor clear glass store fronts that establish visual connection between activity inside and on the street. (Mixed use structure, design	City Action Item: DRID, PECSD		Meghan Wieters 499-6386	\$0		2	This would be included in the rezoning work for the NCCD and potentially the corridor planning
4th Level	55	Mitigate alley nuisances to residents by paving alley between Guadalupe and Avenue A and returning trash service to the alleys with daytime pickup.	City Action Item: PWT, SWS, private trash haulers			\$0		7	Potentially will require private property owner participation.
4th Level	58	Continue to sustain an active neighborhood association.	Neighborhood Action Item: NPT, HPNA			\$0		1	
4th Level	61	The Yborborough Library serves the Hyde Park area. Future joint reuse of Baker School or other civic buildings should be investigated for a public reading room	Neighborhood Action Item: NPT	Library Dept., AISD		unknown		7	
4th Level	63	Additional park facilities should be provided to accommodate new residential developments: City to secure additional land - State, Baker School	City Action Item: PARH, State, AISD, NPT			unknown		5	Possible opportunity to secure land with Triangle development
4th Level	67	Retention ponds should not be required for single-family subdivisions that result in traditional lot sizes and development that is in keeping with adjacent	City Action Item: DRID, Watershed Protection		Frank Houston 499-2768	\$1,500		2	in progress - staff resources
4th Level	72	Retain neighborhood assignment for at least 18 months.	City Action Item: APD			\$0		2	Currently APD tries to provide consistent assignments across the City.

Priority Ranking	Action Item #	Action Item - DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status / Date Completed	RCA Reference #	COMMENTS
5th Level	11	Relocate/Establish legal locations for dumpsters.	City Action Item: SWS, NPT	DRID, HPNA		\$0		2	On-going action as apartment complexes rehabilitate properties.
5th Level	12	Respect the neighborhood parks, neighborhood lawns and people by keeping pets on leashes and cleaning up after them.	Neighborhood Action Item: NPT, HPNA		Ann Graham	unknown		1	Neighborhood Assoc. has purchased and distributes metal yard signs as reminders.
5th Level	22	Install streetscape markers, as needed, to indicate to visitors that they are in a historic neighborhood/district. Curbs cuts for new developments or new driveways should not exceed the minimum standards in Transportation Criteria Manual (11/20/89, Tables 5-1 and 5-2).	Neighborhood Action Item: NPT/HPNA		Stan Kozinsky	unknown		1	Neighborhood Assoc. pours new markers with the mold created by the City of Austin.
5th Level	26	The City of Austin should continue to present significant plans for improvement to any streets in Hyde Park to the Hyde Park Neighborhood Association/ Planning	City Action Item: DRID, PWT			\$0		2	
5th Level	30	Provide adequate water pressure to existing structures.	City Action Item: W/WW		Randy Alexis 322-3607	unknown		4	Lower priority project is on list of 40 projects by W/WW
5th Level	46	Bury conduit/power lines to facilitate future utility delivery systems in the alleys. This may be limited to arterial roads due to cost and level of neighborhood disruption.	City Action Item: Austin Energy		Mario Espinoza 322-6095	unknown		4	unknown
5th Level	47	Regularize placement of all utility poles close to property lines and on one side of the alley.	City Action Item: Austin Energy			unknown		6	unknown
5th Level	48	Promote housing for the elderly by allowing conversion of existing apartment buildings.	Neighborhood Action Item: NPT			\$0		1	
5th Level	57	Support the creation of a House Museum in Hyde Park.	Neighborhood Action Item: NPT, HPNA			unknown		1	
5th Level	62	Improve safety at Shippe Park by completing sidewalks around the perimeter of the park, link sidewalks to internal park pathways to bridges, and pathway lighting. Lighting is present at the park but lights need to be consistently on in the evening for safety in the area.	City Action Item: PARD			unknown	70% complete	4	unknown

Priority Ranking	Action Item #	Action Item DESCRIPTION	Primary Resource	Secondary Resource	CONTACT	Estimated City Cost	Status / Date Completed	RCA Reference #	COMMENTS
5th Level	65	Address erosion and flooding issues at 4500-4600 blocks of Speedway and Ave D	City Action Item: Watershed Protection Neighborhood			unknown		4	unknown
5th Level	68	Every street should be fitted continuously with curb and gutter.	Action Item: private property			\$0		1	
5th Level	69	Preserve, protect, replace and increase the trees and landscaping amenities.	Neighborhood Action Item: HPNA	PARD, PWT		\$0		1	
5th Level	70	Periodic updates at neighborhood association meetings on ways to prevent crime	City Action Item: APD, HPNA			\$0		2	
5th Level	71	Encourage police protection of Shipe Park.	City Action Item: APD, PARD			\$0		2	utilize current staff resources
<p>*NOTE: Cost estimates are for budgeting purposes but are not meant to suggest that the City of Austin is obligated to complete that action item. Additional factors may be used in determining how to proceed with each action item.</p>									

## Glossary of Terms

**Landscaping:** any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to fountains, reflecting pools, outdoor art work, screen walls, fences and benches.

**Nonconforming structure:** a structure which does not conform to the regulations (other than the use regulations) of this chapter, but which was lawfully constructed under the regulations in force at the time of construction.

**Nonconforming use:** a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operations and has been in regular use since that time.

**Impervious cover:** an area that has a surface material that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted and treated soils, as well as conventionally surfaced streets, sidewalks, parking lots, roofs, and other similar structures.

**Parkway:** that portion of the public right-of-way between the curb-line and the adjoining property line, in which is placed landscaping and, in some instances, utility line, sidewalks, bike paths, or other public or private improvements.

**Rear yard:** that portion of a lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.

**Right-of-way:** an area dedicated to public use for pedestrians and vehicular movement.

**Setback line:** a line marking the minimum distance a building may be erected from a street, alley, or lot line (also called the building line).

**Side yard:** (A) that portion of a lot extending from the front setback line to the rear setback line between the side setback line and the side lot line; or (B) that portion of a lot which is between a lot line and a setback line, but is not a front or rear yard.

**Subdivision:** the division of land by any of the acts or under any of the circumstances defined in the ordinance.

**Zoning district:** a classification assigned to a particular area of the city within which zoning regulations are uniform.

**Building footprint:** the outline of the total area which is covered by a building's perimeter at the ground level.

**Bulk:** the total volume of a structure.

**Canopy:** an ornamental or functional roof-like structure which is supported from the façade of a building. It may or may not be supported by columns.

**Character:** the sum or composition of a building's or group of buildings' attributes which serve to distinguish its appearance and establish its visual image. Attributes that contribute to character include but are not limited to its size, shape, height, material, architectural style, functional type, and overall form qualities.

**Certified Historic Structure:** a structure individually listed in the National Register of Historic Places or a structure certified by the National Park Service as contributing to a registered district. A registered district is one that is listed in the National Register, or designated under state or local statute which has been certified to contain criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district, and which is certified as substantially meeting all of the requirements for listing of districts in the National Register.

**Certified Rehabilitation:** rehabilitation certified by the National Park Service as being consistent with the historic character of the property and, where applicable, the district in which it is located. The National Park Service refers to the Secretary of the Interior's "Standards for Rehabilitation" in certifying rehabilitation.

**Conservation:** the act of conserving; preservation from loss, injury, decay or waste; traditionally a term applied more to the natural resources than to historical and architectural elements, the latter more associated with the term preservation; the terms conservation and preservation are becoming interchangeable as the concepts of both are broadening.

**Covenant:** a promise made by a property owner to another party involving the use of land or the condition or appearance of property; often inserted into a deed or purchase contract and agreed to for a definite term; can result in the legal obligation of the owner to preserve and maintain a historic property.

**Deed restriction:** a covenant which restricts the use or development of real property.

**Easement:** a less than full interest in a property. One of the most traditional property law approaches to preservation; may be used to protect facades, interiors, open spaces, etc., either for a specified term or in perpetuity; easements restrict the development potential of the land but should also lower property taxes; have potential income and estate tax benefits.

**Enabling legislation:** state statute that empowers a city government to adopt certain types of ordinances. The 1959 amendment to the 1927 zoning enabling legislation in Texas gave cities the right to designate places and areas of historic and cultural importance and to regulate and restrict construction, alteration, reconstruction or razing of buildings and other structures.

**Historic Preservation Act:** the nation's central preservation law established in 1966 and amended (16 U.S.C. 470). It established the legal and administrative context within which local historic preservation commissions relate to and participate in the national historic preservation program.

**Historic property:** any prehistoric or historic district, site, building, structure or object included in or eligible for inclusion in the National Register.

**Historic Rehabilitation Credit:** a credit under the Tax Reform Act of 1986 which permits owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial or rental residential purposes. The law also allows accelerated depreciation of such improvements. The rehabilitation must be certified rehabilitation.

**Infill:** a new building or use such as a park, built on a vacant lot(s) in an otherwise developed area.

**Landmark designation:** designation under the provisions of a local zoning ordinance that offers protection of the historical, architectural, and or cultural qualities of a landmark site, building, structure, object, or district.

**Recorded Texas Historical Landmark:** a structure of architectural significance that has been granted an Official Texas Historical Marker under the marker program administered by the Texas Historical Commission.

**Compatible:** having harmony in design and/or appearance between two or more attributes of a structure.

**Compatibility standards:** the site development requirements in Division 4, part A, §13-2-730 through §13-2-739 of the Austin Land Development Code. (p. 367-375.) These standards cover traffic impact analysis, height limitations, side and rear yard setbacks, scale limitations, clustering standards, screening, regulations to protect natural features, and design regulations.

**Façade:** the elevation or exterior face of a building.

**Form:** a volume of space characterized by its shape, size, and the interrelationship of its boundaries.

**Massing:** the distribution of the volume of a structure and the visual weight relationships of the various forms of a structure to one another and to the structure as a whole.

**Roof pitch:** the slope of the roof or the angle which is formed between the roof and the horizontal plane.

**Streetscape:** the scene taken as a whole, that may be observed along a street. It includes both natural and man-made elements.

**Scale:** the relationship of the apparent size or bulk of a building or parts of a building to the size of a human being.

**Protection:** the act or process of applying measures designed to affect the physical condition of property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measures may be temporary or permanent.

**Preservation:** the act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**Rehabilitation:** the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, or cultural values.

**Restoration:** the act or process of accurately recovering the form and detail of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Reconstruction:** the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

**Adaptive reuse:** the adaptation of a building for a use other than that for which it was built.

**Advisory Council on Historic Preservation:** an independent Federal agency whose role in the review of Section 106 Reviews is to encourage federal agencies to consider, and where feasible, adopt measures that will preserve historic properties that would otherwise be damaged or destroyed. The Council does not have the authority to require agencies to halt or abandon projects that will affect historic properties; its regulations emphasize consultation among the responsible Federal agencies, the State Historic Preservation Officer, and other interested parties—including local governments—to identify, and if possible to agree upon, ways to protect the properties in question.

SHPO: the State Historic Preservation Office, in Texas the SHPO is the Executive Director of the Texas Historical Commission.

Section 106 Review: the review required by section 106 of the Historic Preservation Act of 1966, as amended. It requires an agency to recover, protect, and record historic data that would otherwise be lost as a result of federal construction of other federally licensed activities; funds for recovery and preservation may come from the project budget or from the Secretary of the Interior.

Texas Subject Marker: a marker that relates a brief history of a site, an event, or a famous person, or institution, among other topics significant in Texas history and culture. The subject or event must have occurred at least 50 years ago. The program is administered by the Texas Historical Commission.

## Resources

Austin's Hyde Park...the first 50 years: 1891~1941, Sarah and Thad Sitton, Pecan Press

Austin Tomorrow Comprehensive Plan, City of Austin, 1980

Database of Field Survey Work, Hyde Park Neighborhood Association, 1991

Hyde Park Baptist Church/Hyde Park Neighborhood Association Conceptual Plan, 1990

Hyde Park Civic Neighborhood Conservation Combining District, 1991

Hyde Park Compatibility Standards (Draft)

Hyde Park Neighborhood Association Plan, 1985

Hyde Park Neighborhood Association Planning Documents, 1990-1994

- Vision Statement
- 24 Goals
- Guadalupe Plan
- National Register informational packet
- Infrastructure Plan

National Register District Nomination, National Register Programs, Texas Historical Commission, P.O. Box 12276, Austin, Texas 78711

Speedway Land Area Land Use Study. City of Austin - Development Review & Inspection, September 26, 1994

Survey of Cultural Resources, City of Austin, 1984

## APPENDIX A

Major Hyde Park Patterns  
Draft

March 27, 1991

010-11-1

# **DRAFT**

March 27, 1991

Prepared by

**The Hyde Park NCCD Urban Design Committee**

## **MAJOR HYDE PARK PATTERNS**

(What makes this the kind of Neighborhood we like to live in)

Mission Statement: The following list is an attempt to itemize both the positive and negative aspects that comprise our neighborhood. After the list has been honed by input from the NCCD Committee, the intent is to proceed toward drafting overlay zoning that will:

**ACCENT THE POSITIVE PATTERNS**  
**and**  
**MITIGATE OR REMOVE THE NEGATIVE PATTERNS**

**I. POSITIVE LARGE SCALE PATTERNS - positive patterns and values that apply to the overall neighborhood or collectively to the residents**

**A cohesive neighborhood with recognizable edges**

- 1 Flat grove of mature deciduous trees with houses tucked beneath
- 2 Tree-lined avenues create positive environment for street activities
- 3 Mature housing from the same period with a variety of styles
- 4 Mostly small scale housing with a few landmark structures
- 5 Balance of housing options - garage apartments, duplexes, condos, apartment buildings, bungalow, and large scale Victorian homes
- 6 Orderly grid with a central spine and a few grid lapses -  
(pair of internal E-W collectors)
- 7 Streets at neighborhood edges are the only through streets
- 8 Scattered small businesses at edges and major intersections of spine
- 9 Shipe Park and Ney Museum - limited but quality public space on Waller Creek
- 10 Many individual neighborhood structures recognized as historically significant
- 11 Combination of UT shuttles and Capital Metro give good mass transit access

**A variety of people and lifestyles with important common values**

- 12 Mixed population in terms of ethnic origin, age, race, income and lifestyle
- 13 Common desire for proximity to amenities of central city and university
- 14 Appreciation for history, solitude, neighborliness and pedestrian opportunities
- 15 Hyde Park is a microcosm of the "Austin quality of life"

## **II. NEGATIVE LARGE SCALE PATTERNS - negative overall patterns**

- 16 Large parking areas create gaps in positive patterns - increase noise, heat and glare on neighboring uses, destroys continuity of pedestrian paths
- 17 Noise from airplanes is disruptive - especially in winter when trees are bare
- 18 Traffic & parking for churches and MF's often conflict with single family areas.
- 19 Poorly lighted and insecure zones for pedestrians at night
- 20 Edges of church development represent hard edges to adjoining neighbors
- 21 Parking to rear and small lot size create overall impervious cover problems
- 22 Multifamily buildings interrupt continuity of scale and style
- 23 Inappropriate zoning breeds incompatible structures, empty lots, demolitions, move-offs and neglected structures
- 24 Hyde Park lacks sufficient small neighborhood service businesses in appropriate areas
- 25 Smattering of poorly maintained properties

## **III. POSITIVE SMALL SCALE PATTERNS - positive patterns at street, block or smaller scale**

- 26 Standard size blocks with central alleys & some exceptions
- 27 Service and parking to the rear of lots
- 28 Homes aligned on similar primary axis - some smaller houses turn the corners
- 29 Small-scale quiet streets tunneled beneath tree canopies
- 30 Small narrow lots lined up on the block
- 31 Uniform setbacks with houses close to the streets & each other

- 32 Compatible variations of neighborly building prototypes - cottages, bungalows and Victorians - mostly single story at the street
- 33 Pedestrian Zone with layering of people-pleasing elements
  - Narrow streets with little traffic - joggers and cyclers in the streets
  - Between curb and sidewalk- open landscaping - grass and mature trees
  - Sidewalks with few breaks narrow driveways and good visibility -
  - Open front lawns with soft edges and few fences
  - Friendly front walks to porch steps
  - Elevated front porches with porch swings - Grandfathers and mothers
  - Many "gifts to the street" - wind chimes, sculpture, flowers, plants
  - Doors and windows that face the street
- 34 Speedway bike lane connects cyclers with rest of city
- 35 Open backyards that maintain neighborliness and security
- 36 Two family pattern.- second structure, accessory apartment, flexible space, or rentals that provide opportunities for compatible growth and infill

#### IV. NEGATIVE SMALL SCALE PATTERNS - negative patterns that just don't fit

- 37 Guadalupe offers little to neighbors - needs retail & residential component with pedestrian access from neighborhood
- 38 Vacant lots and MF structures incompatible with Speedway historic character
- 39 Duval - high traffic counts on narrow street - residential needs buffer
- 40 Statement for 38th and 45th?
- 41 Services (garbage) at street - some blocks without functioning alleys
- 42 Curbside parking, apartment parking lots and wide curb-cuts intrude into pedestrian zones
- 43 Poor street lighting in some areas
- 44 Details and materials of many multifamily buildings do not fit with neighbors

- 45 Overly private front yards destroy continuity of street-scape, block pedestrian views and say KEEP OUT - unneighborly
- 46 Privatization of backyards jeopardize security
- 47 Two story structures compromise privacy
- 48 Internally oriented structures and those without ground floor units do not connect with neighborhood
- 49 Front yards used for parking
- 50 Incompatible changes and additions to structures
- 51 Large rental banners and other large signs constitute visual noise and are out of place in Hyde Park
- 52 Multi-family developments often lack softening landscape
- 53 Lack of quite night-life and evening activities - small shops that stay open
- 54 Gang graffiti is increasing
- 55 Soil erosion of Waller Creek

Notes:

Mission statement for NCCD is to reinforce positive patterns and mitigate negative patterns

Keep each list as small as possible by combining and editing

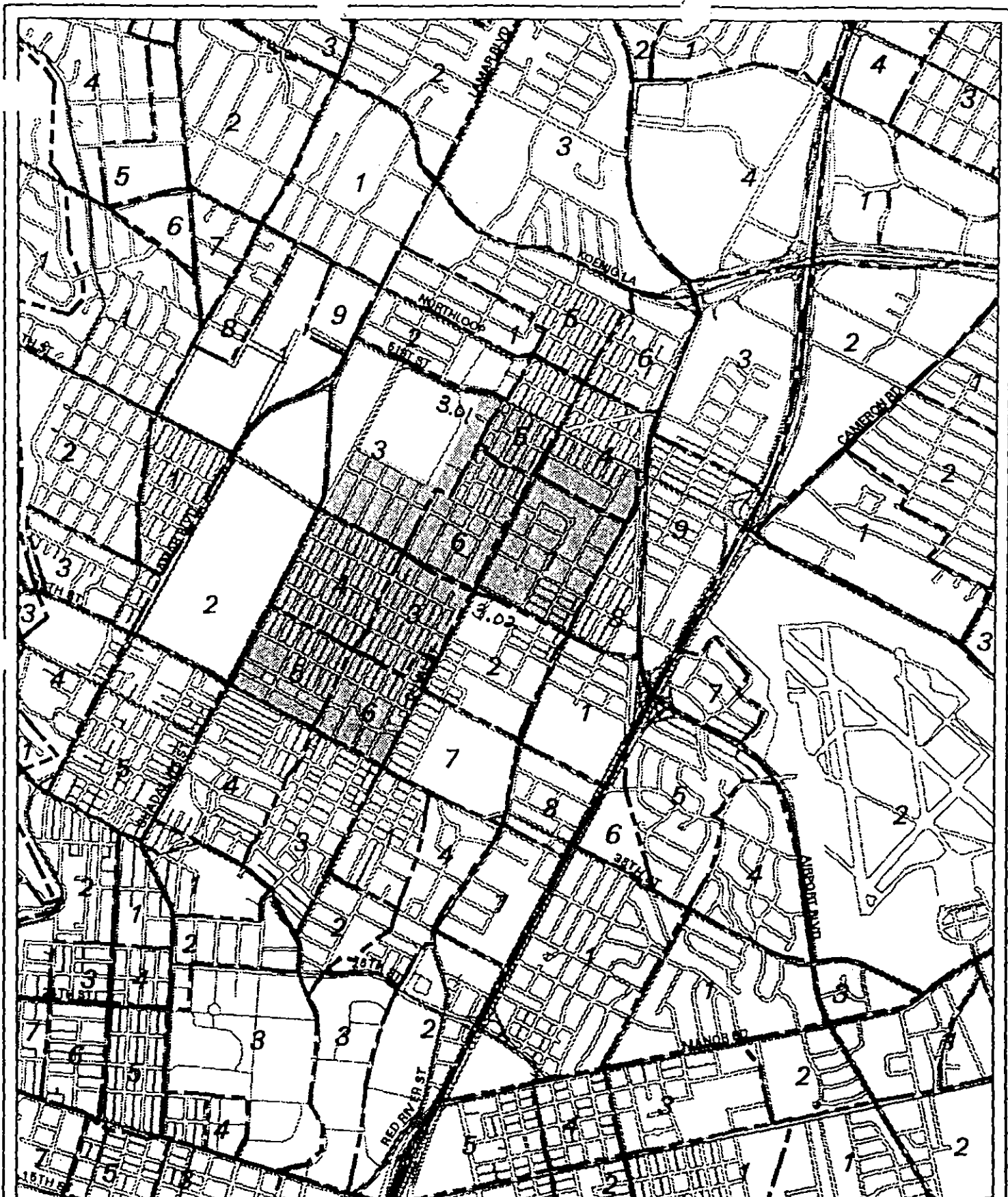
List in some logical order or prioritize

Refine to include as much as possible with as few words as necessary

Hyde Park Demographic Data  
1990 Census

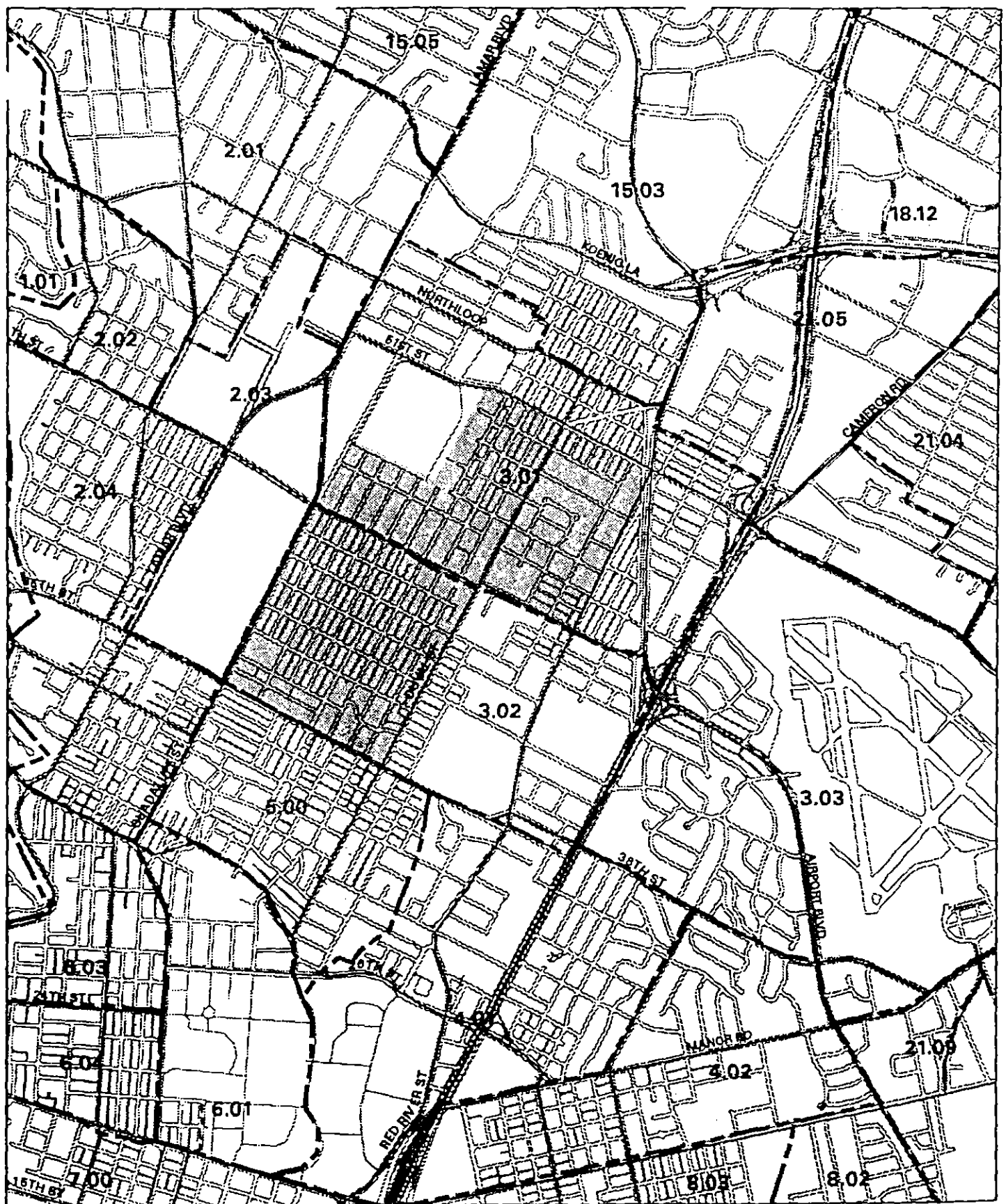
007-1116





# Hyde Park Area with Block Groups

3.01, 3, 6, 7, 1/2 of 5, 1/3 of 4



## Hyde Park Area with Census Tracts

Source: The Demographics and Forecasting Group, Department of Planning, City of Austin. September 1998.

# Neighborhood Planning Area Comparison Data

## Neighborhood Planning Program

September, 1998

Neighborhood	Area (acres)	Population	Ethnicity				Income	Median Household Income	Housing Cost per Household	
			Anglo	Hispanic	African- American	Asian			% of Income Used to Pay Mortgage	% of Income Used to Pay Rent
Current Planning Areas										
Dawson	318	3,387	39%	57%	2%	2%	\$7,509	\$18,733	*	*
East Cesar Chavez	426	3,958	12%	85%	2%	0%	\$4,456	\$13,272	*	*
Chestnut	179	1,413	4%	19%	77%	0%	\$4,051	\$11,402	*	*
Average	308	2,919	18%	54%	27%	1%	\$5,339	\$14,469	*	*
Applicants										
Hyde Park	495	5,612	75%	10%	3%	12%	\$11,785	\$17,080	24.8%	32.4%
METSA	1,373	6,036	2%	25%	73%	0%	\$9,500	\$23,311	21.4%	27.9%
MLK/183	787	2,728	7%	8%	83%	1%	\$8,886	\$27,243	23.0%	28.3%
Montopolis	1,361	4,930	9%	75%	15%	0%	\$7,729	\$22,764	20.8%	28.3%
North Austin Civic	1,945	22,036	57%	21%	16%	5%	\$11,813	\$22,461	20.1%	26.5%
Old West Austin	640	3,116	68%	17%	4%	11%	\$15,005	\$22,039	26.6%	25.0%
Onion Creek	2,512	5,964	50%	39%	10%	1%	\$10,571	\$32,037	24.9%	23.5%
City of Austin			61%	23%	12%	3%	\$14,295	\$25,414	22.6%	27.3%

This information was derived from 1990 U.S. Census data and City of Austin records.  
\* Item not part of criteria in 1997.

Hyde Park Neighborhood Planning

**Survey Materials, March 1999**

## HYDE PARK NEIGHBORHOOD ASSOCIATION

<http://austin.citysearch.com/E/F/AUSTX/0000/11/06/>

March 15, 1999

Dear Neighbor,

Hyde Park Neighborhood Association is pleased to announce the impending completion of the Hyde Park Neighborhood Conservation Combining District (Hyde Park NCCD)! This letter is your notification that Hyde Park intends to submit its application to the City for adoption by late summer 1999.

The NCCD is the City of Austin's tool to conserve older Austin neighborhoods with specially tailored zoning regulations. The Hyde Park Neighborhood Association began work on the Hyde Park NCCD in 1990. In August of 1990 Phase I of this district was adopted by the Austin City Council to implement agreements between the Hyde Park Neighborhood Association and the Hyde Park Baptist Church for approximately 4 1/2 blocks of church owned property.

Many of you helped complete the survey, vision statement and infrastructure plan for the remaining 58 blocks of the area bounded by 38th, 45th, Guadalupe and Duval. This Neighborhood Plan is available on the Hyde Park website and at the Yarbrough Library.

HPNA has requested City assistance for planning for many years. In 1985, when the NCCD tool was created, the City established a program to assist neighborhoods to achieve the designation. Only one plan was completed before the City abandoned the program due to the economic downturn. Last year the City finally implemented a Neighborhood Planning Program. This year, the City Council allocated City planning staff for 2-4 hours per week until October 1 to help us bring our plan to adoption.

This work is being spearheaded by the Hyde Park Planning Team. It is made up of residents, property owners, business owners and civic figures. It includes both long time Hyde Park folks who have worked on this planning effort and new faces - both crucial to success!

TASKS over the next few months will be:

- 1- Complete and adopt zoning recommendations for the area bounded by Guadalupe, Duval, 38th and 45th streets.
2. Improve the design review process for Hyde Park areas listed in the National Register of Historic Places.
3. Survey and begin planning for the northern areas of Hyde Park, bounded by 45th, 51st, Guadalupe, Airport and Red River.

Our original survey was in 1991 so we are resurveying with the same questions to include new neighbors and to get a current response. We hope that you will take some time to respond and that you will participate as much as you can. Your attitudes, opinions and assistance are crucial to this process. Remember that this is an all-volunteer community effort. Please join us as we finally get neighborhood conservation "on the books" for Hyde Park!

Sincerely,

The Hyde Park Planning Team

01-12-99

## HYDE PARK NEIGHBORHOOD ASSOCIATION

<http://austin.citysearch.com/E/F/AUSTX/0000/11/06/>

### HYDE PARK PLANNING TEAM MEMBERSHIP - 1999

Karen McGraw, Planning Team Chairman, resident, Hyde Park Marketplace  
459-2261 FAX 452-4139, [mcmrarc@onr.com](mailto:mcmrarc@onr.com)  
Meghan Wieters, City of Austin, Neighborhood Planning 499-6386,  
[meghan.wieters@ci.austin.tx.us](mailto:meghan.wieters@ci.austin.tx.us)  
Jay Ashcraft, resident  
Mary Collins Blackmon, Elisabet Ney Museum  
Suzee Brooks, HPNA Co-President  
Bick Brown, Hyde Park Bar & Grill, Dolce Vita, Manga  
Liz Cameron, resident  
Lloyd Cates, resident  
Kitty Clark, resident  
Becca Cody, resident  
Steve Craddock, Texas MHMR  
Cathy Echols, resident  
Diane Faucher, Austin State Hospital  
Ann Graham, HPNA Co-President  
Liz Ing, non-resident residential property owner  
Stan Kozinsky, resident  
Alan Marburger, resident, Hyde Park Marketplace  
Terri Myers, Hancock resident  
Wanda Penn, resident  
Cecil Pennington, resident  
Susan Pryor, commercial property owner, NUNA resident  
Dorothy Richter, resident  
Ray Sapirstein, resident  
Lin Team, Eastwoods resident, former HPNA President  
Alice Underwood, Hyde Park United Methodist Church  
Jeff Woodruff, resident

### HYDE PARK PLANNING TEAM SCHEDULE - 1999

All meetings are held at Hyde Park United Methodist Church, 40th and Speedway.

#### PUBLIC FORUMS

Hyde Park Neighborhood Association general meeting Monday, April 5, 7:00 PM.  
*General Plan information and mapping. Questions and Answers.*

Planning Workshop - Saturday, May 15, 10:00-12:00 AM.  
*Focus on Zoning revisions - share working ideas, hear public comments.*

Hyde Park Homes Tour, June 19-20. (time & place in Pecan Press or call 459-2261.)  
*Display of mapping, zoning revisions, other plan products. receive comments.*

#### PLANNING TEAM MEETINGS

Planning Team - every 4th Thursday, 7:30-9:00 pm  
*Review Committee work, plan workshops.*

Zoning committee - 1st, (sometimes 2nd) 3rd, & 5th Thursday, 7:30-9:00 pm  
*Draft revisions to residential, commercial, civic zoning.*

### HYDE PARK SURVEY - 3/99

- 1 Name \_\_\_\_\_
- 2 Address of your Hyde Park Property \_\_\_\_\_
- 3 Do you live at this address? \_\_\_\_\_ How long? \_\_\_\_\_
- 4 When did you purchase this property? \_\_\_\_\_
- 5 Why in Hyde Park? \_\_\_\_\_
- 6 What do you consider to be the major assets of Hyde Park? \_\_\_\_\_
- 7 Do you own a business in or near Hyde  
Park? \_\_\_\_\_  
Type \_\_\_\_\_ Location \_\_\_\_\_
- 8 What neighborhood retail services do you use? \_\_\_\_\_
- 9 What other retail services would you like to have nearby? \_\_\_\_\_
- 10 What improvements to Hyde Park would you like to see? \_\_\_\_\_
- 11 What problems (if any) should the City resolve in Hyde Park? \_\_\_\_\_
- 12 What priorities should Hyde Park Neighborhood Association take care of? \_\_\_\_\_
- 13 What means of transportation do you use? \_\_\_\_\_
- 14 How would you improve transportation systems? \_\_\_\_\_
- 15 Are there any buildings or features of your block or immediate area which are eyesores or  
detract from the character of the area? \_\_\_\_\_ What? \_\_\_\_\_  
How could these be resolved? \_\_\_\_\_
- 16 Do you foresee making any changes to your property in the near future? \_\_\_\_\_  
What type? \_\_\_\_\_
- 17 When was the main structure on your property built? \_\_\_\_\_
- 18 Are you aware that most of Hyde Park is listed in the National Register of Historic  
Places? \_\_\_\_\_
- 19 Do you know the status of your property relative to the National Register District? (i.e.,  
contributing structure, non-contributing, potentially contributing.) \_\_\_\_\_
- 20 Are you interested in preserving the historic character of your property? \_\_\_\_\_
- 21 Would you take advantage of free design assistance to learn more about the history and  
preservation of your property? \_\_\_\_\_
- 22 Are you interested in \_\_\_\_\_ tax incentives or \_\_\_\_\_ recognition for preservation of your property?
- 23 What characteristics of Hyde Park would you like to see preserved and/or improved for the  
future? \_\_\_\_\_
- 24 Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your timely reply!

You can fold, tape, stamp and mail this to HPNA, P. O. Box 49427, Austin Tx 78765

(use enclosed envelope)

5-11-99

# Assets of the neighborhood

Why in Hyde Park?	What do you consider to be the major assets of Hyde Park?	What neighborhood retail services do you use?	What other retail services would you like to have nearby?
Location Good Neighborhood Architecture/ Enjoy old houses Trees Pedestrian quality to neighborhood	63 28 12 8 7	restaurants grocery store Fresh Plus Hyde Park Dry Cleaners Rowell Shoe Repair	52 32 21 19 18
Community / Neighbors / People Character Affordable at time of purchase Diversity of ethnicity, income, lifestyles Investment property Schools Historic quality Park	15 13 12 11 10 8 8 5 3 3 2 2 2 0	Post Office Hyde Park Bar & Grill gas stations movie store/rental/video convenience/corner store coffee shops Pronto Mart bakery retail/general stores Quack's HEB Celebration Hancock Center Mother's Barber Shop	15 14 14 13 11 10 9 9 9 8 8 8 5 5 4
		New World Deli Avenue B Grocery Manga Julio's 4001 Haircutting Brown's Flower Shop Dolce Vita Central Market bank/credit union Laundry Stonehouses car repair Recreational drug store Hair salon hardware The Coffee Shop Diamond Shamrock Jiffy Lube Stop N' Go Hyde Park Vet Clinic Wheatville Arrowhead Framing Flight Path Rooster Andrews daycare Medical Office	4 4 4 4 3 3 3 3 3 3 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1
		drug store bookstore restaurants retail/general stores pub/tavern/bar/saloon Dry Cleaners grocery store hardware gym/fitness center/YMCA movie theater art gallery/art supplies bakery coffee shops Medical Office Post Office bank/credit union Laundry Hair salon gas stations daycare car repair movie store/rental/video convenience/corner store Recreational	14 13 11 10 6 5 5 5 4 3 3 2 2 2 1 1 1 1 0 0 0 0

# Improvements in the neighborhood

What Improvements to Hyde Park would you like to see?	What problems (if any) should the City resolve in Hyde Park?	What priorities should Hyde Park Neighborhood Association take care of?
Slow Traffic	Slow Traffic	Slow Traffic
Sidewalk repairs/new	Reduce traffic	Rezoning
Street Repairs	Sidewalk repairs/new	Sidewalk repairs/new
Property Maintenance / General Clean-up	On-street parking (eliminate/red	Landscaping
Reduce/No new Apartment complexes	Dumpsters/Trash	Character
Dumpsters/Trash	Home ownership	Property Maintenance / General Clean
wider streets	Crime Prevention	Management of Baptist Church expansion
On-street parking (eliminate/reduce)	Enforce current ordinances/codes	Alleys (keep alleys, maintain, use for garbage pickup)
Landscaping	Alleys (keep alleys, maintain, use for garbage pickup)	Crime Prevention
Reduce traffic	Street Repairs	Reduce traffic
Home ownership	Water/Sewer Improvements	On-street parking (eliminate/reduce)
Drainage / Flood control Improvements	Drainage / Flood control improvement	Lighting
Baptist Church traffic/parking	Management of Baptist Church	Water/Sewer Improvements
Alleys (keep alleys, maintain, use for garbage pickup)	Baptist Church traffic/parking	Reduce/No new Apartment complexes
Pedestrian crossings	Property Maintenance / General	neighborhood
Management of Baptist Church expansion	Widen 45th	Dumpsters/Trash
Enforce current ordinances/codes	wider streets	wider streets
Widen 45th	Landscaping	Pedestrian environment
Water/Sewer Improvements	Pedestrian environment	architecture
Rezoning	Rezoning	Pedestrian crossings
Lighting	Reduce/No new Apartment complexes	Baptist Church traffic/parking
diversity	Lighting	Street Repairs
Narrow 45th	Character	Drainage / Flood control improvement
Pedestrian environment	neighborhood	diversity
neighborhood	diversity	Widen 45th
Crime Prevention	Narrow 45th	Narrow 45th
Character	architecture	Enforce current ordinances/codes
architecture	Pedestrian crossings	Home ownership

# Transportation in the neighborhood

What means of transportation do you use?	How would you improve transportation systems?
Car	Improve efficiency of transit system (frequency, reliability, connections to land uses)
Bus	Light Rail
Bike	Bike lanes
Walking	Transit system is fine as-is
	Later / evening bus service
	Street repair
	Sidewalks (fill in gaps, repairs)
	Pedestrian crossing
	Slow traffic
	Overall system is fine as-is

21

22

17

4

3

3

3

2

2

1

## Property Owners Survey

Property Owners Respond - The letter and survey sent out in January to all Hyde Park Property Owners has resulted in a response from 123 property owners. Although this is a good strong response, we continue to seek input and encourage any property owner between 38th St. and 45th St. and Guadalupe and Duval to send in a completed form. Results to date show:

### Responses to date:

123 of 642 property owners have responded = 19%

59% are owner/occupants

41% own commercial or residential rental property

13% own more than one property

### Year residential property purchased:

1911-1940	10
1941-1950	7
1951-1960	6
1961-1970	14
1971-1980	22
1981-1990	53

### Year non-resident commercial/apartment/condo property purchased

Inherited from 1929 owner	1
Purchased in 1970's	4
Purchased in 1980's	11
<u>(7 of these are condo's)</u>	
Total	16

*The following responses represent a 10% or greater response per answer with items prioritized from most frequent answer to least.*

### Major Assets of Hyde Park:

Location/UT/CBD	75
People/Neighbors/Community	53
Old Homes/Good Architecture	48

2002-2-15

Trees/landscaping	31
Character/beauty/charm	30
Diversity	16

#### Desired Improvements:

Renovations/maintenance of homes & rental property	31
General Transportation	15
Less intensive development	14
Add/improve sidewalks	14
General cleanup	10
Pave and clean up alleys	10

#### City of Austin should:

Control intensive development/enforce zoning	39
Reduce crime/improve safety	31
Improve/control transportation	21
Improve property maintenance	12
Improve parks/Waller Creek	10

#### HPNA should:

Control intensive development	36
Improve safety/security	25
Planning/Preservation of Homes	23
Clean up and maintenance	17

#### Form of Transportation:

Auto	79
Bus	26
Bike	19
Walk	18

#### Improve Transportation:

Bus Improvements	23
Street improvements	9
Bike improvements	9
Pedestrian improvements	6
Light Rail	5

#### Preserve and Improve:

Homes	43
Parks & Elisabet Ney Museum	20
Neighborhood Standards	17
Trees	15

**National Register Historic District:**

Aware of it	97%
Aware of property status:	38%
Interested in preservation:	60%
Desire free design assistance:	52%

**Desire Incentives:**

Tax	50%
Recognition	35%

**Most desired preservation & improvements:**

Homes	43
Parks/Ney Museum/Moonlight Tower	20
Neighborhood Standards	20
Trees	15

Hyde Park Neighborhood Planning

**Workshop Flyers**

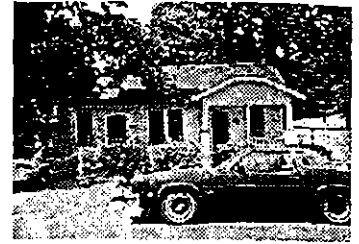


# Hyde Park Planning Workshop

Saturday, May 15th

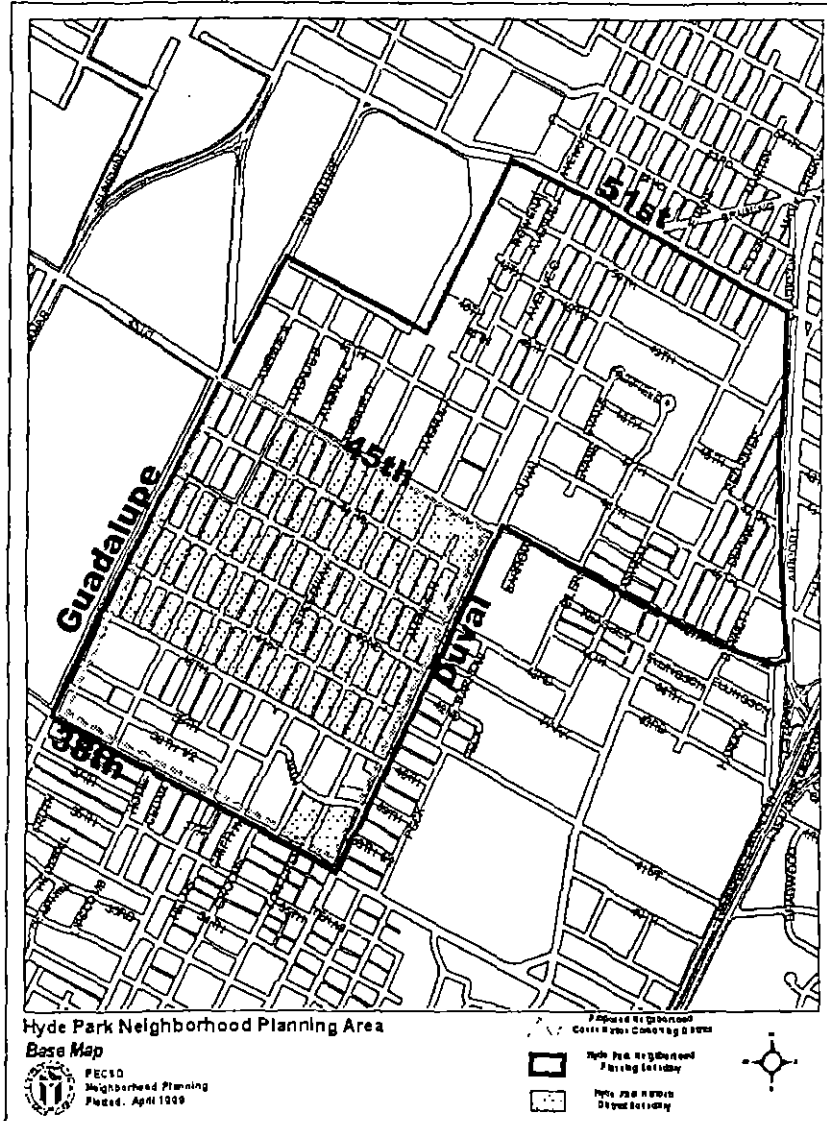
9:30 am - noon

Hyde Park United Methodist Church



The Planning Team will host this workshop to answer your questions about the Neighborhood Plan and the Neighborhood Conservation Combining District (NCCD).

We will have at the workshop: survey results, draft of zoning language for the NCCD, maps of existing conditions, update on design review & design guidelines, and the overall draft neighborhood plan.



*The focus of the zoning revisions for the NCCD ordinance are for on single family, multifamily, and commercial "districts" - but **we need your input** to make our work effective.*



**Our goal is to hear your concerns and discuss issues of interest to you** as a property owner, resident, business owner or tenant. All are invited and urged to come. This is your planning effort and your help is needed!



**COME EARLY!!!!**



There will be coffee and refreshments and displays starting at 9:30 am



## July Meeting

When: 7:00 p.m. - 8:30 p.m.

★ Monday July 12, 1999 ★

Where: Hyde Park Presbyterian Church  
3913 Avenue B

Who: YOU and your neighbors

(Note: Due to July 4th holiday and scheduling conflicts, we will be meeting on the second Monday of the month at the Hyde Park Presbyterian Church.)

### HPNA General Meeting July 12th Agenda

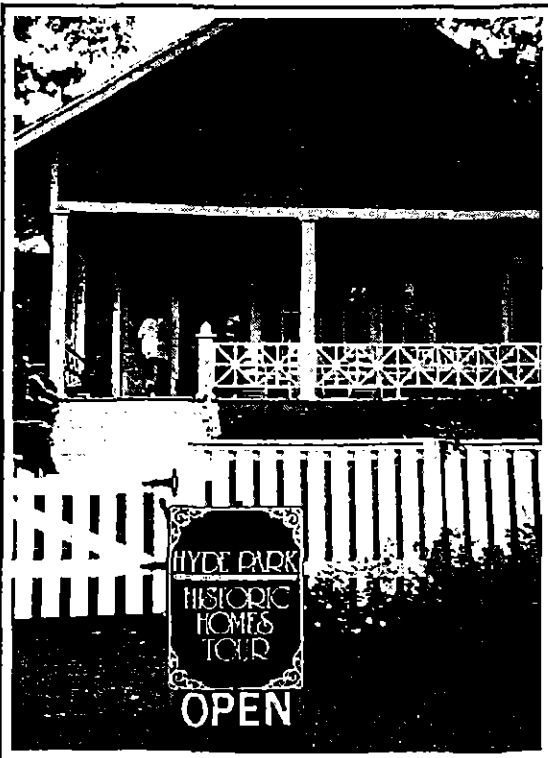
⇒ Hyde Park Homes Tour Update

### HPNA Steering Committee Meeting (2nd Thursday of each month)

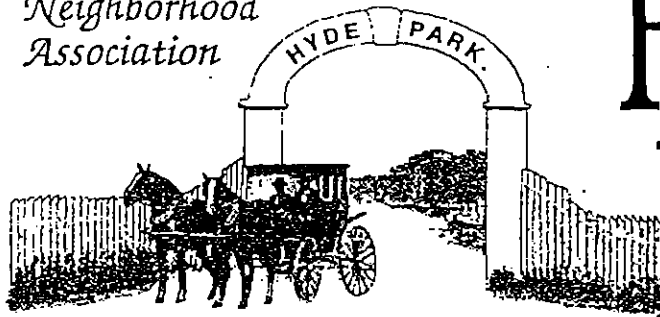
Next mtg: July 15, 7:30-9:00 p.m.  
Hyde Park U. Methodist Church  
4001 Speedway

**Lots of opinions  
on  
Traffic Calming**  
(See page 9)

Original Country Club House (aka McIver House)  
— photo by Karen McGraw



The Hyde Park  
Neighborhood  
Association



# Pecan Press

July, 1999 • National Register District Neighborhood • Vol. 25, No. 7

## '99 Hyde Park Homes Tour: Soggy But Successful

The 1999 Historic Hyde Park Homes Tour took place on the weekend of June 19th and 20th. We had a strong turnout, despite the wet weather on Sunday. [The Homes Tour Committee forgot the ritual sacrifices that usually ensure dry weather for the tour weekend.] The neighborhood association raised about \$9,000 in ticket sales, with just under 1,200 people taking the tour.

The Homes Tour Committee would like to thank the homeowners who allowed so many damp people through their homes, and the Hancock Recreation Center for giving us a dry place for a tour starting point. We would also like to thank all the house captains and docents for making things run so smoothly, and Carolyn Grimes for her instrumental role in recruiting and coordinating these volunteers, who numbered over 100.

A few people's contributions were inadvertently omitted from the tour brochure: In addition to those already recognized in the brochure, we would like to thank the Austin Neighborhoods Council, Will Bozeman, the Griswold Family and Jaculeen Dano and Bain Perkins for their

financial contribution; and Carol Burton, Laurie Grahm and Angero Holt for their work on the Homes Tour Committee. Finally, special thanks to Lehnert Grahm for their work on tour publicity.

It is not too early to start thinking about being a volunteer on the 2000 Homes Tour, scheduled for June 17th and 18th next year. You can contact me at 467-9198 or at mcap@lo.com if you are interested.

— Michael Capochiano  
1999 Tour Co-chair

Tour co-chairs Mike Capochiano, Peter Maxson, and Alan Marburger at volunteer reception.

— photo by Karen McGraw



## The Presidents' Report *continued from page two*

an effort to reduce noise from the building's giant air conditioning units at its Central Park location. Several neighbors from Lamar's west side have also joined Ross in his quest for peace and quiet. Stay tuned ....

**Charitable Donations Endorsed.** In unanimous votes, members approved two donations from HPNA's charitable contributions fund: (1) \$1000 to the Hyde Park United Methodist Church for its ongoing generosity in providing our meeting space; (2) \$100 to the widow and child of the man who was fatally shot last month at the intersection of 51st and Duval.

**Baptist Watch.** Larry Gilg reported that Hyde Park Baptist Church is in the process of deciding what it will build on two neighborhood sites. The first location is on the east side of Avenue D between 39th and 40th street; the second is on the east side of Speedway between 38th and 39th streets. Larry expected the church's board of deacons to reach a decision at their June 7th meeting. He'll report back in July. If you want to follow up in the meantime, call Larry at 302-3859 or check the church's website at hpbc.com.

**Assault at 43rd & Duval.** Crime & Safety chair Sharon Majors and APD Officer Eric Gerbrand provided details on the June 1st assault that occurred during the lunch hour near the intersection of 43rd & Duval. The assailant, who is still at large, was described as a white male, mid-30s, about six feet tall, with a pale complexion and flabby build. He wears glasses and is bald with a fringe of brown hair around his ears. A composite drawing has been posted at various locations around the neighborhood. Officer Gerbrand urged neighbors, especially women, to be aware of their surroundings and report any suspicious activity immediately. Officer Gerbrand can be reached at 480-2109 (pager # 603-2471).

**Neighborhood Planning Workshop Set for Late July.** Karen McGraw will lead a Neighborhood Planning Workshop, Saturday, July 24, 9 a.m. - 2 p.m., at the Hyde Park United Methodist Church, 4001 Speedway. The July workshop will focus on commercial and multi-family zoning. Thanks again to Karen for the uncountable hours she's pumped into this project.

**Day Labor Site Update.** In the wake of an Austin City Council's decision to relocate the day labor site to 51st and I-35, members voted unanimously to request an HPNA representative on the site's "sunset" committee. The committee will evaluate the project after its first

year of operation to gauge its success and to determine if it should continue at that site.

**July Meeting: New Date, New Place.** Due to holiday and scheduling conflicts, the July general meeting will be held July 12th (the second Monday, not the first) at the Hyde Park Presbyterian (not Methodist) Church, 3913 Avenue B. The 7 p.m. starting time stays the same but, in deference to summer vacation, we're trying to keep this one short and sweet. If your business is not time-dated, please, please, please hold it until August. Many thanks from your wiped-out co-prezses.



*Come join the fun!*

**St. George's Episcopal Preschool**

Airport at I-35 • 452-6063

Open 7a.m. - 6p.m. (M-F) • 18 months thru Kindergarten  
Large, tree-shaded playground • Exciting, year-round activities  
planned by an experienced and devoted teaching staff

*Caring for Austin's Children Since 1966*



 *004-5-32* We Welcome Your Submissions to the Pecan Press

Send in your articles, letters, and photos (but not your poetry\*) by the 15th of each month to:

**Editor, Pecan Press**  
4106 Avenue F  
Austin, TX 78751

*Air your concerns and opinions today!*

\*Send your poems to:

**Albert Huffstickler, Poetry Editor**  
312 E. 43rd St., #103  
Austin, Texas 78751

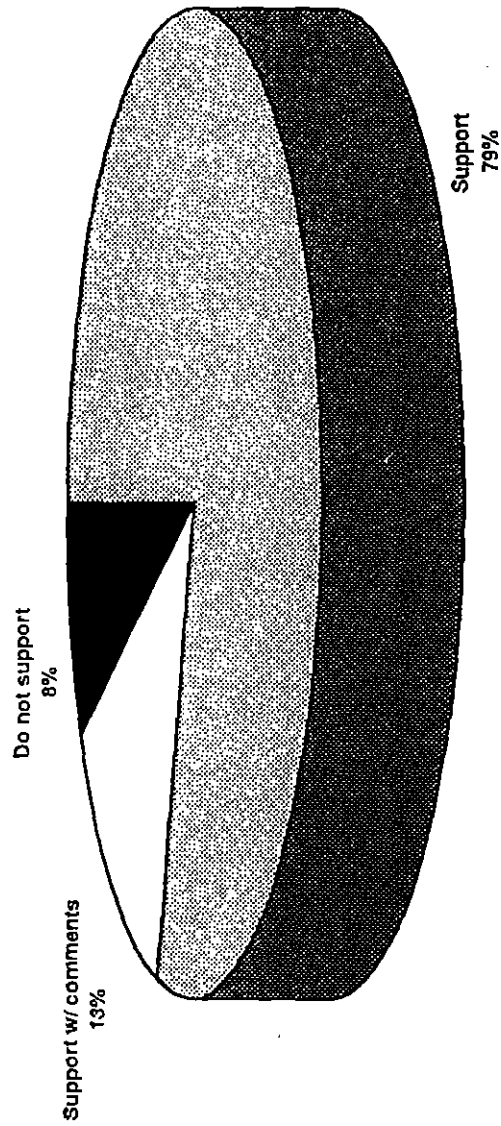
*Please enclose a self-addressed, stamped envelope (SASE) for the return of your materials.*

Hyde Park Neighborhood Planning  
**Balloting Materials, September 1999**

## HP Neighborhood Plan - Ballot Results

	responses	total mailed out	% response rate
Resident	182	2500	7.3%
Non-Resident	105	956	11.0%
Both	287	3456	8.3%
HP Neighborhood results			
Support	228	79.4%	
Support w/ comments	37	12.9%	
Do not support	22	7.7%	

## HP Neighborhood Plan - Survey Results





## **Hyde Park Neighborhood Planning Team**

September 8, 1999

Dear Hyde Park Resident, Tenant, Business Owner, or Non-Resident Property Owner:

In October 1998, the City Council selected the Hyde Park Neighborhood Planning Area as one of neighborhoods to complete a neighborhood plan. A group of neighborhood interests, including residents and business owners formed a Neighborhood Planning Team and in January of 1999 began working together to finalize a plan and submit it for adoption by City Council. The next step will be implementation of the plan. According to our information you live, work or own property in the Hyde Park Neighborhood Planning Area (see map on back). The Hyde Park Planning Area boundaries are 51<sup>st</sup> to the north, Duval south of 45<sup>th</sup>, Red River north of 45<sup>th</sup> to the east, 38<sup>th</sup> Street to the south and Guadalupe south of 45<sup>th</sup> to the west, and the UT Intramural Fields north of 45<sup>th</sup>.

Neighborhood input was received this year through a neighborhood survey, two community workshops, Hyde Park Homes Tour, and numerous committee meetings. The neighborhood identified eight areas of concern. These areas are: (1) historic and residential character, (2) streetscape patterns, (3) transportation, (4) public infrastructure, (5) Guadalupe corridor, (6) diverse community, (7) open spaces and waterways, and (8) crime and safety.

**We request that you review the draft summary and return the enclosed Hyde Park Neighborhood Plan BALLOT in the attached postage paid envelope with your comments.** The ballots and your support are critical for the plan to go forward to the Planning Commission and the City Council. An executive summary of the plan is enclosed along with the ballot. Complete copies of the plan are available at the neighborhood website <http://www.hydepark-na.org/planning.html>, by calling Meghan Wieters at 512/499-6386 or by dropping by one of the following Hyde Park businesses:

Yarborough Branch Library, 2200 Hancock Dr., Austin, Texas 78756  
Quack's 43<sup>rd</sup> Street Bakery, 411 43<sup>rd</sup> St., Austin, Texas 78751  
Fresh Plus Grocery, 408 E 43<sup>rd</sup> St., Austin, Texas 78751  
Flight Path Coffeehouse, 5011 Duval St., Austin, Texas 78751  
New World Deli, 4101 Guadalupe, Austin, Texas 78751  
Avenue B Grocery, 4403 Avenue B, Austin, Texas 78751

**Please complete the enclosed ballot and return it in the postage paid envelope by September 24, 1998.**

The ballot allows you the opportunity to indicate your support per chapter but please include your overall final vote for the plan as well. The land use plan is on the back of this letter and is further defined in Chapter 1. If you would like additional information or have any questions, please feel free to contact Meghan Wieters, Neighborhood Planner, at 512/499-6386.

Sincerely,

Karen McGraw  
Chair, Hyde Park Neighborhood Planning Team

## Hyde Park Neighborhood Plan Request for Support Ballot

Please review the attached Hyde Park Neighborhood Plan Executive Summary. The complete draft plan is located at the following: Yarborough Branch Library 2200 Hancock Dr., Quack's 43<sup>rd</sup> Street Bakery 411 43<sup>rd</sup> St., Fresh Plus Grocery 408 E 43<sup>rd</sup> St., Flight Path Coffeehouse 5011 Duval St., NewWorld Deli 4101 Guadalupe, Avenue B Grocery 4408 Avenue B and the Neighborhood Association website: <http://www.hydepark-na.org/planning.html> You can also call Meghan Wieters at 512/499-6386 for a copy or for more information.

Anyone that lives, works or owns property in the Hyde Park Neighborhood is eligible to vote.

### Vote for Hyde Park Neighborhood Plan:

- ☐ **I support** the Goals, Objectives and Action Items contained in the attached Hyde Park Neighborhood Plan.
- ☐ **Overall, I support** the Goals, Objectives and Action Items contained in the attached Hyde Park Neighborhood Plan with the following comments written on the back.
- ☐ **Overall, I do not support** the Goals, Objectives and Action Items contained in the Hyde Park Neighborhood Plan.

*Optional: To better understand your input on the neighborhood plan, please indicate your support for each chapter of the plan.*

*Indicate your support for the Goals, Objectives and Action Items using a ☒ in one box per chapter. Please provide any comments you may have in the boxes below or on the back of the ballot form.*

Chapter	Support	Support with Comments	Do Not Support
Chapter 1: Historic and Residential Character			
Chapter 2: Streetscape			
Chapter 3: Transportation			
Chapter 4: Public Infrastructure			
Chapter 5: Guadalupe Corridor			
Chapter 6: Diverse community			
Chapter 7: Open Space & Waterways			
Chapter 8: Crime & Safety			

**REQUIRED:** The address for which you are voting must be filled in here for your vote to count:

Please return this ballot in the free postage paid envelope by September 24, 1999.

Please provide any additional comments on the back.

***Your Voice is Important!***

If you have any additional questions about this process or Hyde Park Neighborhood Plan, please call Meghan Wieters at 499-6386.

Mailing address: Neighborhood Planning, Municipal Annex P.O. Box 1088 Austin, Texas 78767

(Comments)

**COMMENTS:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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### **Planning Materials from 1990 - 1994**

- Letter of notification to begin NCCD planning
- Property Owner Survey, January 1, 1991
- Workshop Materials, August 17, 1991
- Pecan Press Newsletter, August, 1991
- Neighborhood Field Survey Forms and Block Maps

January 25, 1991

Dear Property Owner:

Hyde Park is one hundred years old this month!

In 1985 the Hyde Park Neighborhood Association created a Neighborhood Plan which outlined goals of property owners and residents for the continued conservation and improvement of Hyde Park. Several of these goals addressed designing zoning regulations especially tailored to preserve Hyde Park's character.

The special zoning overlay district available to older Austin neighborhoods to accomplish this goal is the Neighborhood Conservation Combining District (NCCD). In August of 1990 Phase I of this district was adopted by the Austin City Council to implement agreements between the Hyde Park Neighborhood Association and the Hyde Park Baptist Church.

The Hyde Park Neighborhood Association is pleased to announce that it intends to create Phase II of the Hyde Park NCCD which will encompass the area generally from Guadalupe to Duval and 38th to 45th streets.

Since your property is within the boundaries of this proposed Phase II, we hope that you will take some time to respond to the enclosed survey. Your attitudes and opinions are crucial to designing appropriate recommendations.

NCCD Committee meetings are held the 1st and 3rd Thursday evenings, at 7:30 at the Hyde Park United Methodists Church, 40th and Speedway. The Presiding Officer of the meetings is Merle Franke (452-0414). The participation of you or your representative is invited. City staff members assisting Hyde Park in this project are Alice Glasco (499-2726) and Betty Baker (499-2665). You are urged to attend a special meeting February 7 when city staff will be on hand to answer questions regarding the planning process and current requirements. We hope to hear from you by means of the enclosed survey, or see you at a meeting soon.

Sincerely,

Ben Helmsath, Pres. Hyde Park Neighborhood Assoc. (478-1621)

John Sanford, Chairman NCCD Committee (458-9000)

**HYDE PARK PROPERTY OWNERS SURVEY - 1/91**

- 1 Name \_\_\_\_\_
- 2 Address of your Hyde Park Property \_\_\_\_\_
- 3 Do you live at this address? \_\_\_\_\_ How long? \_\_\_\_\_
- 4 When did you purchase this property? \_\_\_\_\_
- 5 Why in Hyde Park? \_\_\_\_\_
- 6 What do you consider to be the major assets of Hyde Park? \_\_\_\_\_  
\_\_\_\_\_
- 7 Do you own a business in or near Hyde Park? \_\_\_\_\_  
Type \_\_\_\_\_ Location \_\_\_\_\_
- 8 What neighborhood retail services do you use? \_\_\_\_\_
- 9 What other retail services would you like to have nearby? \_\_\_\_\_
- 10 What improvements to Hyde Park would you like to see? \_\_\_\_\_  
\_\_\_\_\_
- 11 What problems (if any) should the City resolve in Hyde Park? \_\_\_\_\_  
\_\_\_\_\_
- 12 What priorities should Hyde Park Neighborhood Association take care of? \_\_\_\_\_  
\_\_\_\_\_
- 13 What means of transportation do you use? \_\_\_\_\_
- 14 How would you improve transportation systems? \_\_\_\_\_  
\_\_\_\_\_
- 15 Are there any buildings or features of your block or immediate area which are eyesores or detract from the character of the area? \_\_\_\_\_ What? \_\_\_\_\_  
How could these be resolved? \_\_\_\_\_
- 16 Do you foresee making any changes to your property in the near future? \_\_\_\_\_  
What type? \_\_\_\_\_
- 17 When was the main structure on your property built? \_\_\_\_\_
- 18 Are you aware that most of Hyde Park is listed in the National Register of Historic Places? \_\_\_\_\_
- 19 Do you know the status of your property relative to the National Register District? (i.e., contributing structure, non-contributing, potentially contributing.) \_\_\_\_\_
- 20 Are you interested in preserving the historic character of your property? \_\_\_\_\_
- 21 Would you take advantage of free design assistance to learn more about the history and preservation of your property? \_\_\_\_\_
- 22 Are you interested in \_\_\_\_\_ tax incentives or \_\_\_\_\_ recognition for preservation of your property?
- 23 What characteristics of Hyde Park would you like to see preserved and/or improved for the future? \_\_\_\_\_
- 24 Comments (over)

Thank you!

Please return in one week to: John B. Sanford, Chairman, Hyde Park N.C.C.D. Committee  
4206 Avenue F  
Austin, Texas 78751



All Hyde Park Property Owners, please come to:

## 1 PRESENTATION

### Hyde Park and Shadow Lawn Historic Districts

- What you should know before altering your property.
- Whether your property is Victorian, Bungalow, Commercial or other, this illustrated talk presented by Dorothy Victor of the Texas Historical Commission should interest you!

### Hyde Park Neighborhood Association Meeting

Monday, August 5, 8:00-9:00 pm (Business meeting 7:00 pm)

Hyde Park United Methodist Church, 40th and Speedway

## 2 WORKSHOP

### Hyde Park: The Next 100 YEARS

- Our planning today will guide Hyde Park for many years. Come hear some new ideas!
- Speakers: Ray Stanland and Paula Peters
- Presented by the Hyde Park (NCCD\*) Committee
- \*Neighborhood Conservation Combining District

Saturday, August 17 - 9 am until Noon

Refreshments will be available

Hyde Park United Methodist Church, 40th and Speedway

This project is funded by a grant to the Texas Neighborhood Conservation Fund from the Preservation Services Fund of the National Trust for Historic Preservation and the Fondren Foundation and by the Hyde Park Neighborhood Association.

For more information call:  
Karen McGraw 459-2261 or Terri Myers 478-0898



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**Hyde Park: The Next 100 Years**  
A Workshop for Property Owners, Residents and others  
interested in Hyde Park's future  
Saturday, August 17, 1991

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**Agenda**

- |                                      |   |
|--------------------------------------|---|
| 9:00 - 9:15                          | <b>Introduction</b><br>Purpose/objectives<br>Approach   |
| 9:15 - 9:45                          | <b>Overview of Neighborhood Conservation</b><br>Concept<br>Illustrations of concept through real world examples<br>As applied to Hyde Park  |
| 9:45 - 10: 00                        | <b>Overview of Regulatory Options</b><br>What is zoning?<br>Key Concepts.<br>Legality of regulatory actions.<br>Regulatory options.<br><b>Definitions</b><br>Zoning terms.<br>Design terms.<br>Historic Preservation Project Treatments terms.<br>Selected Glossary of preservation and planning terms.   |
| Break 10:00 - 10:08<br>10:07 - 10:38 | <div style="border: 1px solid black; height: 1.2em; width: 100%;"></div> <b>Zoning</b><br>Zoning issues identified by Hyde Park Plan.<br>Current situation in Hyde Park.<br><b>Streetscape</b><br>Streetscape issues in Hyde Park Plan.<br>Current situation in Hyde Park.<br><b>Architecture</b><br>Architectural issues in Hyde Park Plan.<br>Current situation in Hyde Park.   |
| Break 10:38 - 10:45<br>10:45 - 11:30 | <b>Options</b><br>Traditional zoning.<br>Site plan review.<br>Design review.<br>Special district zoning.<br>Other options.<br><div style="border: 1px solid black; height: 1.2em; width: 100%;"></div> <b>Transferring plans into ordinances</b><br>Assumptions.<br>Focus.<br><b>The Problem</b><br><b>Approaches</b><br><b>The Performance Standards Approach</b><br>Basic Concept<br>Example: Deep Ellum/Near East Side, Dallas, Texas. |
| 11:30 - 12:00                        | <b>Questions and Answers</b>  |

0004-02

## AUGUST MEETING

Monday, August 5  
7:30-9:00 pm  
Hyde Park United Methodist Church  
40th and Speedway

### Program:

Hyde Park and Shadow Lawn Historic Districts: What you should know before altering your property.

An illustrated talk presented by Dorothy Victor of the Texas Historical Commission.

### The President's Corner

Hello Neighbors:

We are still getting compliments for all the wonderful Centennial events in June. I don't believe we can ever thank all the volunteers and organizers enough, so thank you once more for a remarkable job. The 1991 Centennial is sure to be noted as a major event in future Hyde Park histories.

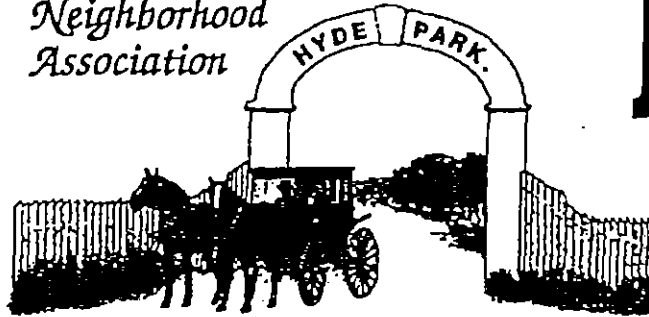
Our focus now turns to several efforts to prove and preserve our neighborhood. A number of these items will be on our agenda Monday night at the August neighborhood meeting.

The Texas Historic Commission has graciously agreed to present an overview of our National Register District, now entering its second year. How does the district REALLY impact our future? Is your dwelling designated a "contributing structure?" If not how can it become one? This will be a special opportunity to get all the answers. It's also a terrific prerequisite for the NCCD planning workshop next Saturday with Ray Stanland, a historic planner from Dallas. See the special insert in this issue for time and details.

The Homes Tour and related Centennial events have netted our treasury in excess of \$9,000! (Josephine Casey continues to record new revenues from the poster, book etc.!) A special Budget Committee of Susan

*continued on page 2*

The Hyde Park  
Neighborhood  
Association



# Pecan Press

August, 1991

National Register District Neighborhood

Vol. 17, No. 8

## NCCD Committee Presents Issues Draft

### WORKSHOP

#### HYDE PARK: THE NEXT 100 YEARS

Saturday, August 17, 9 am - Noon

Hyde Park United Methodist Church

40th and Speedway

Preservation Planning for the  
Neighborhood Conservation  
Combining District

Speakers: Ray Stanland and Paula Peters

This project is funded by a grant from the Preservation Services Fund of the National Trust for Historic Preservation and the Fondren Foundation to the Texas Neighborhood Conservation Fund and by the Hyde Park Neighborhood Association. Refreshments will be available. For more information call: Karen McGraw 459-2261 or Terri Myers 478-0898

*A gentle breeze lifts and stirs the hot August air. Ah, but a refreshing swim at the pool in Shippey Park should bring relief. You step outside to stroll under the green canopy of trees. Thank goodness it is there to provide some respite from the heat. It is quite likely you will meet other neighbors out to take advantage of the same amenities.*

*In the shade, you walk along, looking up and down the avenues, enjoying the uninterrupted view of emerald lawns and old-fashioned front porches. Cars are discreetly parked not to obstruct the view. Fences are low and open for the same reason. Flowers and shrubs have been lovingly planted in the yards and corner gardens to add spots of color along the way. The eyes soak in the sight, momentarily distracting you from the heat.*

*Behind the carpet of greenery, historic bungalows and Victorian homes peek out at you. Painted and repaired, they are proudly set*

*back a similar distance from the sidewalks adding to the pleasant palette of color in the yards.*

*Wouldn't it be nice to finish the day with an ice cream soda, or better yet, a root beer float? You could head past the beautifully kept grounds of the Ney museum to the business district on Duval, or head the opposite direction to the area on Guadalupe. Maybe a movie for later? Of course, UT and the Capitol beckon just a short distance away.*

*You have it all in Hyde Park, as an owner or a renter: close proximity to downtown, an area filled with historic structures, businesses offering a variety of services on the fringes of the neighborhood, appreciation of property values.*

*In this issue of the Pecan Press is a summary of the work the NCCD Committee has done to capture the residential charm of Hyde Park and retain its historic character, having a*

*continued on page 7*

### INSIDE THE PRESS

#### SPECIAL INSERT

Issues Draft from  
NCCD Committee

Crime and Safety Committee calls meeting for August 15

Corner on Politics: Buying votes or making friends?

How to keep cool in old Hyde Park

HPNA Enrollment Form

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Address \_\_\_\_\_ Zip \_\_\_\_\_

Are You a: ☐ Property Owner ☐ Renter Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Category: (check one) ☐ Individual \$1 ☐ Ind. Sustaining \$5

☐ Couples/Families \$2 ☐ C/F Sustaining \$10

Dues paid by: ☐ Check ☐ Cash Membership: ☐ New ☐ Renewal

Please mail this form with your payment to: Miss Josephine Casey, Treasurer, HPNA.

1990-1991 Membership

## NCCD Update

continued from page 1

variety of businesses and public places in the mix. Opinions of many property owners have been incorporated.

The Hyde Park NCCD Committee is pleased to announce two special programs this month.

The first is an illustrated talk presented at the monthly neighborhood meeting by Dorothy Victor of the Texas Historical Commission entitled *Hyde Park and Shadow Lawn Historic Districts: What you should know before altering your property.*

The second is a special workshop to be held August 15 entitled *Hyde Park: The Next 100 Years* with planners Ray Stanland and Paula Peters speaking on Preservation Planning for the Neighborhood Conservation Combining District.

We invite and encourage property owners, residents and others interested in the future of Hyde Park to attend and participate.

Hope to see you there! We continue to solicit your comments and participation.

Angero Holt

## Steering Committee Notes

The August HPNA Steering Committee meeting will be held at 3908 Avenue G at 7:30 p.m. on August 21, 1991. Items on the agenda include a discussion of next year's HPNA budget and a review of the NCCD workshop of August 17. Members of this year's steering committee include Ben Heimsath, Sharon Majors, Carol Shipman, Josephine Casey, Stan Kozinsky, John Sanford, Karen McGraw, Larry Gilg, Jack Shipman, Dorothy Richter, Sandra Villalaz-Dickson and Ross Mason. The Steering Committee conducts the business of the Association as required.

## Don't Run & Hyde Anymore!

You've been intending to go to church for several months now, but haven't had time. Or maybe you've visited several places and just haven't found the right one yet.

Come visit the Church of Christ in Hyde Park. We're a church that holds the values of the past dearly. We appreciate and encourage committed love, understanding, kindness, strong families and neighborliness.

But be prepared. You will be welcomed and made to feel like you've been a member for a long time. You might even get asked out for a free lunch.

**CHURCH  
of CHRIST**

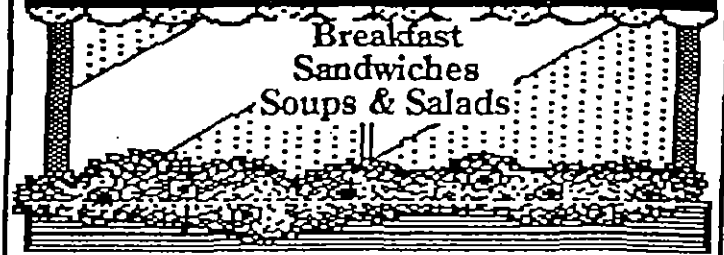
in Hyde Park

43rd at Avenue B 453-2702

### Worship & Study Times

Sunday School	9:30 a.m.
Worship	10:30 a.m.
	6:00 p.m.
Wednesday	7:00 p.m.
Mothers Day Out	
M-F	8:00 a.m. - 2:00 p.m.

## 45TH STREET DELI



Call for Carryouts

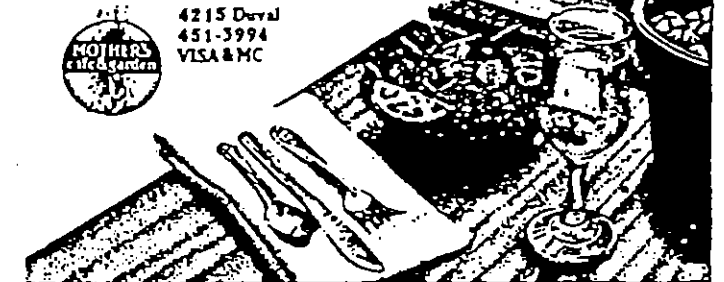
*Serving healthy, nutritious  
food in the Hyde Park area.*

45th & Guadalupe St. 452-4144

## There's No Place Like Mother's

Located in the historic Hyde Park neighborhood, Mother's Cafe and Garden is a unique dining environment. Choose from our wide variety of healthful entrees and settle back to enjoy the plant-filled garden and a restaurant that truly cares about you. Lunch, dinner, or weekend brunch — You'll feel at home at Mother's.

4215 Duval  
451-3994  
VISA & MC



wheatville food co-op  
3101 Guadalupe 478-2667  
Open 9am-11pm Every Day

Hyde Park 1990 Survey  
Block Form

Block Number \_\_\_\_\_  
Surveyor \_\_\_\_\_  
Survey Date \_\_\_\_\_

**Locate items on Block Map**

Verify items (Cross out items gone, add new items on map. Use colored pencils)

- Sidewalks - especially the ones parallel to the street
- Significant Trees - especially the ones between the street and the property line
- Curb Cuts - especially the ones wider than one car width
- Stop signs
- Street Lamps
- Street-name signs
- Dumpsters-please show locations, very important
- Is there garbage pick-up in the alley?

**Pedestrians**

Are there any features which obstruct the path of pedestrians? \_\_\_\_\_

Are there any features which obstruct a motorists's view of pedestrians? \_\_\_\_\_

**Features**

Note any outstanding or significant features or buildings \_\_\_\_\_

Note any disturbing or distracting features or buildings \_\_\_\_\_

How can we change these? \_\_\_\_\_

What features and characteristics should be maintained and preserved? \_\_\_\_\_

(I suggest these instructions be added to the Block Form. KM)

- a) Cross out any buildings (including small sheds, garages, etc.) which have been demolished or moved off since this map was made.
- b) Sketch in any buildings (including sheds and garages) which are not shown on the map.
- c) Write the building addresses directly on the map. This should include all buildings which people live in or which house businesses or other uses. If you cannot tell an address but you are sure the building is in use indicate its address relative to other buildings (ie "behind 4300", or "north of 4300"). Completing this task for the whole block will allow you to check this information before going on.
- d) Indicate on the map the uses of any accessory buildings such as garages and storage buildings. You may abbreviate "G" for garage and "S" for storage building.

# Hyde Park 1990 Building Survey Form A

Property Address \_\_\_\_\_

Block Number \_\_\_\_\_

Parcel Id \_\_\_\_\_

Surveyor \_\_\_\_\_

Survey Date \_\_\_\_\_

**Completed by Surveyor**

Fill in blanks & circle appropriate item

## USE

### Residence

- Single Family Residence
- Duplex
- Apartment \_\_\_\_\_  
# of Units \_\_\_\_\_  
Can also verify by counting # of  
mailboxes or # of electric meters

### Commercial/Office

Number of Office Units \_\_\_\_\_

Name of primary user \_\_\_\_\_

Church-name \_\_\_\_\_

Public-name \_\_\_\_\_

Public-type \_\_\_\_\_

The building has an attached garage for \_\_\_\_\_ cars

### Number of stories

- 1 story
- 1-1/2 story Rooms in attic
- 2 story
- 2-1/2 story Rooms in attic
- 3 story

### Driveway material

- Concrete or brick
- Gravel or dirt

### Fence between front of building & street

Height in feet \_\_\_\_\_

Material \_\_\_\_\_

% open \_\_\_\_\_

### Fence between building & side street behind front setback

Height in feet \_\_\_\_\_

Material \_\_\_\_\_

% open \_\_\_\_\_

## CONDITION

### Condition of Building

- Excellent - needs no repair
- Good - needs minor repair
- Fair - needs some major repair  
or many minor repairs
- Poor - needs many major repairs  
(foundation, roof, etc.)

### Condition of Site

Well kept grounds \_\_\_\_\_

Overgrown vegetation \_\_\_\_\_

Abandoned vehicles or  
appliances \_\_\_\_\_

Other \_\_\_\_\_

### Additional Comments

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Hyde Park 1990  
Building Survey  
Form B

Fill in blanks & circle appropriate item

Property Address \_\_\_\_\_  
Block Number \_\_\_\_\_  
Parcel Id \_\_\_\_\_  
Surveyor \_\_\_\_\_  
Survey Date \_\_\_\_\_

From Travis County Appraisal District information

Owner \_\_\_\_\_  
Owner's Address \_\_\_\_\_ Zip \_\_\_\_\_  
#1 Building Sq Ft \_\_\_\_\_ #2 Building Sq Ft \_\_\_\_\_  
Lot Size \_\_\_\_\_  
Zoning \_\_\_\_\_  
Year Built \_\_\_\_\_  
1989 Total Value \_\_\_\_\_

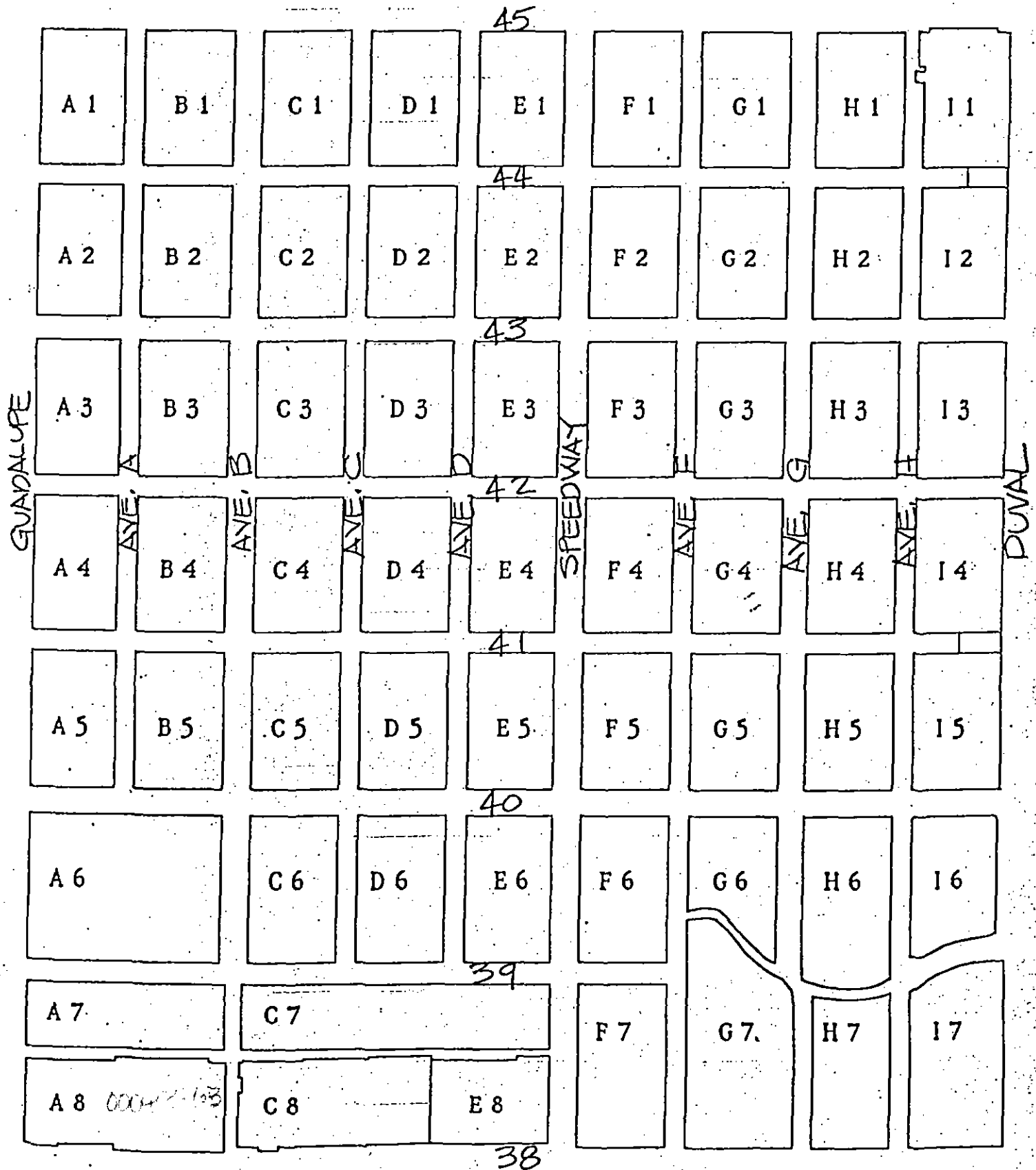
From National Register Nomination

Year Built \_\_\_\_\_  
National Register District  
• Hyde Park  
• Shadow Lawn  
Architecture Style  
• Victorian  
• Bungalow  
• Tudor Revival  
• Other \_\_\_\_\_  
Category  
• C (Contributing)  
• NC (Non-contributing)  
• \*NC (Potentially contributing)  
Individually listed in National Register of Historic Places \_\_\_\_\_

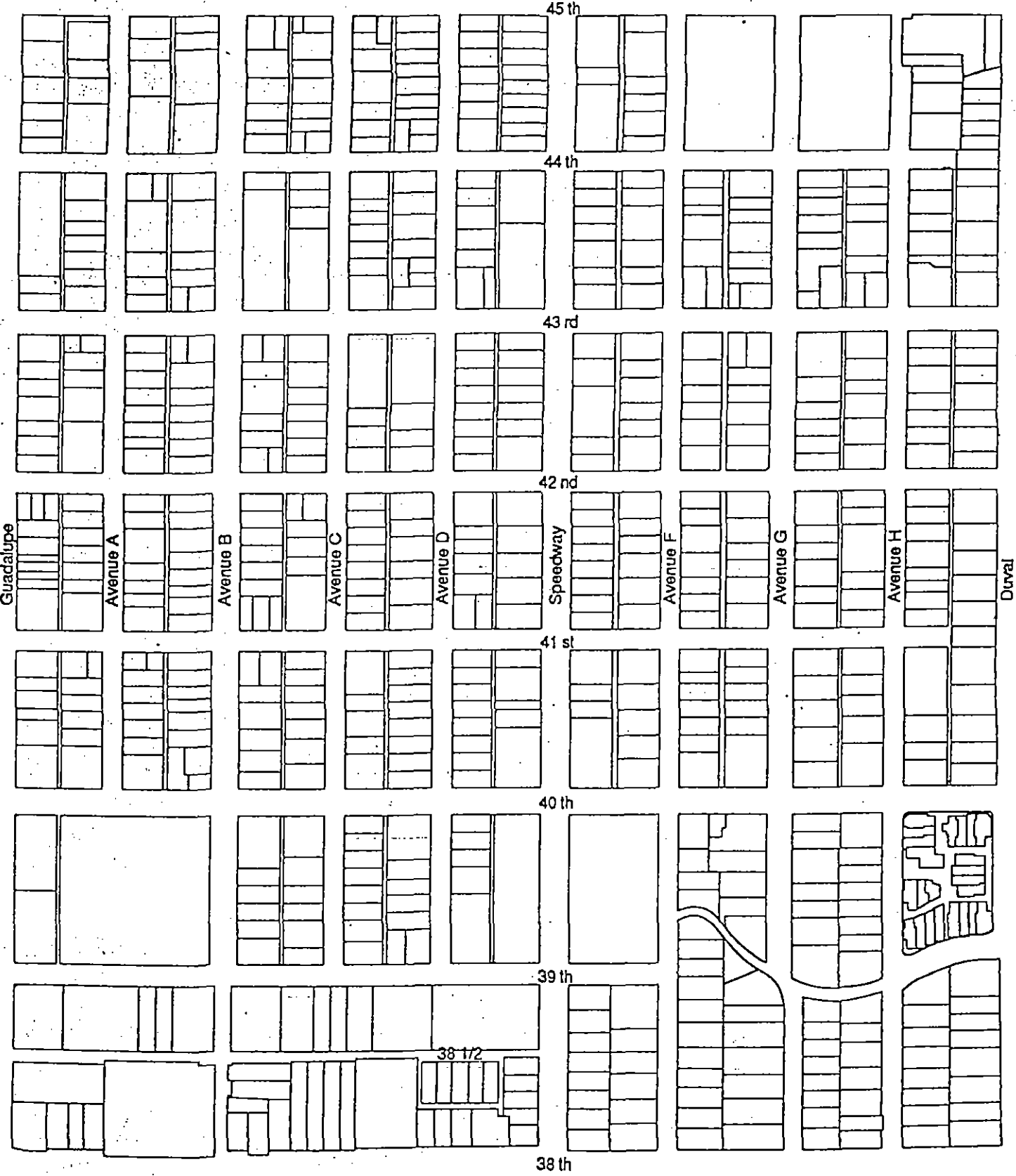
From other sources

Hyde Park Sub district  
• Speedway  
• Duval  
• Duval business  
• Guadalupe  
• SF3  
• HPBC NCCD  
• Multi-family scattered  
Landmark \_\_\_\_\_  
• City landmark  
• City landmark potential  
• Texas landmark  
Architecture Style  
• Victorian  
• Bungalow  
• Tudor Revival  
• Other \_\_\_\_\_  
Zoning from city \_\_\_\_\_  
Owner's telephone \_\_\_\_\_  
Owner occupied or rental  
Non-conforming A B C D \_\_\_\_\_

# Hyde Park Block Map Numbers



Hyde Park



## APPENDIX B

5000-2-103

AGREEMENT BETWEEN HYDE PARK BAPTIST CHURCH  
AND THE HYDE PARK NEIGHBORHOOD ASSOCIATION

THE STATE OF TEXAS                    )  
  )        KNOWN ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS                    )

THAT, THIS AGREEMENT BETWEEN HYDE PARK BAPTIST CHURCH AND THE HYDE PARK NEIGHBORHOOD ASSOCIATION (the "Agreement") is made and entered into by and between Hyde Park Baptist Church, Inc., a Texas non-profit corporation with its principal place of business located in Travis County, Texas, acting by and through its duly-authorized representative ("HPBC"), and the Hyde Park Neighborhood Association, Inc., a Texas non-profit corporation comprised of residents of the Hyde Park neighborhood located in the City of Austin, Travis County, Texas, acting by and through its duly-authorized President ("HPNA").

WHEREAS, HPBC is the legal owner of certain real property and improvements located in an area of the City of Austin locally known as "Hyde Park" being developed and utilized as the Hyde Park BAPTIST Church and related educational, parking and recreational facilities;

WHEREAS, HPNA is an association of residents in the Hyde Park area charged with monitoring and influencing issues related to the orderly development and redevelopment of the Hyde Park neighborhood; and

WHEREAS, a planning committee appointed by the City Council, comprised of members from both HPBC and HPNA have been engaged in lengthy negotiations to settle long-standing conflicts

between the two related to HPBC's potential future expansion and development of its church and church-related facilities and such negotiations have resulted in a mutually agreeable Conceptual Plan relating to the interim and long-range use of property within that area lying between Avenue B to Avenue H and 38th Street to 42nd Street, a copy of which is attached hereto for reference as Exhibit "A" (the "Conceptual Plan"). Final modifications to the Conceptual Plan agreed to by the planning committee are attached as an addendum to this contract and agreement and made a part hereof; and

WHEREAS, HPBC and HPNA have reached an agreement concerning the implementation of the Conceptual Plan through a City of Austin zoning district known as a neighborhood conservation and combining district ("NCCD") to be known and to be referred in this Agreement as the "Hyde Park NCCD"; and

WHEREAS, certain terms and agreements reached and agreed to by and between HPBC and HPNA are more appropriately expressed in this Agreement than the NCCD Ordinance; and

WHEREAS, HPBC and HPNA intend to set forth in this document these certain agreements concerning the interim and long-range use of the property lying within the above-designated area.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants and conditions in this Agreement and other good and valuable consideration exchanged between the parties, HPBC and HPNA hereby formally accept, approve and adopt the Conceptual Plan negotiated by the Planning Committee appointed by

the City Council and agree to be bound thereby. The parties further agree as follows:

#### ARTICLE I

##### Hyde Park Neighborhood Conservation and Combining District 1

HPBC and HPNA agree to endorse and support the adoption of the Hyde Park NCCD to be approved and enacted by the City Council of the City of Austin. HPBC and HPNA agree that the NCCD shall reflect the Land Use Agreement set forth in the Conceptual Plan attached hereto. A copy of the proposed NCCD Ordinance is attached hereto as Exhibit "B". HPBC agrees to develop and expand its church, parking, and educational facilities in compliance with the NCCD and the Conceptual Plan agreed to hereby. HPNA agrees not to oppose HPBC's expansion and development plans through the filing of protests or objections, picketing, or through the use of other means provided such expansion and development plans of HPBC are consistent with the NCCD and the Conceptual Plan.

#### ARTICLE II

##### Purchase of Properties

HPBC agrees to abide by the provisions of the Conceptual Plan which restrict it from purchasing additional property in the Hyde Park study area above specified except for certain property specifically identified in the Conceptual Plan. In this regard HPBC agrees to sell any such property given to it or otherwise acquired except in those areas identified in the Conceptual Plan and in this connection HPBC agrees that it shall

comply with this requirement by listing any such property for sale within 60 days after its acquisition for its fair market value.

### ARTICLE III

#### Demolition Permits

HPBC agrees not to exercise its rights under the demolition permits which it currently holds for any of the properties located on Avenue F and will allow those demolition permits to expire.

### ARTICLE IV

#### Tannehill House

HPBC agrees to relocate the structure locally known as the Tannehill House, to the lot immediately north of its existing location. The lot north of the gym and the lot where the Tannehill house now stands will be used for parking and/or recreation use along with the back portion of the current parking lot. A drawing is attached to the Conceptual Plan for illustration purposes to demonstrate the proposed new location of the Tannehill house as well as to demonstrate the use for surface parking and/or recreation of the three lots lying between the gym or Family Life Center on the south and the residence on the north, which site plan is hereby acceptable to the parties to this Contract. The Tannehill house when moved shall be reconnected to utilities and restored to the condition as existed prior to the issuance of demolition permits in order that same can be utilized by HPBC for meetings and/or Scout purposes. A certificate of occupancy shall be issued on both the Tannehill

house and the adjoining parking area simultaneously, but nothing herein shall require HPBC to comply with current building codes on such house. HPBC hereby covenants with HPNA, the neighbors living within 500 feet of such lots and the City of Austin that such land use as reflected in the site plan shall continue until December 31, 2010, and this covenant shall continue to run with the land during such term.

#### ARTICLE V

##### HPBC Owned Residential Structures

HPBC agrees that all residential property presently owned or purchased or acquired after this date which is required under the Conceptual Plan to continue to be used as residential property, both on an interim and ultimate or long-range basis shall remain and be maintained to neighborhood standards. In order for the residences owned by HPBC to be utilized as single-family dwellings in accordance with the Conceptual Plan, the rental of such houses shall be to individuals or a family unit who will consider such address to be their primary residence in the City of Austin.

#### ARTICLE VI

##### Enforceability

In the event of default by either party to this Agreement, the other party may seek any remedy available to it, either in law or in equity, including, but not limited to, injunctive relief, specific performance, and/or civil damages. In the event it is necessary for either party to bring suit to

enforce the provisions of this contract, the prevailing party in such suit shall be entitled to recover reasonable attorney fees.

If HPBC loses parking spaces envisioned in Proposition 11 of the Conceptual Plan due to an adverse decision in litigation now pending between HPBC and residents of the Shadowlawn neighborhood, HPBC will be entitled to develop a comparable number of new off street parking spaces on other property owned or controlled by HPBC. A joint committee made up of representatives of HPBC and HPNA will work toward a solution of the problem and shall make recommendations to HPBC as to the replacement of such parking spaces. If no agreement can be reached by this advisory committee within 60 days, the City Council shall be empowered to make such changes to the NCCD as it may deem appropriate and feasible to provide the comparable number of parking spaces.

#### ARTICLE VII

##### Term

This contract and agreement shall be for a term of twenty (20) years and shall terminate on December 31, 2010. It is specifically understood and agreed however that this contract and agreement may be extended for such additional term or terms as may be mutually agreed upon by the parties hereto.

#### ARTICLE VIII

##### Miscellaneous

8.1 Paragraph Headings. Paragraph and other headings contained in this Agreement are for reference purposes only and

are in no way intended to define, amplify or limit the scope or intent of this Agreement or any of its provisions.

8.2 Further Action. Each party will execute and deliver such papers, documents and instruments, and perform such acts, as are necessary or appropriate to implement the terms of this Agreement, the Conceptual Plan agreed to by the parties, as well as the intent of the parties hereto.

8.3 Amendments. No alterations, modifications, amendments or changes to this Agreement will be effective or binding upon the parties unless the same shall have been agreed to in writing by the parties hereto.

8.4 Texas Law. The parties intend that the Laws of the State of Texas shall govern the determination of the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the parties hereto.

8.5 Counterpart Execution. This agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document, and all counterparts will constitute one and the same agreement.

8.6 Complete Agreement. This Agreement constitutes the complete and exclusive statement of the agreement between the parties and replaces and supersedes all prior agreements by and among the parties with respect to the subject matter hereof. This Agreement supersedes and terminates all prior written and oral statements and no representation, statement, condition or warranty not contained in this Agreement shall be binding on the parties or have any force or effect whatsoever.

EXECUTED effective as of the 29th day of August, 1990.

HPBC:

HYDE PARK BAPTIST CHURCH, INC.,  
a Texas Non-profit Corporation

BY:

Gilbert L. Bragg  
CHAIRMAN OF THE TRUSTEES

HPNA:

HYDE PARK NEIGHBORHOOD ASSOCIATION,  
INC., a Texas non-profit  
corporation comprised of residents  
of the Hyde Park neighborhood

BY:

James Allman  
PRESIDENT

## ADDENDUM

### FINAL MODIFICATIONS TO HYDE PARK CONCEPTUAL PLAN

1. Add to second paragraph of Proposition 2:

A drawing is attached for illustration purposes to demonstrate the interim use for surface parking on the property lying south of the existing residence that would be acceptable under this proposition.

2. Add and insert as second sentence in the fourth paragraph of Proposition 11:

Also attached is a drawing for illustration purposes to demonstrate the interim use for surface parking on the property facing Speedway (north of the existing structures remaining on the south lots) that would be acceptable under this proposition.

3. Proposition 12(c) shall read as follows:

The lot north of the gym and the lot where the Tannehill house now stands will be used for parking and/or recreation use along with the back portion of the current parking lot. The Tannehill house will be moved one lot north. A drawing is attached for illustration purposes to demonstrate the proposed new location of the Tannehill house as well as to demonstrate the use for surface parking and/or recreation of the three remaining lots that would be acceptable under this proposition. The use of such property as shown on the attached illustration shall be on both an interim and long range or ultimate use basis under the NCCD ordinance. There shall be a covenant between HPBC, neighbors living within 500 feet of the area, the City of Austin, and HPNA which will tie this use to the land for the next 20 years.

### Milestone Planning Issues To Be Decided

This 8-page insert to the Pecan Press contains the propositions which make up a Conceptual Plan to address land use and zoning issues in the area around the Hyde Park Baptist Church (HPBC). This Conceptual Plan will be presented to the Hyde Park Neighborhood Association (HPNA) for ratification at the August 6, 1990 general meeting. A majority of the members of the Hyde Park Planning Team, made up of 5 members of HPNA and 5 members of HPBC, have agreed to present this proposal for ratification to the groups they represent, namely, the HPNA general membership and the HPBC Board of Deacons. This Conceptual Plan, if ratified by both groups, will become the basis for an agreement between them which will be implemented through both city ordinances and a legal contract. This would then be the first step in realizing a comprehensive plan for the Hyde Park area.

The city ordinance which can implement certain parts of the propositions is described in Section 13-2-130 of the Austin Land Development Code, the Neighborhood Conservation Combining District (NOCD). The NOCD is intended to preserve and protect older neighborhoods by allowing modifications to applicable land development codes and site development regulations in accordance with a neighborhood plan. The NOCD allows the neighborhood plan to have the force of the zoning ordinance, creating a district within which

special policies and regulations supersede the normal city codes. The NOCD has the potential to accomplish various benefits for Hyde Park residents, property owners and merchants. Since all of the zoning can be rewritten and tailored to the area, it is possible to mitigate certain cumbersome restrictions which do not fit Hyde Park's historic development patterns, thus easing the efforts of owners who wish to improve their properties and to create new developments which share mutual benefits with existing neighbors. These potential changes would result in the enhancement of all Hyde Park's properties by reducing the uncertainty of case-by-case zoning and easing the owners' plight in meeting City requirements.

The first phase of the Hyde Park NOCD will be the subject of a public hearing by the Austin City Council scheduled at 4:00pm on August 9, 1990. Portions of these propositions will be included in the first phase of the NOCD if this Conceptual Plan is ratified by both HPNA and HPBC.

The other enforcement mechanism for this Conceptual Plan is a legal contract between HPNA and HPBC; it would cover those parts of the propositions which are not in the jurisdiction of the City to enforce and would not properly fit under an NOCD.

—Larry Gilg

*Note: The following story is a reprint of the lead story in the March 1990 issue of the Pecan Press. It provides background on the development of the Conceptual Plan Proposal.*

### Council Spurs Joint Planning for Church and Neighborhood

On the eve of its February 1st meeting, the Austin City Council faced two possible courses of action, both of them dangerous. On the one hand, they could approve the proposed zoning requests of the Hyde Park Baptist Church. Had they done so, the action would likely have kicked off a new round of anger and despair in the neighborhood, and a new level of intensity and numbers among picketers in front of the church each Sunday. On the other hand, they could have denied the church's request, which would likely have inspired the less-neighborly elements in the church leadership to demolish the houses it owns on Ave. F, which in turn would likely have inspired more, and more vehement, picketing on the part of neighbors.

Fortunately, there was another course of action available, and the Council took it. In a move of almost Solomonesque wisdom and statesmanship, the Council—under the lead of Sally Shipman—essentially delayed final action on any of the requests, and refocused the issue where it needed to have been all along—namely, on planning. Basically, their vote called for the establishment of a joint "Hyde Park Area Planning Team", consisting of five representatives each from both the church and the neighborhood. Some time between now and August 1st, the team has been charged with the task of coming up with a long-range master plan that would satisfy the interests of both sides. In all likelihood, that plan will take the form of a NOCD, or Neighborhood Conservation Combining District (see related article in this issue). For the duration of this planning effort, neighborhood representatives have agreed not to participate in the picketing that has been going on in front of the church, while church leaders have agreed not to demolish any more houses. In addition, the church will have at least preliminary approval to provide parking on the properties it owns on the 3800 block of Speedway.

are Larry Gilg of 3908 Ave. G, HPNA Vice-president and former chair of the Development Review Committee; Ben Heimsath of 4110 Speedway, a local architect with a great deal of interest and expertise in urban planning and design; Berry Phillips of 4002 Ave. H., who has conducted extensive research on the history of church/neighborhood issues; Wanda Penn of 3913 Ave. G, who played a principal role in the Austinplan process for this area; and John B. Sanford of 4206 Ave. F, a local realtor and former President of the HPNA.

On the church's side, representatives approved by the Council include Gary Grissom, Chairman (since January) of the church's Board of Deacons; Bob Ed Shorwell, HPBC's Minister of Education; Bob Liverman, head of the church's Long-Range Planning Committee; Bill Guy, a long-time member of the Board of Deacons; and Dick Naylor, a church member who spends weekdays with the Attorney General's office. Councilmember Smoot Carl-Mitchell has agreed to facilitate meetings between the two sides; and, if needed, representatives from the Dispute Resolution Center will be available to help keep proceedings on track.

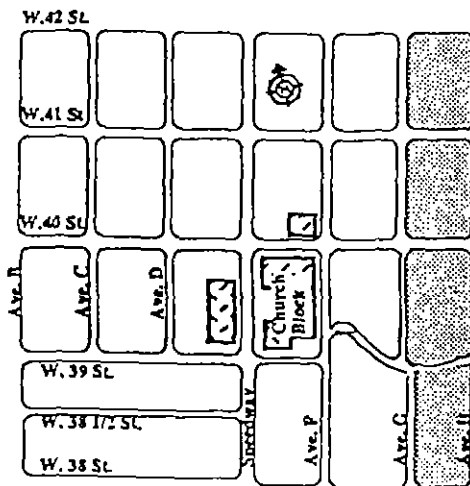
Will we finally get the long-range plan that we all have been saying we need? There are no guarantees, but things look more hopeful than they have for some time. In essence, the city has said to both sides, "OK, kids, it's time to settle." They've said it before, but this time they have put their considerable authority behind conceptualizing the problem not as a legal, moral, or political issue, but rather as a planning issue.

Another positive sign is the makeup of the planning team. On both sides, the representatives are competent, committed, knowledgeable individuals who can be counted on to effectively represent their respective sides. As they begin their important work, we should offer them our thanks, our support, and on both sides, our prayers. And while we're at it, we

The content of these propositions is conceptually appropriate for inclusion in a draft agreement which will be presented for ratification by HPNA and HPBC.

The following propositions, when adopted, represent the consensus agreement of the Hyde Park Planning Team on a block by block basis, but such agreement and consensus shall be final and binding only when agreement has been reached on all blocks within the study area.

No part of this plan will be put into effect before there is an enforceable mechanism in place.



### Proposition 1

With reference to the four blocks lying between Avenue G to Avenue H and 38th Street to 42nd Street:

The proposed NCCD ordinance shall contain a concept that is essentially a single-family residential use, both on an interim and ultimate or long-range basis, designed to promote owner-occupied dwellings. Until the adoption of an NCCD ordinance, such blocks shall remain zoned SF-3.

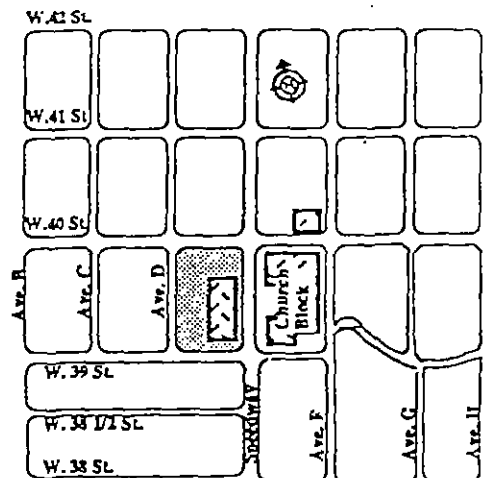
### Proposition 2

With reference to the block lying between Avenue D to Speedway and 39th Street to 40th Street:

The proposed NCCD ordinance shall contain a concept permitting as an ultimate use such block to contain a multistory parking facility or facilities.

The proposed NCCD ordinance shall also recognize that on an interim basis the entire half-block facing Avenue D, except for the one residence, will be utilized for surface parking. If the residence is acquired at some future date by the Hyde Park Baptist Church, the Church may move the home to another lot within the Hyde Park neighborhood and the remaining lot shall be used for parking.

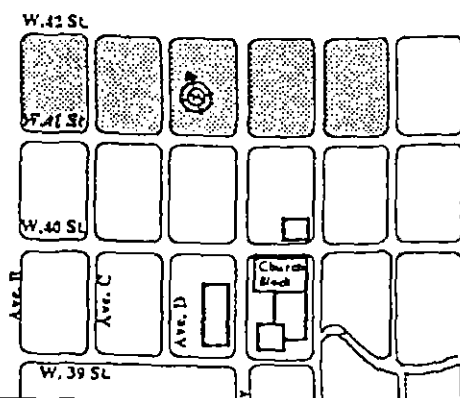
Until the passage of the NCCD ordinance, there shall be a legal mechanism devised agreeable to the City Council which will permit the interim and long-range or ultimate uses agreed to herein.

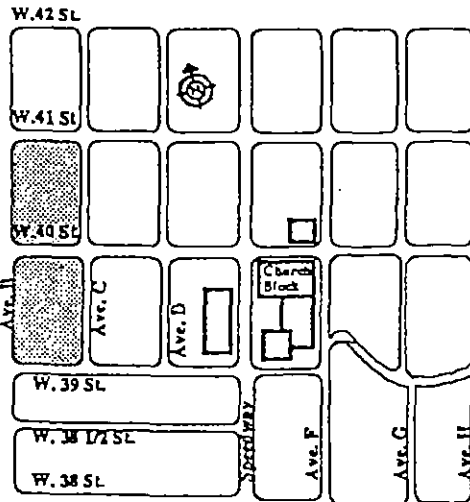


### Proposition 3

With reference to the five blocks lying between Avenue B to Avenue G and 41st Street to 42nd Street:

The proposed NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family dwellings. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development of multi-family dwelling within such blocks. Until the adoption of an NCCD ordinance, such blocks shall remain zoned SF-3 except for those lots on which is situated a legally-zoned multi-family dwelling, which lots shall continue to be MF zoned. Any existing legal civic use may continue under the NCCD ordi-





### Proposition 4

With reference to the two blocks lying between Avenue B to Avenue C and 39th Street to 41st Street:

The proposed NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family dwellings. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development of multi-family dwelling within such blocks. Until the adoption of an NCCD ordinance, such blocks shall remain zoned SF-3 except for those lots on which is situated a legally-zoned multi-family dwelling, which lots shall continue to be MF zoned. Any existing legal civic use may continue under the NCCD ordinance.

### With respect to Motions 1, 3, & 4.

**Traffic Improvements**—Stop signs at 40th and Avenues B & G to be recommended

**Street Lights**—Old fashioned, mid-block where needed, also lighting for alleys where needed

**Dumpsters**—Off street, alley pickup

**Alleys**—Return trash pickup, level and regrade

**Uses**—Retain all single family residential now standing, compatible infill with garage apartments and/or mother-in-law houses; all new construction to meet NCCD standards. There will be no civic uses in this area

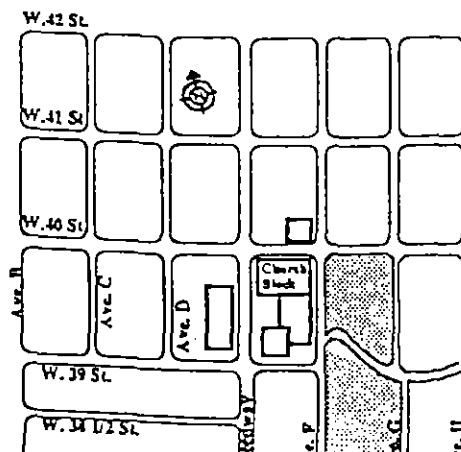
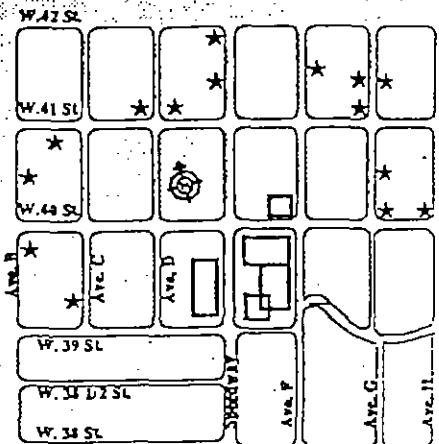
**Historic Possibilities**—Denoted by ★

**Traffic/Road signs**—Remove where possible, bicycle lanes shall remain

**Trees**—Infill along street edge and promote additional plantings in yards

**Sidewalks**—Infill and/or repair on the Avenues, both sides

**Acquisition**—Property acquired by HPBC shall be conveyed or sold within 1 year — zoning shall remain the same as at the of acquisition. HPBC will exercise good faith in selling the property at fair market value and will not purchase property in this area. Enforceability of this and any other items agreed to in the future will be discussed and will become a part of the final contractual agreement

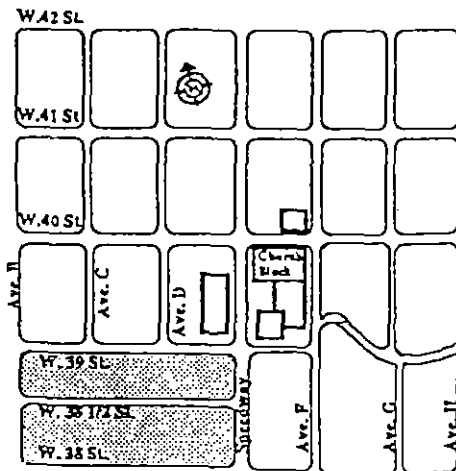


### Proposition 5

With reference to the two blocks lying between Avenue F to Avenue G and 38th Street to 40th Street:

The proposed NCCD ordinance shall contain a concept that is essentially a single-family residential use, both on an interim and ultimate or long-range basis, designed to promote owner-occupied dwellings. Until the adoption of an NCCD ordinance, such blocks shall remain zoned SF-3.

The HPBC agrees to maintain the residences owned by it in a manner consistent with neighborhood standards. In order for the residences owned by the church to be utilized as single family dwellings, the rental of such houses shall be to individuals or a family unit who will consider such address to be their primary residence in the City of Austin.



### Proposition 6

With reference to the 3 blocks lying between Avenue B to Speedway and 38th Street to 39th Street:

Since such blocks presently are zoned to permit a variety of uses including apartment buildings, offices, multi-family dwellings, commercial businesses, etc., the proposed NCCD ordinance must generally accept the present uses on an interim basis. The following concepts should be noted in the proposed ordinance:

(a)

The 2 residences facing 39th street near its intersection with Avenue C shall remain not only on an interim basis, but also on an ultimate or long-range basis to be utilized as single family dwellings and, prior to the passage of the NCCD ordinance, remain zoned SF-3.

(b)

The HPBC shall have the right to purchase or otherwise acquire all other property within the 3 block area except for the two residences referred to in (a) above and the remainder of the property facing 39th street lying west of such residences. The Church will be entitled to utilize any property owned or purchased by the church for parking or for church or related purposes on both an interim basis or and a long-range or ultimate use basis. Until the passage of the NCCD ordinance, there shall be a legal mechanism devised agreeable to the City Council which will permit the interim and long-range or ultimate uses by the church that the church should determine is appropriate for such property. No commercial or business use shall be permitted on church owned property. All other zoning within the 3 blocks shall remain the same until the passage of the NCCD ordinance.

(c)

Any new construction or reconstruction within such area shall be of an architectural design to be compatible with general neighborhood standards. Any such new construction shall have appropriate set-back and landscaping requirements so as to enhance the neighborhood concept.

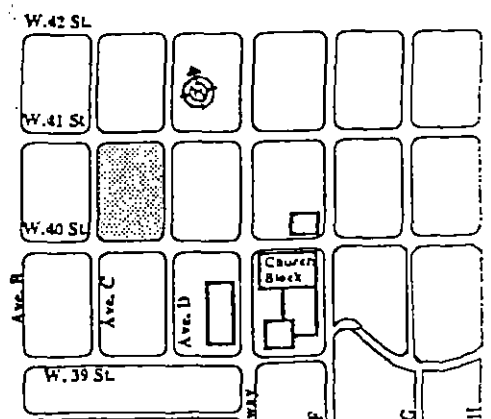
(d)

Any surface parking or other use of property facing Speedway shall be compatible with the concept of such block being a gateway to the Hyde Park neighborhood. This gateway concept can be achieved by the use of brick or stone pillars at the intersection of Speedway and 38th Street, an arch above the street, brick or stone fences along Speedway, period street lamps, wrought iron benches, or other landscaping approaches to achieve the neighborhood concept. (See proposition 11)

### Proposition 7

With reference to the one block lying between Avenue C to Avenue D and 40th Street to 41st Street:

The NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family dwellings. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development of multi-family dwelling within such block. Until the adoption of an NCCD ordinance, such block shall remain zoned SF-3 except for those lots on which is situated a legally-zoned multi-family dwelling, which lots shall continue to be MF zoned. Any legal existing civic use may continue to exist under the NCCD ordinance.



### Proposition 8

**With reference to the one block lying between Ave. C to Ave. D and 39th Street to 40th Street:**

The NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family dwellings. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development of multi-family dwellings within such block. Until the adoption of an NCCD ordinance, such block shall remain zoned SF-3 except for those lots on which is situated a legally-zoned multi-family dwelling, which lots shall continue to be MF zoned. Any legal existing civic use may continue to exist under the NCCD ordinance. The HPBC agrees to maintain the residences owned by it in a manner consistent with neighborhood standards. In order for the residences owned by the church to be utilized as single family dwellings, the rental of such houses shall be to individuals or a family unit who will consider such address to be their primary residence in the City of Austin.

There is presently one lot facing Avenue D on which surface parking is allowed. This use shall continue on an interim basis. At such time as HPBC obtains 215 additional permanent off-street parking spaces on property owned by HPBC over and above the number as of 1 May 1990, the lot now used for a pocket parking lot on the west side of Ave. D in this block shall be restored to single-family residential use. The church may restore such lot to single-family residential use by moving a house acquired by the church to this lot, or by building another residence upon such lot which is compatible with community standards, or by converting such lot to a grassed or landscaped condition and making it a part of the back or side yard of existing adjoining residences, or by placing such lot on the market for sale to an individual who desires to build upon such property.

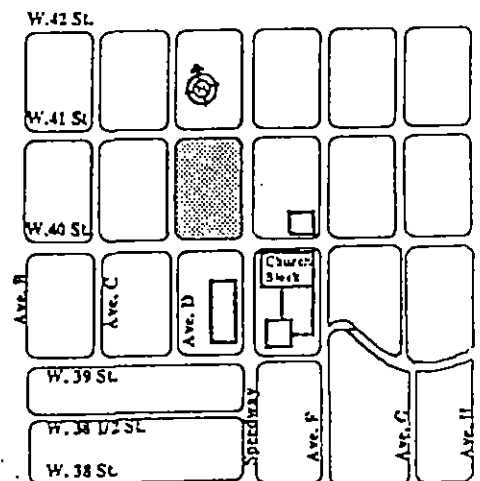
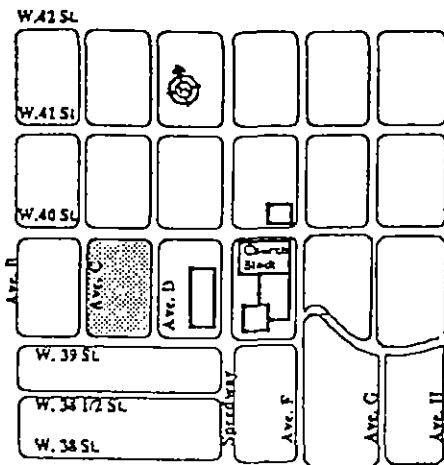
### Proposition 9

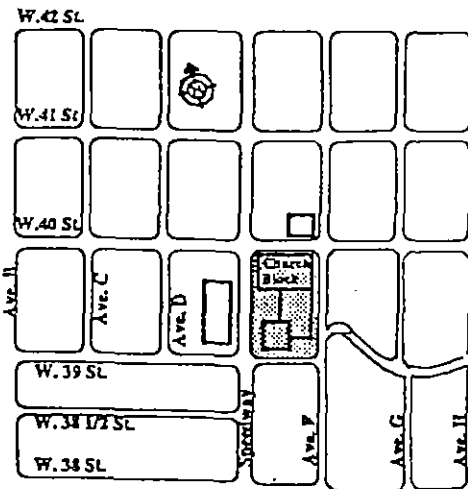
**With reference to the block between Avenue D to Speedway and 40th Street to 41st Street:**

A surface parking lot presently exists on the southeast corner of the block, which provides offsite parking for the church at 4001 Speedway. This use shall continue under the NCCD ordinance on both an interim and long-range or ultimate basis; any modifications of the use shall only be considered in consultation with the owner of such property and HPNA.

A two-story, white columned house is situated on the lot immediately north of the parking lot, such property being zoned LO, with conditions. Under the NCCD ordinance the present use shall be continued on both an interim and long-range or ultimate basis, including satisfying the conditions of the zoning. The owner of such property may elect to restore the house to single family residential use.

The remainder of the block is utilized primarily for single family residences. The proposed NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family dwellings. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development of multi-family dwellings within such block. Until the adoption of an NCCD ordinance, such block shall remain zoned SF-3 except for those lots on which is situated a legally-zoned multi-family dwelling, which lots shall continue to be





### Proposition 10

**With reference to the block lying between Speedway to Avenue F and 39th Street to 40th Street:**

The block shall continue under the NCCD ordinance to be utilized by the Hyde Park Baptist Church for its church building and educational buildings. All uses will be legal.

HPBC would like for the Junior & Senior High Schools to be relocated out of the HPBC buildings at a time when the school could afford to move out of the church buildings and the church and/or school deem it to be in the best interest of the church and/or school.

### Proposition 11

**With reference to the block lying between Speedway to Avenue F and 38th Street to 39th Street:**

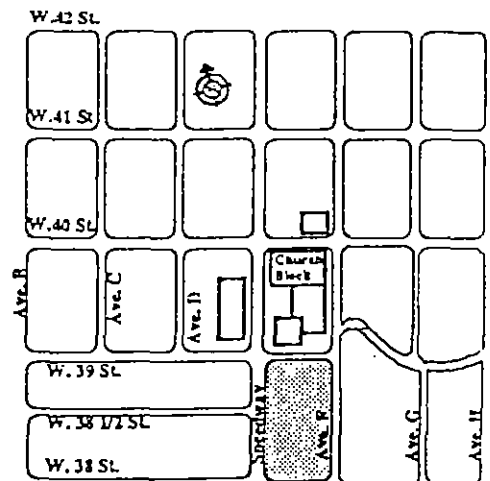
As to the east half of the block facing Avenue F, the proposed NCCD ordinance shall contain a concept that is essentially single-family residential use, both on an interim and ultimate or long-range basis, designed to promote owner-occupied residences. Until the adoption of an NCCD ordinance, such half-block shall remain zoned SF-3.

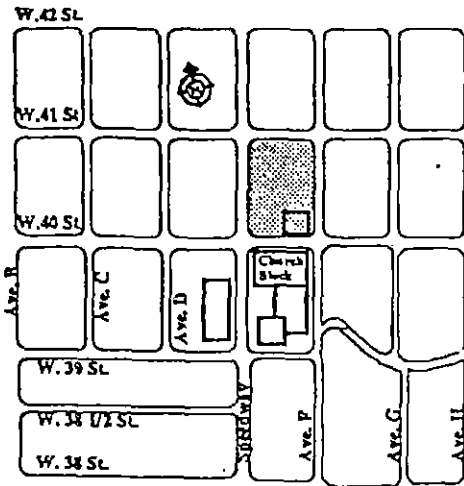
The HPBC shall not purchase any of the property in such block facing Avenue F and in the event any such property is acquired by the church, it agrees to sell the property. HPBC agrees to list the property for sale within 60 days after acquisition for its fair market value.

The proposed NCCD ordinance shall recognize that on an interim basis the entire half-block (excluding the structures remaining on the south lots) may be utilized for surface parking, if legal. The ultimate or long-range use of such half-block shall be for additional church related or educational program building or buildings with possible ground level or below ground level parking, if legal.

A drawing is attached for illustration purposes to demonstrate a type of structure or use that would be acceptable under this paragraph. Until the passage of the NCCD ordinance, there shall be a legal mechanism devised agreeable to the City Council which will permit the interim and long-range or ultimate uses agreed to herein.

Any surface parking or other use of property facing Speedway shall be compatible with the concept of such block being a gateway to the Hyde Park neighborhood. This gateway concept can be achieved by the use of brick or stone pillars at the intersection of Speedway and 38th street, an arch above the street, brick or stone fences along Speedway, period street lamps, wrought iron benches, or other landscaping approaches to achieve the neighborhood concept. A joint HPNA/HPBC committee shall develop specific recommendations for the neighborhood concept.





**With reference to the block lying between Speedway and Avenue F and 40th Street to 41st Street:**

**(a)**

The Hyde Park Methodist Church is situated on the southwest corner of such block. A church use shall continue to exist under the NCCD ordinance. As to the remainder of the half-block facing Speedway, the proposed NCCD ordinance shall contain a concept that is essentially single-family residential use, but periodically interspersed with multi-family residences. While such concept shall continue the present or interim use of the property, the ultimate or long-range goals shall be to encourage owner-occupied residences and to restrict or prevent any additional development or multi-family dwelling within such block. Until the adoption of an NCCD ordinance, such half-block, with the exception of the church property shall remain as currently zoned.

(b)

The HPBC Family Life Center is situated on the southeast corner of such block. Such legal civic use may continue to exist under the NCCD ordinance. A single family residence presently exists on the northeast corner of such block. The proposed NCCD ordinance shall continue the use of such lot as a single-family dwelling.

(c)

**The three remaining lots will be used as follows:**

The lot north of the gym and the lot where the Tannehill house now stands will be used for parking along with the back portion of the current parking lot. The recreational use currently existing on the lot north of the Tannehill lot will be permitted on the lot north of the gym, if such use is currently legal. The Tannehill house will be moved one lot north. The location of the house, positioning of parking and landscape will be developed Ben Helmsath and Bob Liverman along with the HPBC architect, Don Tew. Their recommendation will be brought back to this group where it must be ratified before it can become a part of this plan. There will also be a covenant between HPBC, neighbors living within 500 feet of the area, the city of Austin and HPNA which will tie this use to the land for the next 20 years.

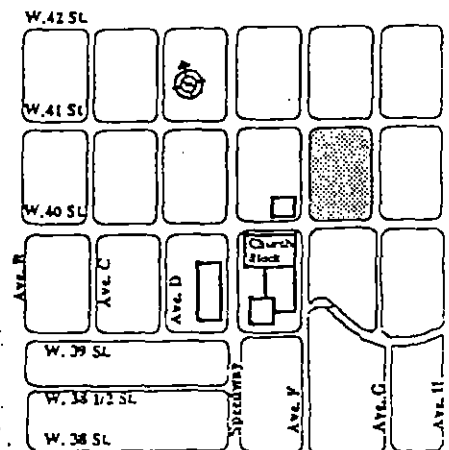
### **Proposition 13**

**With reference to the block lying between Avenue F and Avenue G and 40th to 41st Street:**

The HPBC playground is presently situated in the southwest corner of such block. Such legal civic use shall continue to exist under the NCCD ordinance. The HPBC owns the residence adjoining the playground on the north, such house presently being used for various meetings and for Scout purposes. The church agrees to surrender its demolition permit on such residence and to return such house to single family residential use, which use shall continue on both an interim and on a long-range or ultimate basis.

The HPBC presently owns the parking lot situated on the southeast corner of such block. Such legal civic use shall continue to exist under the NCCO ordinance. HPBC owns the residence adjoining such parking lot to the north, which residence is now used as a missionary home by the Church. The single-family residential use shall continue on both an interim and on a long-range or ultimate basis.

The remainder of the block is presently zoned SF-3 and contains only single-family residences. HPBC agrees to surrender its demolition permit on all of the residences owned by it in such block and to restore the use of such properties to only single family residential use. The proposed NCCD ordinance shall contain a concept that is essentially single-family residential use for the entire block except for the playground and parking lot.



### Proposition 14

HPBC shall be restricted from purchasing additional property in the Hyde Park study area except property situated in the blocks or partial blocks specifically identified as follows:

- a) The three block area lying between 38th - 39th and Speedway to Avenue B as set forth in Motion 6;

- b) The half-block facing Speedway in that block lying between Speedway to Avenue F and 38th Street to 39th Street (see motion 11);

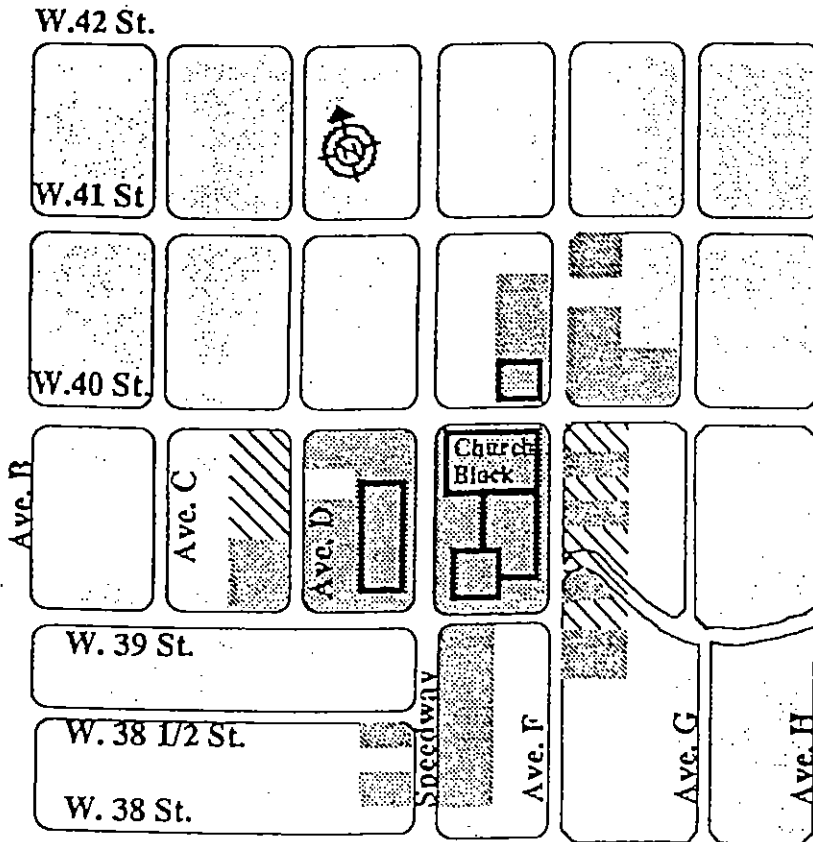
- c) The half-block facing Avenue D in that block lying between Avenue C to Avenue D and 39th Street to 40th Street;





- d) The half-block facing Avenue F in that block lying between Avenue F to Avenue G and 39th Street to 40th Street and the north four lots facing Avenue F in that block lying between Avenue F to Avenue G and 38th Street to 39th Street.

- e) Methodist Church property, both 3901 Speedway and the parking lot directly across Speedway (3900 Speedway)

- f) The one block area between 39th and 40th and between Avenue D and Speedway as set forth in Motion 2.

HPBC agrees to sell any property given to it or otherwise acquired except in the areas above identified. In this connection HPBC agrees to list any such property for sale within 60 days after acquisition for its fair market value.



-  HPBC restricted from purchasing additional property in these areas
-  HPBC currently owns this property
-  HPBC not restricted from purchase but must retain residential use
-  HPBC not restricted from purchase

### Proposition 15

Any residential property, not covered for specific uses elsewhere in this plan, purchased or acquired by HPBC after 1 May 1990 shall be used as residential only, both on an interim and ultimate or long-range basis designed to promote residentially-occupied dwellings. The current structures shall remain and be maintained

to neighborhood standards. In order for the residences owned by the church to be utilized as single family dwellings, the rental of such houses shall be to individuals or a family unit who will consider such address to be their primary residence in the City of Austin.