Saving Austin's Neighborhoods

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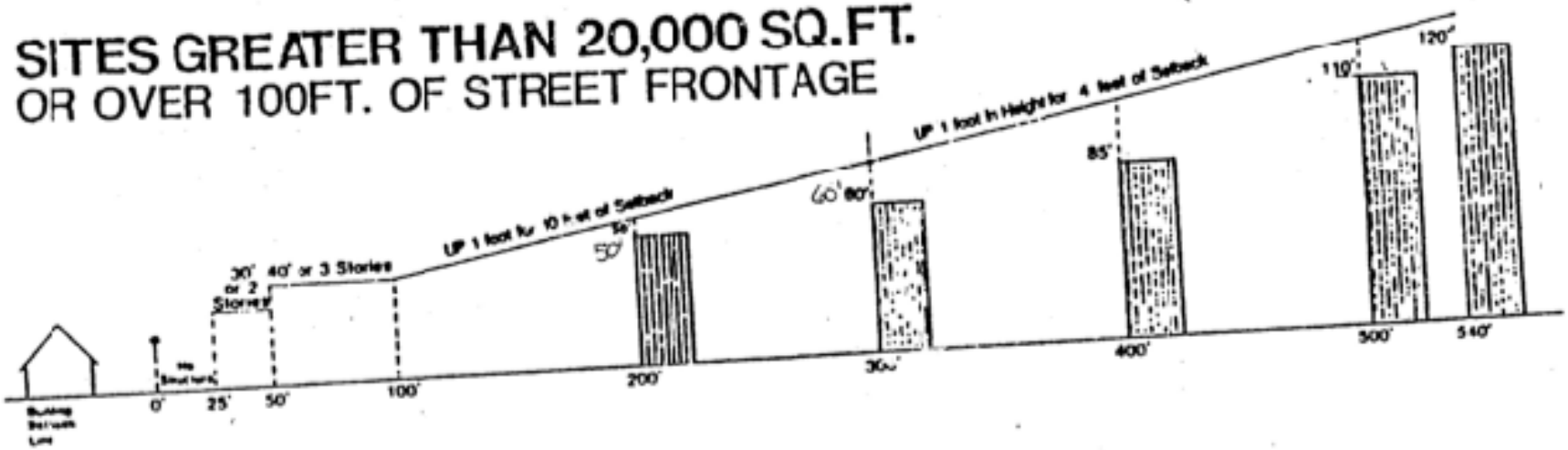
June 20, 2012

for

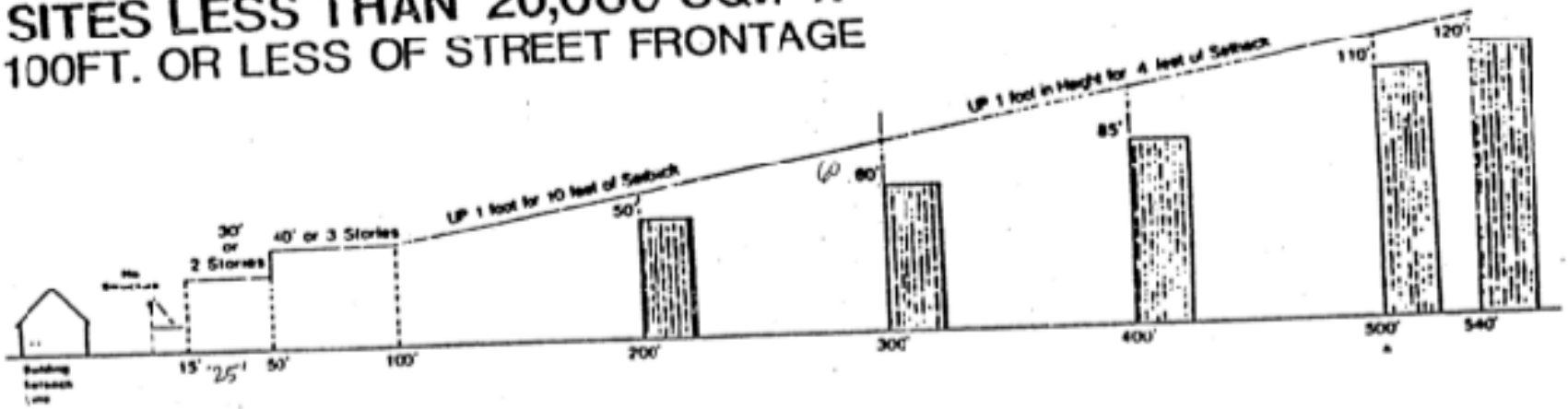
City of San Marcos

COMPATIBILITY: HEIGHT+SETBACKS

SITES GREATER THAN 20,000 SQ.FT. OR OVER 100FT. OF STREET FRONTAGE



SITES LESS THAN 20,000 SQ.FT. 100FT. OR LESS OF STREET FRONTAGE

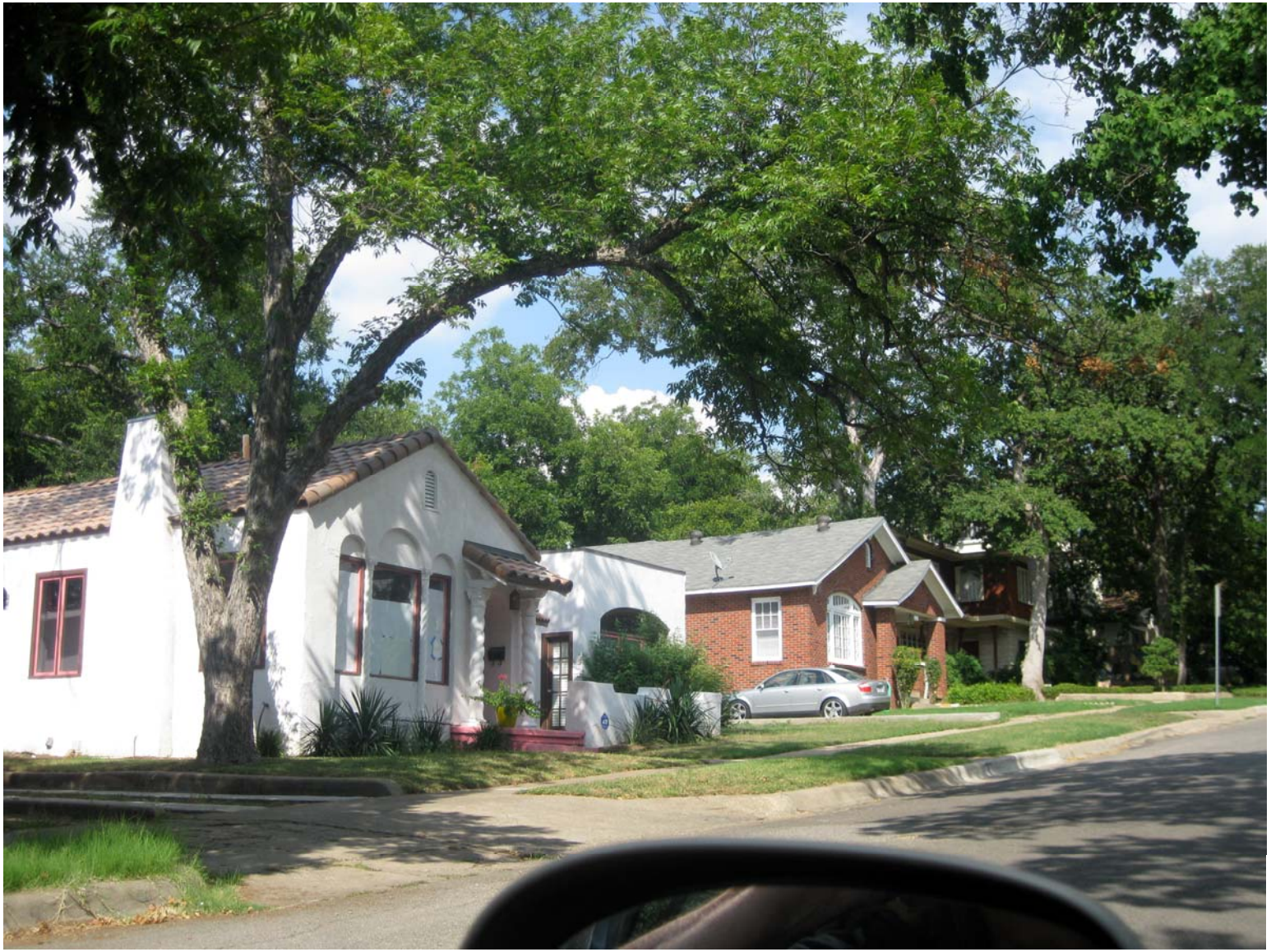


NOTES:

COMPATIBILITY STANDARDS ARE APPLICABLE TO ALL PROPERTY ADJOINING OR ACROSS THE STREET FROM A LOT ZONED OR USED AS SF-5 OR MORE RESTRICTIVE OR WITHIN 540 FEET FROM A LOT ZONED SF-5 OR MORE RESTRICTIVE.

COMPATIBILITY INCLUDES: ... PROHIBITION OF PASSIVE USES WITHIN FLOOD PLAIN

G-6



FedEx Office

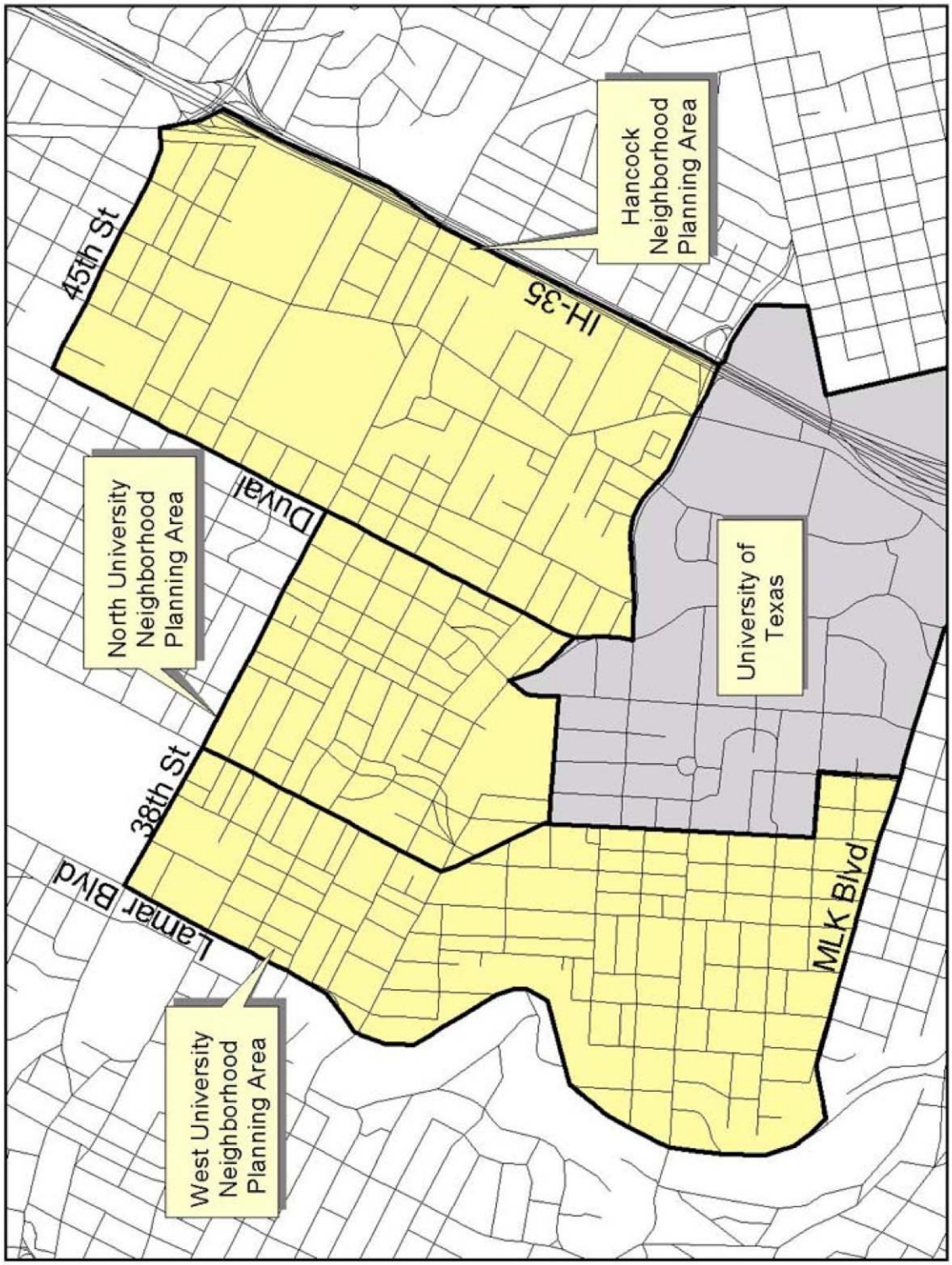


Figure 1
Central Austin Combined Neighborhood Planning Area Base Map

The Central Austin Combined Neighborhood Plan

An Amendment to the
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 5-19
Exhibit A

ITALIAN MEATS
& CHEESES
- CATERING -
Yes, We're
OPEN
TRASH
DO NOT
BLOCK
DUMPSTER
704214
Texas Disposal Systems
(512) 421-1340
www.texasdisposal.com

Use and Zoning
NPZD
City of Austin
HEIGHT MAP LEGEND
2 STORIES (28'-30')
2.5 to 3 STORIES (35')
3 to 3.5 STORIES (40')
4 to 5 STORIES (50')
5 STORIES (60')
5 to 6 STORIES (75')
6 to 7 STORIES (90')
over 7 STORIES (100'+)

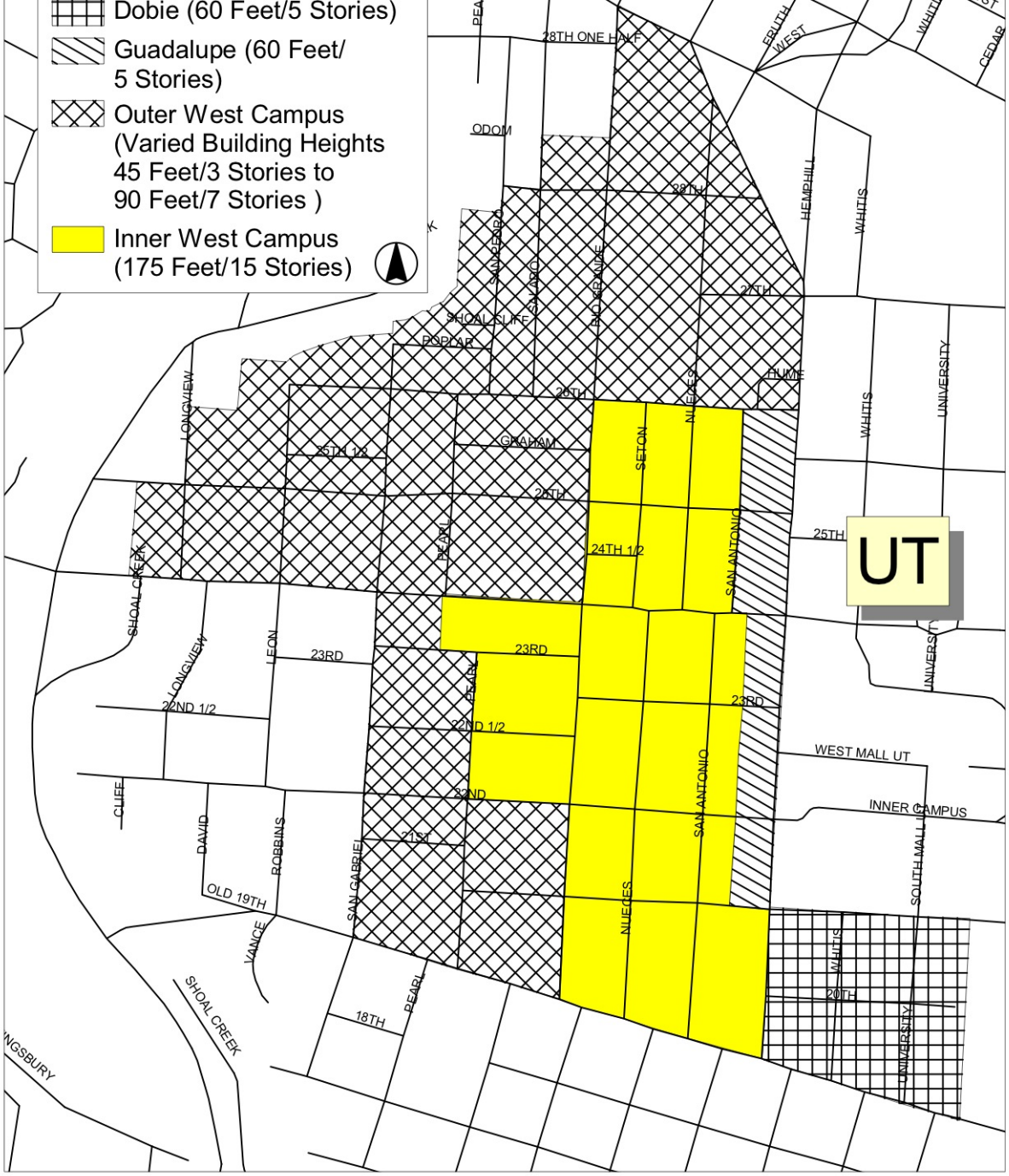
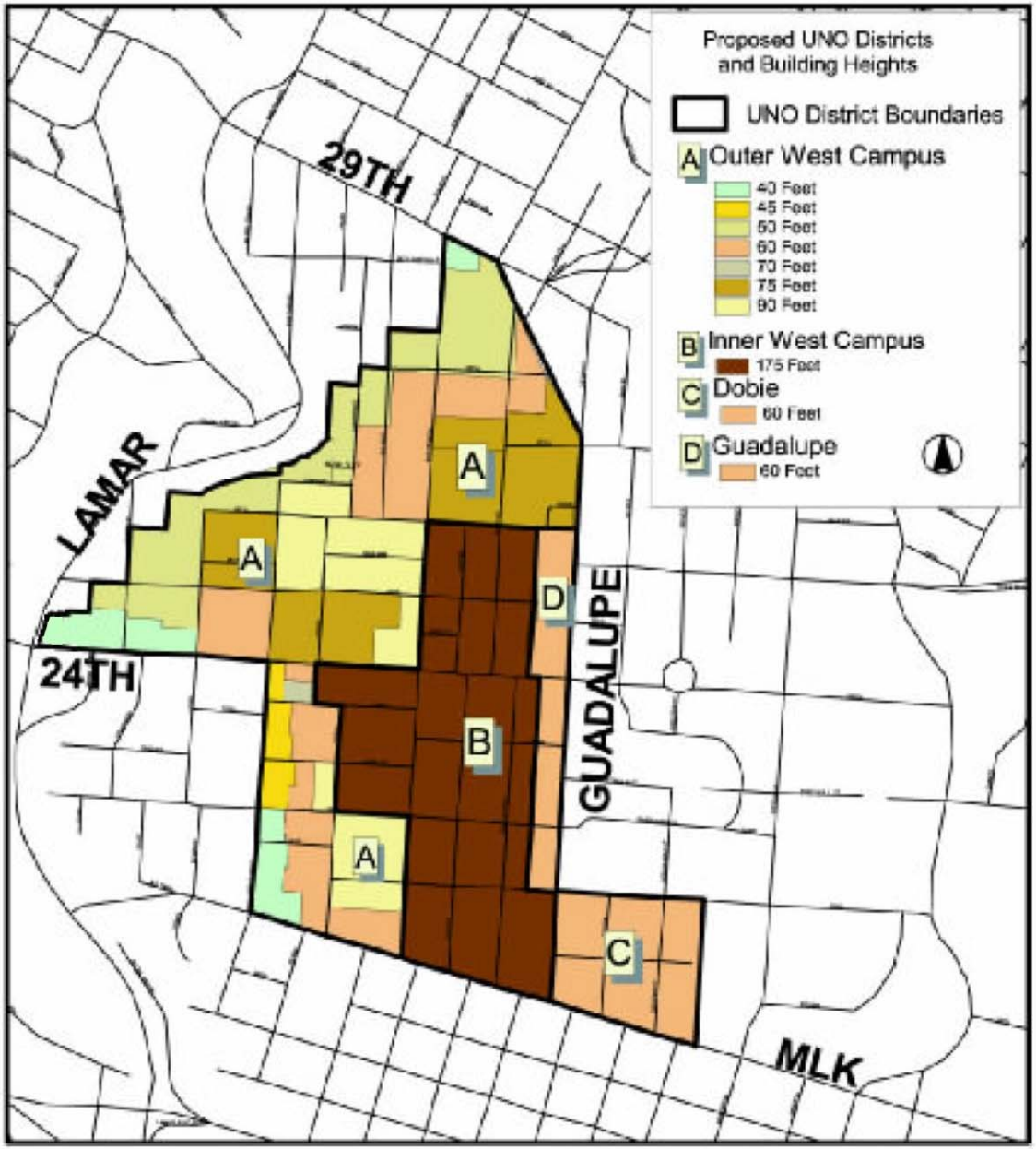

Dobie (60 Feet/5 Stories)
Guadalupe (60 Feet/ 5 Stories)
Outer West Campus (Varied Building Heights 45 Feet/3 Stories to 90 Feet/7 Stories)
Inner West Campus (175 Feet/15 Stories)
UT
28TH ONE HALF
ODOM
28TH
27TH
SHOAL CLIFF
POPLAR
26TH
25TH 1/2
GRAHAM
25TH
24TH 1/2
23RD
22ND 1/2
22ND
21ST
20TH
18TH
SETON
NUECES
SAN ANTONIO
PEARL
SAN JACINTO
RIO GRANDE
SAN PEDRO
HEMPHILL
WHITIS
UNIVERSITY
HUME
LONGVIEW
LEON
SHOAL CREEK
CLIFF
DAVID
ROBBINS
OLD 19TH
VANCE
SAN GABRIEL
WEST MALL UT
INNER CAMPUS
SOUTH MALL
ERUTH
WEST
CEDAR
NGSBURY

Figure 14



Proposed University Area Overlay (UNO) Districts

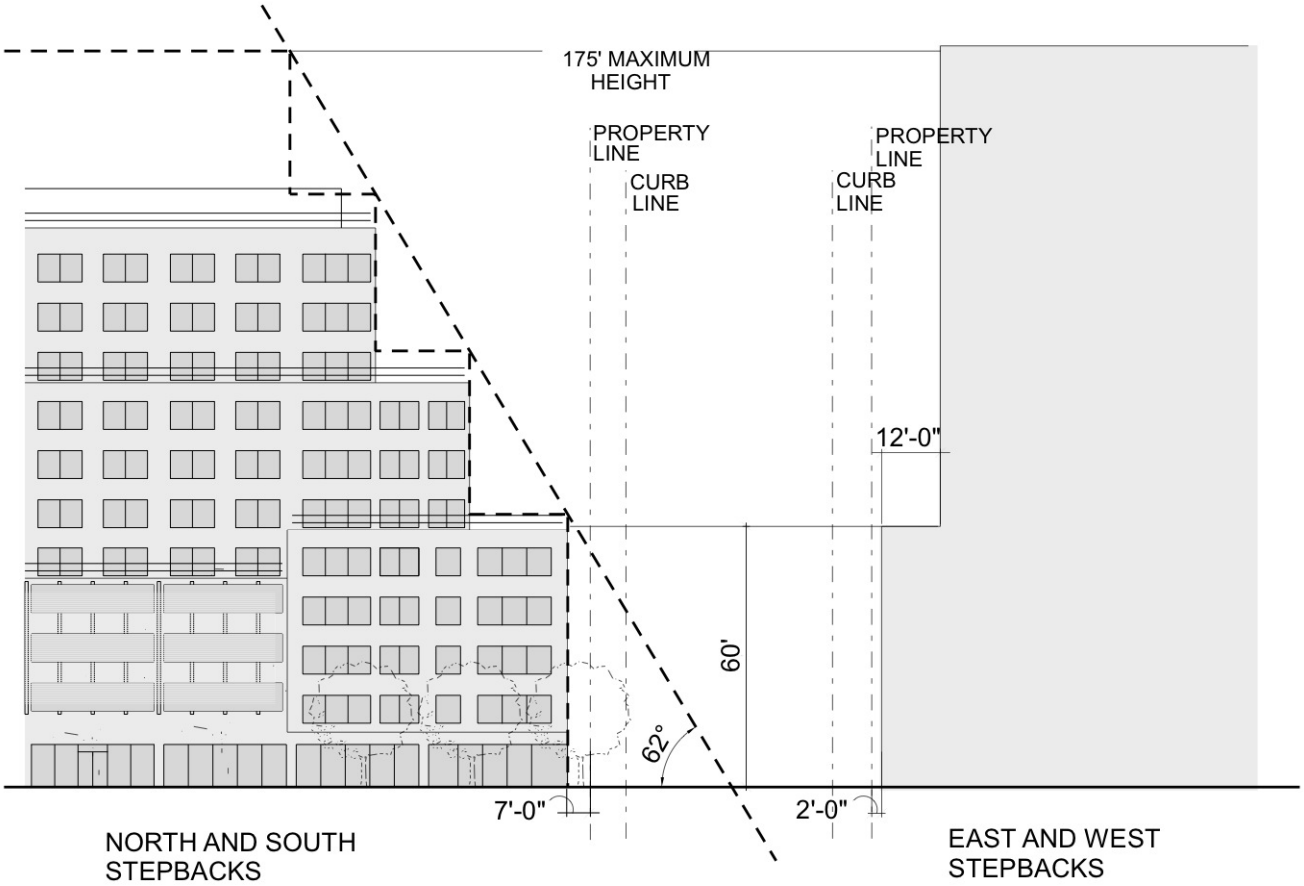
March 24, 2004

NPZD
City of Austin

a more human-scaled, less canyon-like street wall. Because Austin has very hot summers, shading the sidewalk adjacent to a building can actually be very positive, but setbacks should allow the sun onto the lower floors of adjacent properties in all but two months of winter - when the sun is at its lowest relative position.

Set backs on the east and west faces of buildings should be used to create a common, unifying streetwall throughout the district, and mitigate the effect a very tall facade would have on the pedestrian.

Buildings with very long street frontages - over 280 feet of continuous building - may exempt 20 % of the *gross length of footage* from the requirement for stepbacks.

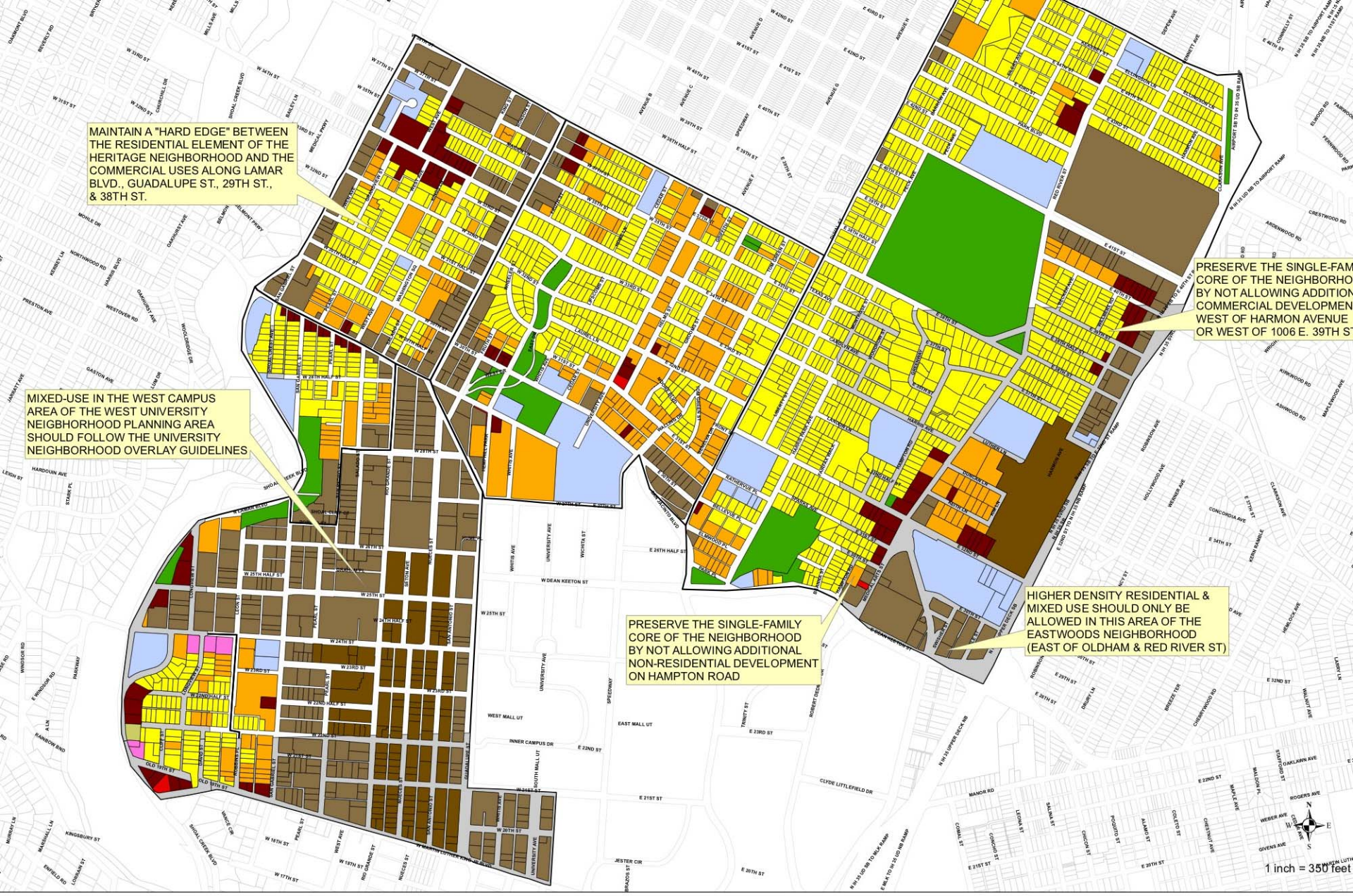


B.7.A BUILDING SHALL FOLLOW THE VERTICAL SETBACKS ON THE DIAGRAM ABOVE..

ONE WAY
NUECES ST
2300
DO NOT
ENTER
DO NOT
ENTER

STOP
ALL WAY
OPEN

21 Rio



Central Austin Combined Neighborhood Planning Area: Future Land Use Map

City of Austin
Neighborhood Planning and Zoning Department

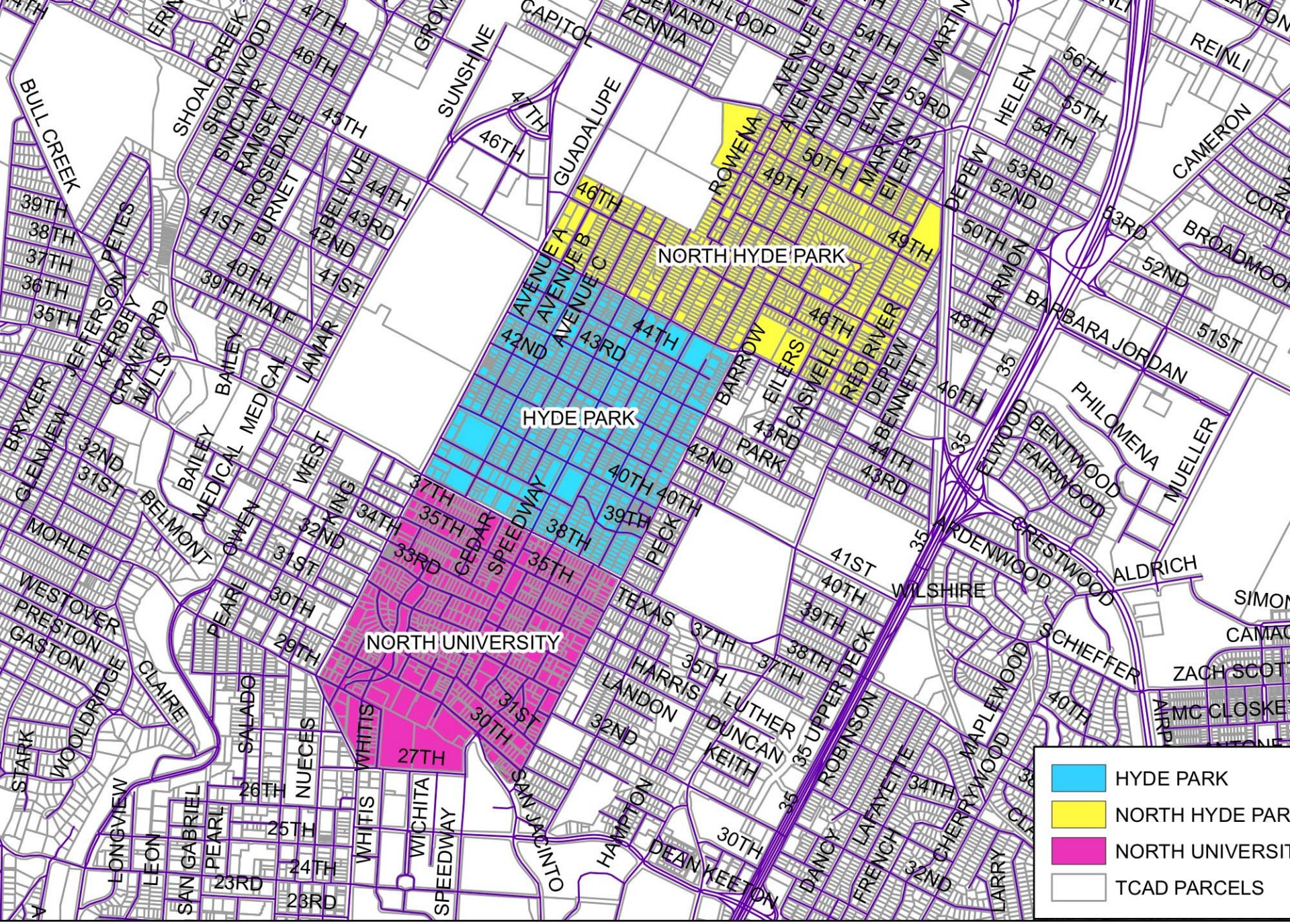
A comprehensive plan shall not constitute zoning

Legend

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Transportation

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

This product has been produced by the Planning and
Development Review for the sole purpose of geograp
reference. No warranty is made by the City of Austin



Planning Development
and Review Department

North Hyde Park, Hyde Park and North University

This map has been created for th
sole purpose of aiding regional p
and is not warranted for any othe

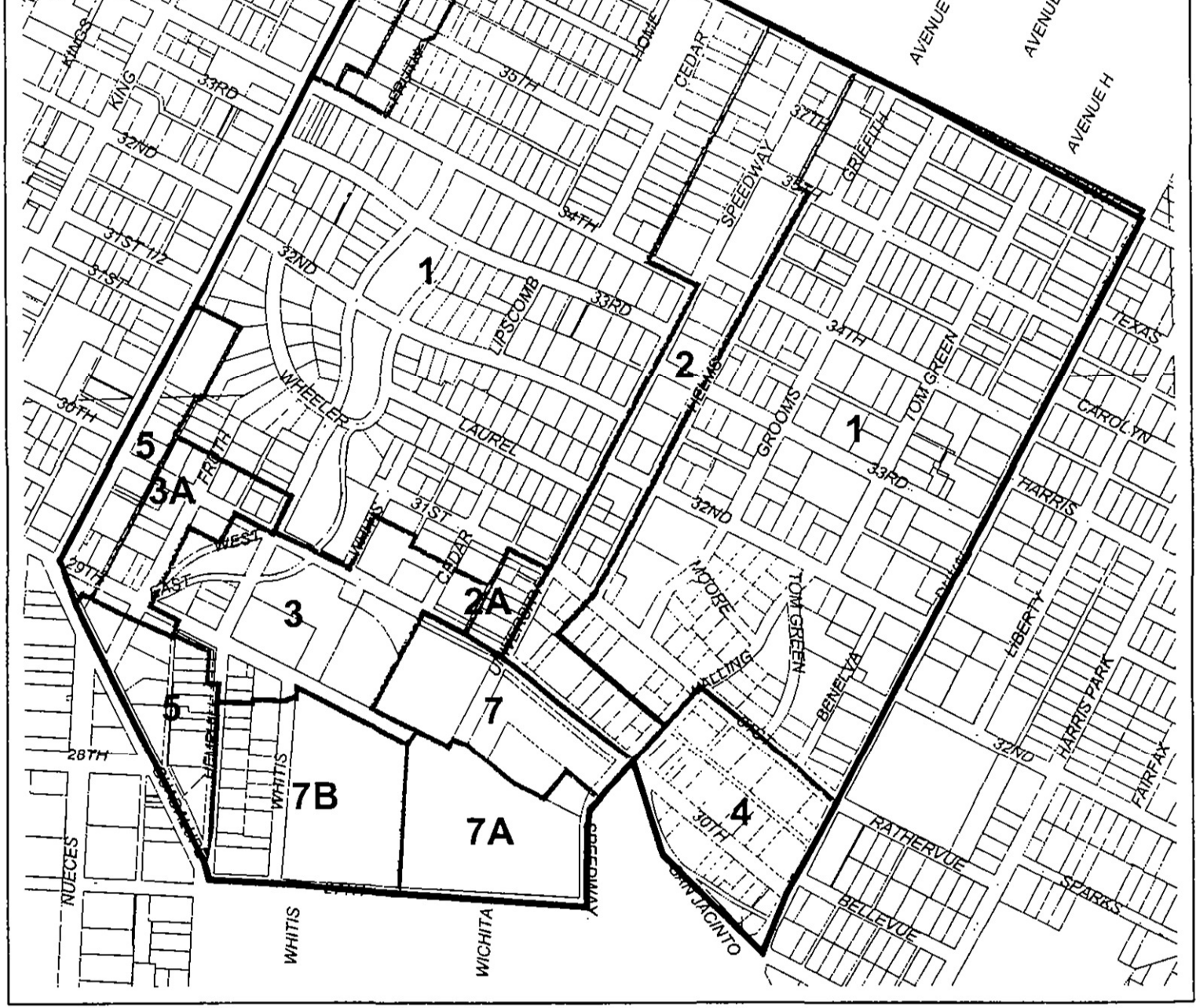


Exhibit C:
North University Neighborhood Conservation Combining District

0 250 500 Feet

Key to Districts

Residential District, East & West (RDE, RDW) 1

This image depicts the desired transition along West 37th Street from the taller buildings in the Guadalupe District, to the Transition District, and finally to the smaller houses in the Residential District.

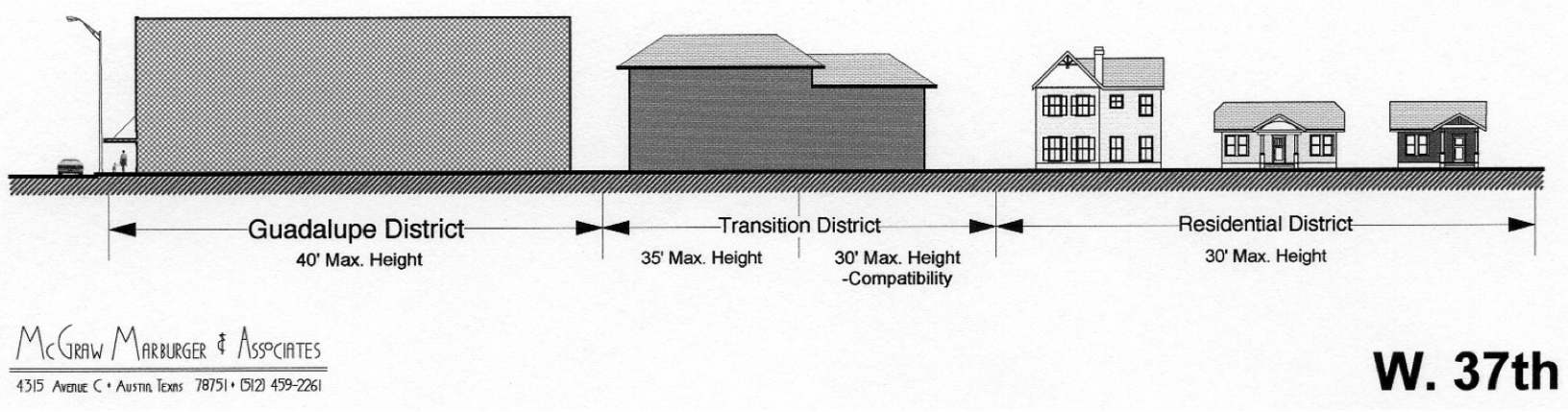


Figure 21
Transition of Building Heights along West 37th Street

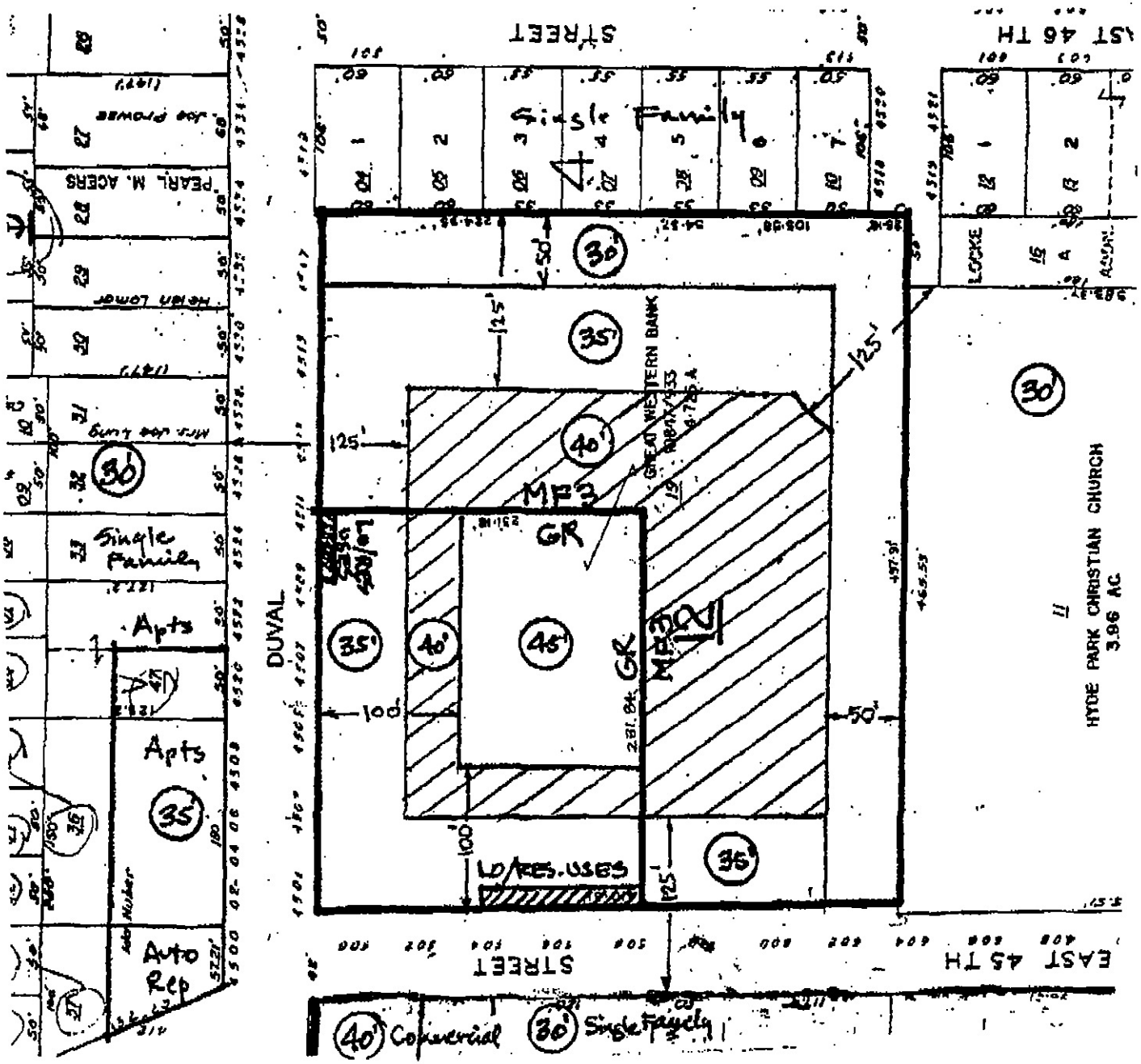

DUVAL
STREET
EAST 45TH
STREET
EAST 46TH
Single Family
Apts
Apts
Auto Rep
PEARL M. ACERS
HOWARD LOMAX
MRS. JOE KING
GREAT WESTERN BANK
MF3
GR
LO/RES.USES
HYDE PARK CHRISTIAN CHURCH
3.96 AC
LOCKE
(40') Commercial
(30') Single Family

Exhibit D

Saving Austin’s Neighborhoods

Karen McGraw AIA

June 20, 2012

for

City of San Marcos