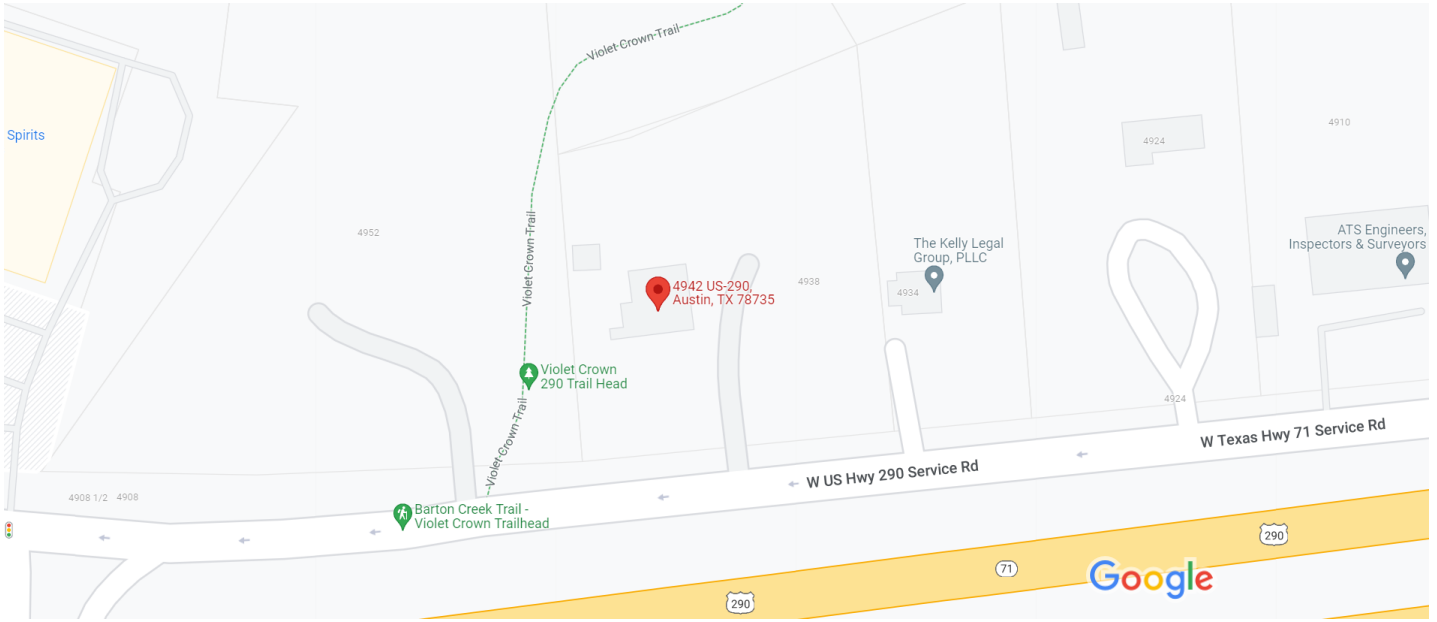








4942 US-290



Map data ©2023 Google 50 ft



# 4942 US-290

Building



Directions



Save



Nearby



Send to phone



Share



4942 US-290, Austin, TX 78735

January 5, 2023

Special Use Permit Office

Letter to address compatibility of Special Use Permit for Veterinary Office at 4942 W Hwy 290, Austin, TX 78735 as stated in the application:

*Please attach a letter that addresses compatibility with the location's zoning, nuisance and disturbance factors impacting neighboring properties, and traffic issues, such as congestion, safety hazards, or parking.*

We have indicated our compliance in **bold** next to each bullet item described in the ordinance. Please see below and contact us if there are any questions or concerns.

Sincerely,

RJ Peters

[rj.peters@austinpetsalive.org](mailto:rj.peters@austinpetsalive.org)

Zoning:

**§ 150.101 SPECIAL USES; AUTHORIZATION REQUIRED.**

(A) The following special uses may be authorized by the City Council by special use permit:

<b><i>Special Use</i></b>	<b><i>District Allowed</i></b>
Accessory building with a home occupation	SF, O
Accessory food sales	O, NC, HC
Alcohol beverages sold in a restaurant for on-premise consumption	NC, HC
Alcoholic beverages sold in a restaurant for on-premise consumption and for off-premise consumption in growlers	NC, HC
Beer and wine sold in a retail store for off-premise consumption	NC, HC
Day care facility	HC
Event center requiring TABC license or permit for premises	HC
Winery	HC

Farmers/artisan market	GUI, O, NC, HC
Medical related professional office	O, NC, HC
Research, development, or clinical laboratory	HC
Restaurant	NC
<b>Veterinary services</b>	<b>O, NC, HC</b>

**§ 150.147 SPECIAL USES PERMITTED IN O, NEIGHBORHOOD OFFICE.**

- (A) Medical-related professional offices.
- (B) **Veterinary services.**

**The following requirements are checked off as compatible with the proposed use of this property as a veterinary hospital:**

The appearance, size, density and operating characteristics of the proposed special use are subject to the effective compatibility and buffering standards set forth in § [150.105\(B\)](#);

- (B) The proposed use will not have an adverse effect on the value of surrounding properties nor impede their property development;
- (C) The proposed use will not create a nuisance factor nor otherwise interfere with a neighbor's enjoyment of his property or operation of his business; **Animals will be treated inside the buildings, walked as needed outside to and from cars, no animals will be housed outside the buildings.**
- (D) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create nor add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; **All traffic will enter from HWY 290 and will not enter the neighborhood in any way. There should not be congestion created from the traffic generated.**

**Parking will be in the designated parking areas already in use on the site with the current owner.**

# Zoning Map February 2022

## City of Sunset Valley

### Zoning Classification

- ETJ
- Conservation Area
- Conditional Overlay Combining
- Greenspace
- Government, Utility, Institutional
- Highway Commercial
- Neighborhood Commercial
- Neighborhood Office
- Parks
- Planned Unit Development
- Single Family Residential

4942 W  
HWY  
290

