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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0033 – 900 S. 1st (Part 2)

P.C. DATE: June 12, 2012
July 10, 2012
July 24, 2012

ADDRESS: 1000-1002 South 2nd Street and 705 Christopher Street

OWNERS: Margaret Quadlander

AGENT: PSW Homes, LLC
(Ryan Diepenbrock)

ZONING FROM: SF-3-NP

TO: SF-6-NP

AREA: 0.4862 acres
(21,178.872 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to deny the Applicant's request for townhouse and condominium residence – neighborhood plan (SF-6-NP) district zoning.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of South 2nd Street in accordance with the Transportation Criteria Manual.

PLANNING COMMISSION RECOMMENDATION:

June 12, 2012: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO JULY 10, 2012, BY CONSENT*

[S. KIRK, J. STEVENS – 2ND] (6-0) D. SULLIVAN – NOT YET ARRIVED; D. ANDERSON, D. CHIMENTI – ABSENT

July 10, 2012: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO JULY 24, 2012, BY CONSENT*

[D. CHIMENTI; A. HERNANDEZ – 2ND] (6-0) D. ANDERSON, R. HATFIELD; J. STEVENS – ABSENT

July 24, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of four platted lots containing one single family residence and has access to South 2nd Street. Viola Street which forms the north property line is platted, but unbuilt. The site contains significant slopes and Bouldin Creek flows through its

western portion. The lots are zoned family residence – neighborhood plan (SF-3-NP) district. There are single family residences and duplexes along South 2nd Street to the east and south (SF-3-NP), single family residences across the creek to the west on South 3rd and Christopher Streets (SF-3-NP), and two single family residences and undeveloped area on property zoned SF-3-NP and community commercial – mixed use – conditional overlay – neighborhood plan (GR-MU-CO-NP) districts. The commercially zoned property was intended to be used as a “retreat center” at the time the Bouldin Creek Neighborhood Plan Rezoning was approved, and the area to the north described above is the subject of a companion rezoning case (C14-2012-0031 – 900 S. 1st (Part 1)). The subject rezoning area and the adjacent area to the north form the “project area.” Although Viola Street is unbuilt, it is platted as right-of-way, thus necessitating two rezoning applications. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to develop the property with approximately 40 condominiums and has requested the townhouse and condominium residence – neighborhood plan (SF-6-NP) zoning district for the project area. As shown in the Applicant’s conceptual plan, access would be taken to South 2nd Street, and also involves development of a private drive extending through adjacent areas on South 1st Street that are not a part of this rezoning application, but are contemplated as part of a larger mixed use development. Please refer to Exhibit C.

Although the project area is adjacent to multi-family residential zoned property on the north, and there is GR-MU-CO-NP zoned property on the east side of South 2nd Street, Staff has concerns with the development of a more intensive residential use where vehicular access would only be taken to a local street. In addition, although the SF-6 district promotes clustered development, Staff has concerns that the site’s topographical constraints would result in a significant amount of site disturbance adjacent to a creek in developing the property for condominium use. Staff’s recommends maintaining the existing SF-3-NP zoning consistent with the residential pattern along South 2nd Street and other streets west of South 1st Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	One single family residence
<i>North</i>	GR-MU-CO-NP; SF-3-NP; MF-2-NP	Two single family residences and associated structures – please refer to C14-2012-0031; Condominiums; Apartments accessing South 1 st Street
<i>South</i>	SF-3-NP	Single family residences
<i>East</i>	GR-MU-CO-NP; SF-3-NP	Duplexes and single family residences; General retail sales (convenience) facing South 1 st Street
<i>West</i>	SF-3-NP	Single family residences

NEIGHBORHOOD PLANNING AREA: Bouldin Creek

TIA: Is not required

WATERSHED: East Bouldin Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

127 – Bouldin Creek Neighborhood Association 498 – South Central Coalition
 511 – Austin Neighborhoods Council 737 – Bouldin Creek COA Liaison
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin 1108 – Perry Grid 644
 1037 – Homeless Neighborhood Association
 1074 – Bouldin Creek Neighborhood Planning Team 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1323 – South First Ibiz District
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Becker Elementary School

Fulmore Middle School

Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0159 – Time Warner Cable Hub K Station – 801 ½ S. 1 st St.	SF-2-NP to NO- NP	To Grant	Approved NO-NP (1- 12-12).
C14-2007-0220 – Bouldin Creek NPA Vertical Mixed Use Building (V) Zoning Opt-In/Opt- Out Process – Bounded by S. Congress to the east, Ben White Blvd on the south, the UPRR tracks on the west, Lady Bird Lake on the north	To add V zoning to certain tracts within the Bouldin Creek NPA, as requested by the Neighborhood's application	To Grant V zoning	Approved V zoning on 18 tracts (12-13-07 and 1-10-08).

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4**RELATED CASES:**

The rezoning area is platted as Lots 1-3 and Lot 5 Block 3 of the Oak Cliff Addition (C8-1923-1325). There are no site plan applications approved or in process on the subject property. Please refer to Exhibit B.

The GR-MU-CO-NP portion of the project area was known as Tract 24 of the Bouldin Creek Neighborhood Planning Area Rezonings (C14-02-0031 – Ordinance No. 020523-33). The conditional overlay allows for all permitted and conditional SF-3 uses, and hotel-motel use. It also limits development of the property to 40% building coverage; 45% impervious cover; 35 feet maximum building height; 15,200 square feet of maximum building area; a 200-foot wide setback from the western property line for buildings, detention ponds and roads; shielding parking areas from residential properties by buildings/structures through the City's compatibility standards and the use of "mature" vegetation; and 15' maximum height for lampposts and external light fixtures. One of the provisions in the recorded private Restrictive Covenant signed by the property owner further establishes that a hotel-motel use shall be a "retreat center" defined as a nonprofit spiritually-oriented facility that facilitates individual or group activities for directed prayer, meditations, study and instruction (Travis County Document No. 2002096711). Please refer to Exhibit C.

There is a neighborhood plan amendment in process to change the Future Land Use Map from Single Family to Higher Density Single Family (NPA-2012-0013.02). The NPA covers both rezoning areas.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
South 2nd Street	35 feet	20 feet	Local	No	No	No
South 3rd Street	60 feet	28 feet	Collector	Yes	Yes	Yes

CITY COUNCIL DATE: June 28, 2012

ACTION: Approved a Postponement request by the Staff to August 16, 2012 (6-0, Council Member Tovo recused herself).

August 16, 2012

ORDINANCE READINGS: 1st

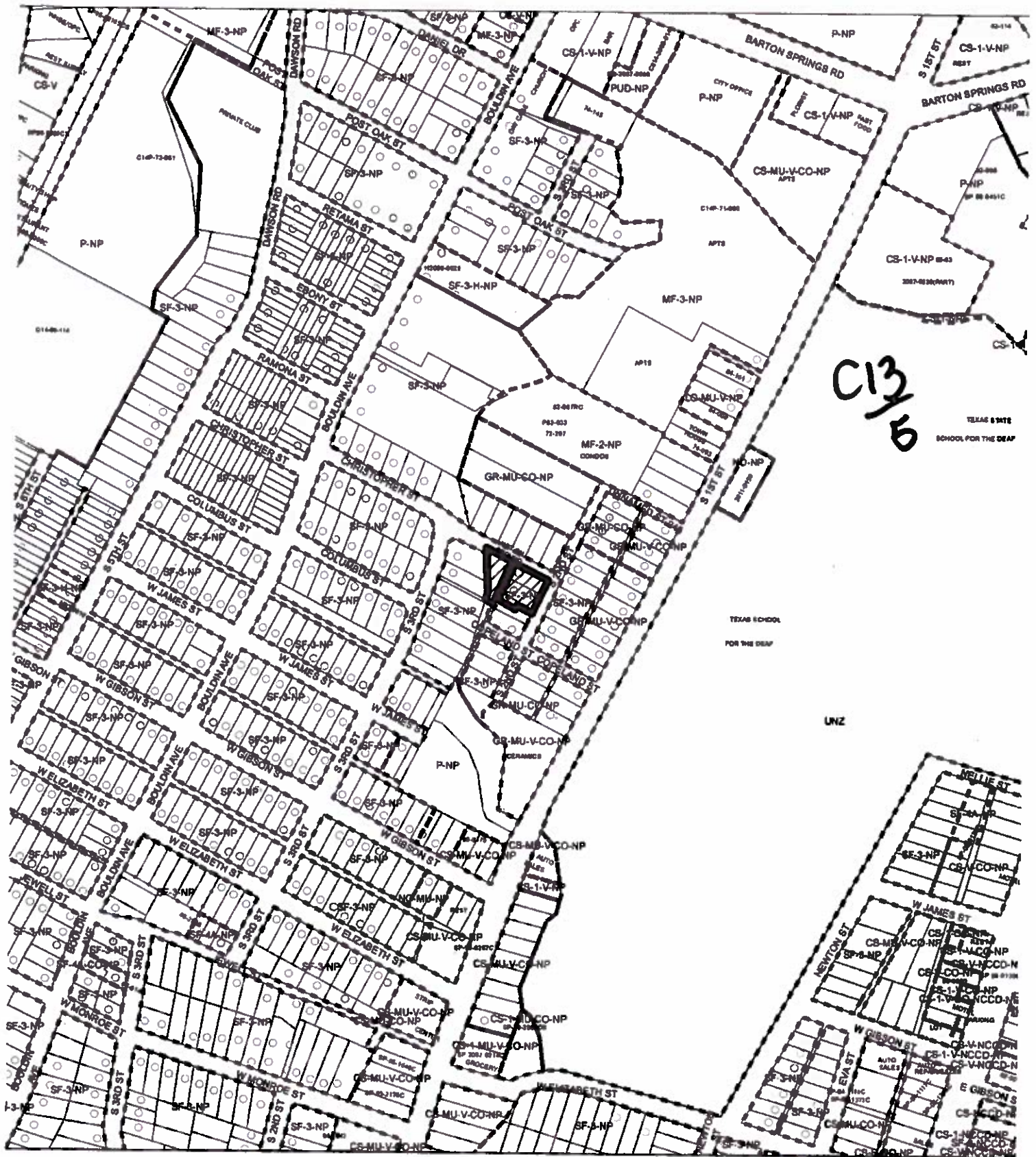
2nd

3rd




ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0033

EXHIBIT A

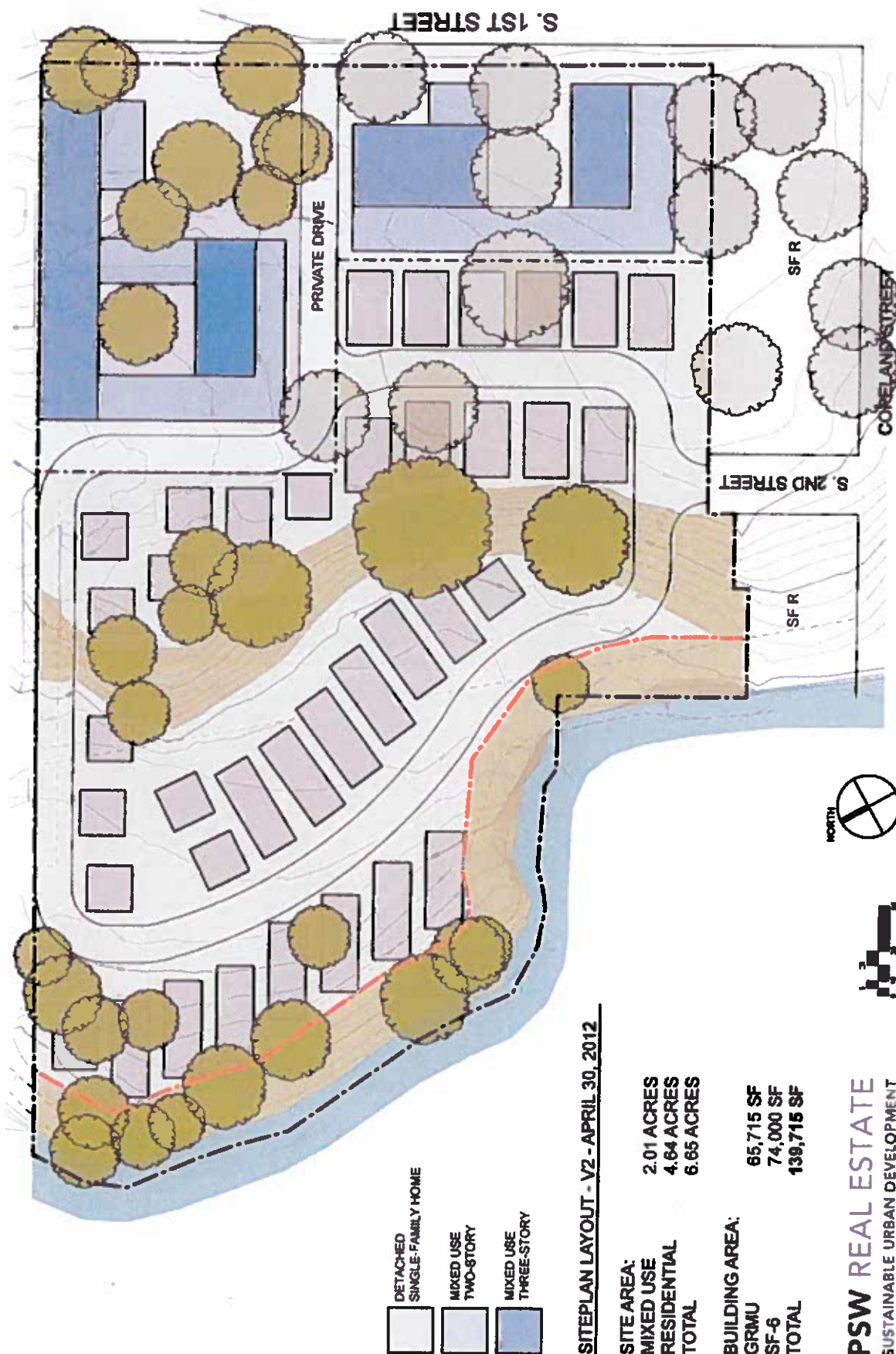
This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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- DETACHED SINGLE-FAMILY HOME
- MIXED USE TWO-STORY
- MIXED USE THREE-STORY

SITEPLAN LAYOUT - V2 - APRIL 30, 2012

SITE AREA:
 MIXED USE 2.01 ACRES
 RESIDENTIAL 4.64 ACRES
 TOTAL 6.65 ACRES

BUILDING AREA:
 GRMU 65,715 SF
 SF-6 74,000 SF
 TOTAL 139,715 SF



PSW REAL ESTATE
 SUSTAINABLE URBAN DEVELOPMENT

Exhibit C
Applicant's Conceptual Plan

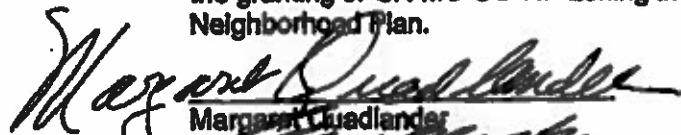

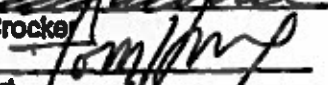
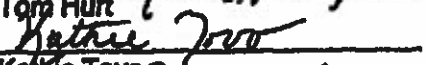
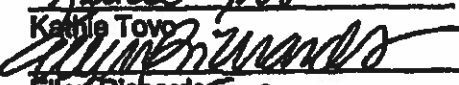
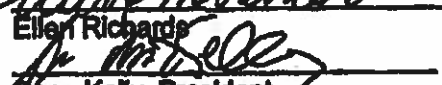
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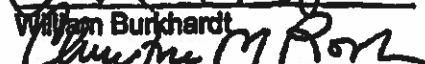
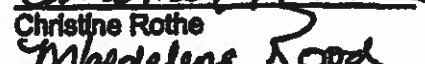


Dispute Resolution Agreement
ADR Case Number 02-03
Zoning case C14-02-0031

The undersigned parties have reached Agreement for the disputed zoning case noted above which was referred by the Austin City Council for resolution under the City of Austin Dispute Resolution Program.


The terms of the Agreement are detailed in Exhibit A, draft ordinance provisions rezoning the subject property to GR-MU-CO-NP zoning district with the Conditional Overlay itemizing specific restrictions as provided in the City of Austin Land Development Code, and Exhibit B, modified language to Action Item 8 of the Bouldin Creek Neighborhood Plan. There will also be a private restrictive covenant among the owner of the subject tract, the Bouldin Creek Neighborhood Association and the undersigned adjoining property owners to restrict the hotel/motel use to that of a "retreat center". This covenant will be signed and executed prior to City Council action.

The parties represent that with the attached conditions, they jointly recommend the granting of GR-MU-CO-NP zoning in this case and the amendment to the Neighborhood Plan.


Margaret Quadlander

Sarah Crocker

Tom Hurt

Kathie Tovo

Ellen Richards

Sean Kelly, President
Bouldin Creek Neighborhood Association


William Burkhardt

Christine Rothe

Magdalena Rood

Stuart Hampton

Sylvia Skiles

Witness & Attest:


Tracy H. Watson
Dispute Resolution Officer
City of Austin

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Exhibit A
Zoning Case - C14-02-0031
Tract 24 - Bouldin Creek Neighborhood Plan

Conditional Overlay Provisions

Site development Standards

- o 40% Maximum Building Coverage.
- o 45% Maximum Impervious Coverage.
- o 35' Maximum Building Height.
- o 15,200 sq. ft. Maximum Building Area.
- o Applicable only to any "hotel/motel" development: Lot 9, Abe Williams Subdivision shall have a 150-foot setback from the western property line for detention ponds and a 200-foot setback from the western property line for all other uses including, but not limited to, buildings, parking areas or roads for vehicles; Lot 10, Abe Williams Subdivision shall have a 200 foot setback from the western property line for all uses, including, but not limited to, buildings, detention ponds, parking areas or roads for vehicles.
- o Parking to be shielded from residential properties by buildings or structures or other methods in accordance with compatibility standards in the Land Development Code and that any landscaping used be "mature" vegetation as defined in the Land Development Code or set in other City standards.
- o All lampposts and external light fixtures to be restricted to 15' in height.

Permitted Uses

All permitted SF-3 uses.
Hotel/Motel

Conditional Uses

All SF-3 conditional uses.

Prohibited Uses

Residential Uses

All SF-4 through MF-6 uses.

Commercial Uses

Administrative and
Business Offices
Art and Craft Studio
(Limited)
Automotive Rentals
Automotive Repair
Services
Automotive Sales
Automotive Washing (of
any type)
Business or Trade School
Business Support Services

Commercial Off-Street
Parking
Communication Services
Consumer Convenience
Services
Consumer Repair Services
Drop-Off Recycling Facility
Exterminating Services
Financial Services
Food Sales
Funeral Services

General Retail Sales
(General)
General Retail Sales
(Convenience)
Indoor Entertainment
Indoor Sports and
Recreation
Medical Offices—
exceeding 5000 sq. ft.
gross floor area

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Medical Offices—not
exceeding 6000 sq. ft
gross floor area
Off-Site Accessory Parking
Outdoor Entertainment
Outdoor Sports and
Recreation
Pawn Shop Services
Urban Farm

Personal Improvement
Services
Personal Services
Pet Services
Plant Nursery
Professional Office
Research Services

Restaurant (Drive-In, Fast-
Food)
Restaurant (General)
Restaurant (Limited)
Service Station
Software Development
Special Use Historic
Theater

Industrial Uses

Custom Manufacturing

Civic Uses

Club or Lodge
College and University Facilities
Communication Service Facilities
Community Recreation (Private)
Community Recreation (Public)
Congregate Living
Counseling Services
Cultural Services
Day Care Services (All Types)
Group Home, Class II
Guidance Services
Hospital Services (General)
Hospital Services (Limited)
Local Utility Services
Private Primary Education Facilities
Private Secondary Education Facilities
Public Primary Education Facilities
Public Secondary Education Facilities
Residential Treatment
Safety Services
Telecommunications Tower

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EXHIBIT B

The Bouldin Creek Neighborhood Plan is amended to read:

Action Item 8:

a) A Retreat Center will be allowed on Tract 24 while the rest of the land will be left as open space to protect the creek. Lead Implementer: NPZD

For Tract 24, the following conditions apply:

- o 40% Maximum Building Coverage.
- o 45% Maximum Impervious Coverage.
- o 35' Maximum Building Height.
- o 15,200 sq. ft. Maximum Building Area.
- o Applicable only to any "hotel/motel" development: Lot 9, Abe Williams Subdivision shall have a 150-foot setback from the western property line for detention ponds and a 200-foot setback from the western property line for all other uses including, but not limited to, buildings, parking areas or roads for vehicles; Lot 10, Abe Williams Subdivision shall have a 200 foot setback from the western property line for all uses, including, but not limited to, buildings, detention ponds, parking areas or roads for vehicles.
- o Parking to be shielded from residential properties by buildings or structures or other methods in accordance with compatibility standards in the Land Development Code and that any landscaping used be "mature" vegetation as defined in the Land Development Code or as set in other City standards.
- o All lampposts and external light fixtures to be restricted to 15' in height.

"Retreat" shall be defined as a non-profit, "spiritually-oriented" facility that facilitates individual or group withdrawal for directed prayer, meditation, study and instruction.

b) New structures on Tract 25 should be permitted a height of 45 feet, a minimum setback and the 30% community open space condition on these properties should be waived.

This recommendation allows for the City to follow through on recommendations made in earlier public planning processes (including the Sector 12 plan of 1987) for a mixed-use designation on the Quadlander properties adjacent to multifamily zoning on S. 1st Street. The 45 feet height limit allows a small multifamily property to be developed as a buffer between the high-density apartment complexes immediately to the north and the 35-foot height properties to the south.

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May 23, 2002

Dear Council Members and City Staff:

As many of you know, our mediation sessions with property owner Margaret Quadlander regarding Tract 24 of the Bouldin Creek Neighborhood Plan came to a successful resolution on May 9, 2002.


Our agreement—the result of three mediation sessions between the property owner, the president of the Bouldin Creek Neighborhood Association, Neighborhood Planning Team representatives, and adjacent property owners and petition signers—proposes changes to the zoning ordinance and language. As part of the mediation agreement, Margaret Quadlander (owner of Tract 24), adjacent property owners William Burkhardt, Tom Hurt, and Kathryn Tovo, and the Bouldin Creek Neighborhood Association were all parties to a private restrictive covenant prohibiting all commercial uses for this Tract except for those associated with a retreat, defined as "a nonprofit spiritually-oriented facility that facilitates individual or group activities for directed prayer, meditations, study and instruction." This restrictive covenant, signed on May 22, 2002, is now on file with Tracy Watson of the City of Austin Dispute Resolution Program. If the City Council approves the zoning changes, the property owner will file the covenant immediately after the Council meeting on May 23, 2002.


Please consider our part in the valid petition as an opposition only to the original language of the zoning ordinance and Neighborhood Plan as presented to the City Council on April 18, 2002. We are in full support of the mediation agreement, the proposed changes to the zoning ordinance and language in the Neighborhood Plan as represented in Exhibit A and Exhibit B, and the restrictive covenant.

Assuming that the final zoning ordinance will reflect the restrictions we agreed on in the mediation session and that the City Council will accept the mediation agreement and the proposed changes to the zoning ordinance and language in the Bouldin Creek Neighborhood Plan, you may consider our names withdrawn from the petition on file with the City of Austin Neighborhood Planning and Zoning Department.

We request that this letter and a copy of the restrictive covenant become part of the official zoning case file for this tract.

Sincerely,


William Burkhardt
802 Christopher St.
Austin, TX, 78704


Tom Hurt
800 Christopher St.
Austin, TX, 78704

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PETITION

Case Number:

C14-02-0031

Date:

Apr. 17, 2002

Total Area within 200' of subject tract: (sq. ft.)

377,512.64

1	01-0201-0201	Nord, Tom	14,874.01	3.94%
2	01-0201-0202	Buckhardt, William	21,878.85	5.74%
3	01-0201-0203	Sidles, Mark & Sylvie	7,814.12	2.02%
4	01-0201-0801	Schlesing, Paul	7,388.20	1.95%
5	01-0201-0107	Rothe, Christine	2,938.85	0.78%
6	01-0201-0212	Johnson, Eugene	18,370.49	4.87%
7	01-0201-0807	Pedraza, Ramiro	7,502.99	1.99%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%
29				0.00%
30				0.00%
31				0.00%

39.68

Validated By:

Stacy Meeks

Total Area of Petitioner:

80,342.88

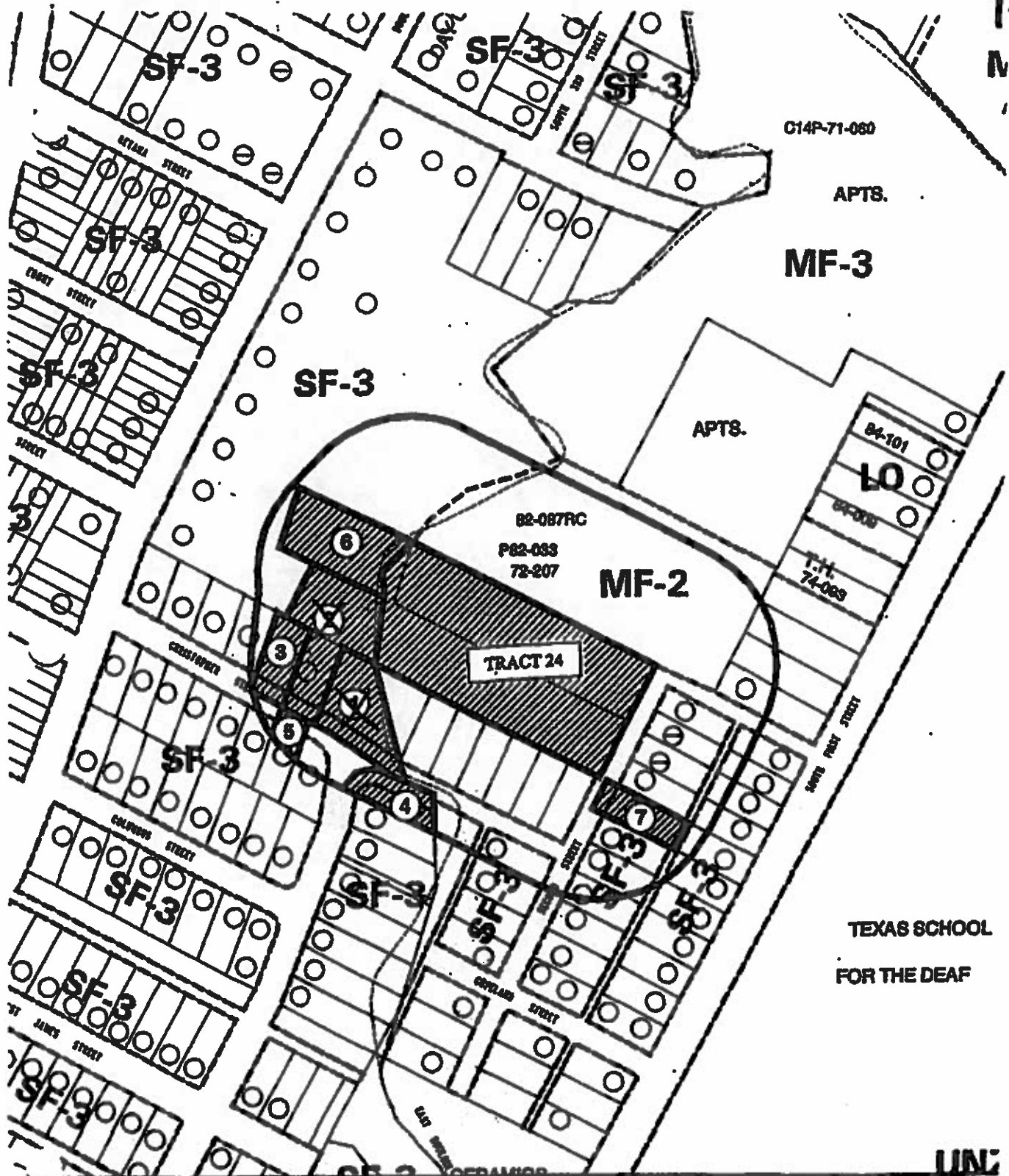
Total %

21.28%

= 9.68

11.60%

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<p>1" = 200'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: W. WALSH</p>	<p>PETITIONS</p> <p>CASE #: C14-02-0031</p> <p>ADDRESS: BOULDIN CREEK</p> <p>MID-LEVEL PLANNING AREA</p> <p>SUBJECT AREA IMAGE VIA</p> <p>DATE: 02-04</p> <p>INTL: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J20-22, H20-2</p> <p>2</p>
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RECEIVED

PETITION

APR 17 2002

Date: 4-13-02

File: C14-02-0031

Neighborhood Planning & Zoning

Address of Rezoning Request: 900 and 904 South 2nd St.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF3.

This property is described as Tract 24 in the Bouldin Creek Neighborhood Planning Area Proposed Zoning Changes. The proposal to rezone Tract 24 (900 South 2nd St. and 904 South 2nd St.) to GR/MU/CO/NP "Hotel/Motel" violates our rights and expectations as neighboring property owners and directly violates the two most important goals of the Bouldin Creek Neighborhood Plan:

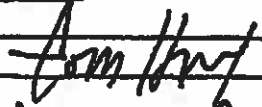
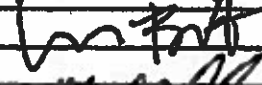
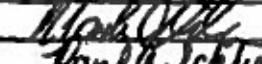
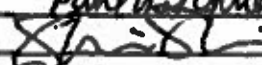
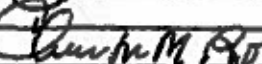

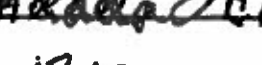

Goal 1: Maintain established neighborhood character and assets

•Objective 1.1: Maintain the single-family residential character of the neighborhood interior

Goal 2: Protect and enhance creeks and open spaces

•Objective 2.1: Protect East and West Bouldin Creeks to ensure the safety and enjoyment of the neighborhood residents

The Tract 24 owner's proposal to have 900 2nd South St. and 904 South 2nd St. rezoned for GR/MU/CO/NP "Hotel/Motel" classification would allow a developer to build a hotel or motel with a building area totaling 20,000 square feet in addition to the requisite parking, trash removal service areas, and fire truck access to the structure. Such construction would negatively affect the character and composition of a residential neighborhood that has been in existence for more than 90 years.

Signature	Printed Name	Address
	TOM HURT	800 CHRISTOPHER ST.
	WILLIAM BURKHARDT	802 CHRISTOPHER ST.
	Mark Skiles	804 Christopher St.
	Paul A. Schlising	1003 S. 3rd St.
	Sylvie Skiles	804 CHRISTOPHER ST.
	Christine M. Rothe	803 Christopher St. Austin
	Eugene A. Johnson	903 Bouldin Austin 787
	C. Pedraza	909 S. 2nd St. Austin 787

Date: 17 APR
'02

Contact Name and Phone: WILLIAM BURKHARDT
512.750.6580

FROM : TOM HURT DESIGN

FAX NO. : 512 444 2020

Mar. 25 2002 11:17AM P2

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Tom Hurt
800 Christopher St., Austin, TX 78704
tel 512.444.4821
fax 512.444.2020

Ben Helmsath, Chair
City of Austin Planning Commission
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

March 26, 2002

Dear Mr. Helmsath,

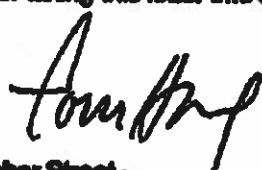
My wife and I are residents of 800 Christopher Street in the Bouldin Creek Neighborhood. While we generally support the city's efforts to make zoning changes in this neighborhood, we are very concerned about a zoning proposal for a property that abuts our lot.

The property in question is indicated as Property 24 on the Planning and Zoning Department's plan of proposed changes. It is our understanding based on a discussion with Scott Whiteman that the proposal would change the zoning from SF-3 to a zoning that includes a commercial use - and in particular, hotel usage. This property is not accessible from a major traffic way and to my knowledge is surrounded by residential buildings, most of them single family houses. A hotel zoning for a property on 2nd Street does not seem to us consistent with reasonable in-fill strategies or with the general goals of Smart Growth.

When I bought my property on Christopher Street, I understood that it was surrounded by other SF-3 properties, and I was under the reasonable assumption that the zoning would remain residential. Kathie and I are willing to meet with the developer to discuss his or her specific plans for the property. But, given what we know about the proposal to date, we would like to state our objection to this zoning change.

Thank you for taking this letter into careful consideration.

Sincerely,



Tom Hurt
800 Christopher Street
Austin, Texas

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20	2300 S 6TH ST	0402040130	CHARLES WHITFORD	MF-3	MF-4NP	Mixed Use Building
20	2302 S 6TH ST	0402040131	ZADA TAYLOR	MF-3	MF-4NP	Mixed Use Building
21	2207 S 6TH ST	0402040223	PASTURES PROPERTIES INC	MF-3, LR	MF-4NP	Mixed Use Building
22	611 W LIVE OAK ST	0402030237	GREEN PASTURES 1888 INC	CS-H, UR-H, SF-3H, MF-3H	GR-MU-CO-NP-H	Mixed Use Building
23	2301 S 6TH ST	0402040222	GREEN PASTURES INVESTMENTS INC	LR, MF-3	GR-MU-CO-NP	Mixed Use Building
23	2311 S 6TH ST	0402040219	PASTURES PROPERTIES INC	LR	GR-MU-CO-NP	Mixed Use Building
23	910 W OULTORF ST	0402040217	PASTURES PROPERTIES INC	LR	GR-MU-CO-NP	Mixed Use Building
24	900 S 2ND ST	0102010611	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
24	904 S 2ND ST	0102010612	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	900 S 1ST ST	0102010612	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	901 S 2ND ST	0102010611	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	902 S 1ST ST	0102010613	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	903 S 2ND ST	0102010612	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	904 S 1ST ST	0102010614	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	905 S 2ND ST	0102010609	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	906 S 1ST ST	0102010615	MARGARET QUADLANDER	SF-3	GR-MU-CO-NP	Mixed Use Building
25	907 S 2ND ST	0102010608	GEORGE R MERCADO	SF-3	GR-MU-CO-NP	Mixed Use Building
26	1000 S 1ST ST	0102010619	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
26	1002 S 1ST ST	0102010620	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
26	1006 S 1ST ST	0102010622	STUART & MARY HAMPTON	SF-3	GR-MU-CO-NP	Mixed Use Building
26	906 S 1ST ST	0102010618	DONNA HOBBS	SF-3	GR-MU-CO-NP	Mixed Use Building
26	910 S 1ST ST	0102010617	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
26	912 S 1ST ST	0102010618	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1004 S 1ST ST	0102010621	DANIEL J STAMP	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1100 S 1ST ST	0101011118	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1102 S 1ST ST	0101011118	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1104 S 1ST ST	010101120	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1106 S 1ST ST	010101121	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1108 S 1ST ST	010101122	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1110 S 1ST ST	010101123	DAVID WOODS & ELLEN BARTTEL	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1112 S 1ST ST	010101124	LOIS ETZKE	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1114 S 1ST ST	010101125	MOHAMMAD & SHAHIDA MEMON	SF-3	GR-MU-CO-NP	Mixed Use Building
27	1200 S 1ST ST	010101126	JOSE LUIS BUSTAMANTE	SF-3, LO	GR-MU-CO-NP	Mixed Use Building
27	906 COPELAND ST	0101011136	LESLIE MOORE & MAGDALENA ROOD	SF-3	GR-MU-CO-NP	Mixed Use Building

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15 & 16	CS to CS-MU-CO-NP	<p>Prohibited Uses: Auto Rentals, Auto Sales, Pawn Shops, and Vehicle Storage.</p> <p>Conditional Uses: Adult-Oriented Businesses; Building Maintenance Services; Equipment Repair Services; Limited Warehousing and Distribution; Maintenance and Service Facilities.</p> <p>Conditional Uses: Drive-Through Services</p>	NONE	Mixed Use Building
17 & 18	GR to LR-MU-CO-NP	Existing Single-Family Use	NONE	Mixed Use Building
19	SF-3, CS to SF-3-NP	Existing Multifamily Use	NONE	Mixed Use Building
20 & 21	LR, MF-3	Existing Multifamily Use	NONE	Mixed Use Building
22 & 23	LR, MF-3, CS-H, LR-H, SF-3-H, MF-3-H to GR-MU-CO-NP, GR-MU-CO-NP-H	<p>Prohibited Uses: Automotive Rentals; and Automotive Sales, Automotive Repair Services; Automotive Washing (of any type); Commercial Off-Street Parking; Communications Services; Drive-Through Services; Drop-Off Recycling Collection Facility; Extenuating Services; Funeral Services; General Retail Sales (General); Hospital Services (General); Pawn Shops; Service Stations.</p> <p>Conditional Uses: Medical Offices exceeding 10,000 Sq Ft of gross floor area</p> <p>Permitted uses limited to: SF-3 Uses and Hotel/Motel (Plus some conditional uses)</p>	<p>1. 45' Maximum Height</p> <p>2. 75% Maximum Impervious Cover</p>	Mixed Use Building
24	SF-3 to GR-MU-CO-NP	<p>Prohibited Uses: Automotive Rentals; and Automotive Sales, Automotive Repair Services; Automotive Washing (of any type); Commercial Off-Street Parking; Communications Services; Drive-Through Services; Drop-Off Recycling Collection Facility; Extenuating Services; Funeral Services; Pawn Shops; Service Stations.</p> <p>Conditional Uses: Medical Offices exceeding 10,000 Sq Ft of gross floor area</p> <p>Permitted uses limited to: SF-3 Uses and Hotel/Motel (Plus some conditional uses)</p>	<p>1. 45' Maximum Height</p> <p>2. 45% Maximum Impervious Cover</p> <p>3. 40% Maximum Building Coverage</p>	Mixed Use Building
25	SF-3 to GR-MU-CO-NP	<p>Prohibited Uses: Automotive Rentals; and Automotive Sales, Automotive Repair Services; Automotive Washing (of any type); Commercial Off-Street Parking; Communications Services; Drive-Through Services; Drop-Off Recycling Collection Facility; Extenuating Services; Funeral Services; Pawn Shops; Service Stations.</p> <p>Conditional Uses: Medical Offices exceeding 10,000 Sq Ft of gross floor area</p> <p>Permitted uses limited to: SF-3 Uses and Hotel/Motel (Plus some conditional uses)</p>	<p>1. No parking permitted in front of structure</p> <p>2. 45' Maximum Height</p>	Mixed Use Building



MEMORANDUM

TO: Mayor and Council Members

FROM: Tracy Watson, Dispute Resolution Officer
Office of Dispute Resolution

DATE: May 13, 2002

SUBJECT: Bouldin Neighborhood Plan Zoning Mediation

On April 28, 2002, Council referred zoning case C14-02-0031 of Tract 24 of the Bouldin Creek Neighborhood Plan for mediation. Between April 24th and May 9th, three sessions were conducted with the affected parties, including the property owner, her representative, nearby neighbors (including the signers of the valid petition), the Bouldin Creek Neighborhood Association President and representatives of the Neighborhood Planning Team.

On May 9, 2002, the parties agreed to revised conditions for the zoning case and language to amend Action Item 8 of the Bouldin Creek Neighborhood Plan. The Agreement also provides for execution of a private restrictive covenant among the parties which will be executed prior to these items coming back before Council for action.

Copies of the Mediation Agreement and Exhibits A and B are attached for your information. Neighborhood Planning and Zoning Department staff will process the zoning ordinance and Plan amendments. If you have any questions or require additional information, please contact me at 974-2362.

Tracy Watson
Dispute Resolution Officer
Office of Dispute Resolution

xc: Toby Futrell, City Manager
Joe Canales, Deputy City Manager
Alicia Glasco, Director, Neighborhood Planning and Zoning Department
Steven Rosaiter, NPZD
Wendy Walsh, NPZD
Scott Whiteman, NPZD
All Participants

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TRV 20080404
ORIGINAL
FILED FOR RECORD

RESTRICTIVE COVENANT

OWNER: Margaret A. Quadlander

ADDRESS: 3809 Bailey Lane
Austin, Travis County, Texas 78756-3909

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Bouldin Creek Neighborhood Association and adjacent property owners, Tom Hurt, Kathryne Tovo and William Burkhardt (the "Adjacent Property Owners"), the receipt and sufficiency of which are acknowledged by the Owner.

PROPERTY: Lots 9 and 10, Abe Williams Subdivision, a subdivision in Travis County, Texas, more particularly described in a plat of record in Volume 328, Page 233, of the Plat Records of Travis County, Texas.

RECITALS

As a part of the zoning case process and to obtain the consent of the Bouldin Creek Neighborhood Association and the Adjacent Property Owners to the change in zoning included in the City of Austin zoning case C14-02-0031, the Owner has agreed to impress the Property with the following covenants and restrictions on the use of the Property.

AGREEMENT

For and in consideration of the mutual promises contained herein and the above-stated Consideration:

1. The Owner impresses the Property with the following covenants and restrictions:
 - a. The Owner agrees that the only use of the Property within the GR zoning district and as defined under the Hotel/Motel classification shall be a "retreat center," defined as a nonprofit spiritually-oriented facility that facilitates individual or group activities for directed prayer, meditations, study and instruction.
 - b. No lamppost or external light fixture may be built on the Property or allowed to exist on the Property in excess of fifteen (15) feet in height.

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- c. The Owner agrees that should vegetation be used to meet the City of Austin compatibility standards, "mature" vegetation and/or plants in a minimum of 5-gallon containers shall be used, planted three (3) feet on center.
2. Should the property be completely developed under the provisions of the SF3 zoning district and not as a retreat center, the restrictions contained within paragraphs 1b and 1c will not be applicable.
 3. If any person or entity, including the Owner or any heir, personal representative, successor or assign of the Owner, violates any of the terms of this Restrictive Covenant, the Bouldin Creek Neighborhood Association, any member of the Bouldin Creek Neighborhood Association, and any of the Adjacent Property Owners, their heirs, legal representatives, successor or assigns, may enforce the above-stated restrictions and covenants in any court with competent jurisdiction. The remedies available to any person attempting to enforce the restrictions and covenants above-stated, in addition to other remedies, include an injunction to preclude the activity that is in violation of these agreements, damages and attorney's fees. The Owner agrees that, if a lawsuit is filed attempting to enforce the restrictions and covenants through an injunction, the sum of \$10,000.00 is an appropriate bond for a temporary restraining order and/or temporary injunction. The Owner also agrees that the above-stated remedies are cumulative and not exclusive.
 4. If any part of this agreement or any covenant or restriction is declared invalid by judgment or court order, this agreement shall be read as though the invalid provision were not contained in the agreement, and all other provisions of the agreement shall remain in full force and effect.
 5. The Owner agrees that the covenants and restrictions contained herein touch or concern the land, and that it is the intent of the parties that the restrictions and covenants contained herein run with the land. The restrictions and covenants contained herein are binding upon the Owner, Owner's heirs, personal representatives, successors and assigns.
 6. This agreement may be modified, amended or terminated only by joint action of the Owner of the Property, the Adjacent Property Owners, and the Bouldin Creek Neighborhood Association.

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SIGNED this the 22nd day of May, 2002.

OWNER:

Margaret A. Quadlander
Margaret A. Quadlander

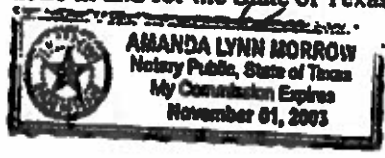
STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

This instrument was acknowledged before me on the 22nd day of May, 2002 by
Margaret A. Quadlander.

Amanda Lynn Morrow
Notary Public in and for the State of Texas



~~AFTER RECORDING, RETURN TO.~~

~~Terrence L. Yrion
Attorney at Law
3660 Stone Ridge Road, Suite B-102
Austin, Texas 78746~~

WCD:ky #
[illegible], Quadlander restr cov/restrictive covenant

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AFTER RECORDING PLEASE RETURN TO:

***Crocker Consulting
Sarah Crocker
809 SOUTH LAMAR BLVD.
AUSTIN, TEXAS 78704***

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

05-24-2002 10:01 AM 2002000711
BEHAVIOUR \$10.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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25**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to deny the Applicant's request for townhouse and condominium residence – neighborhood plan (SF-6-NP) district zoning.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of South 2nd Street in accordance with the Transportation Criteria Manual.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Applicant's Request: The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

Staff Recommendation: The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Although the property is adjacent to multi-family residential zoned property on its north side, and there is GR-MU-CO-NP zoned property on the east side of South 2nd Street, Staff has concerns with the development of a more intensive residential use where the sole access is taken to a local street. In addition, although the SF-6 base district promotes clustered development, Staff has concerns that the site's topographical constraints would result in a significant amount of site disturbance adjacent to a creek in developing the property for condominium use. Staff's recommends maintaining the existing SF-3-NP zoning which is consistent with the residential pattern along South 2nd Street and other streets west of South 1st Street.

EXISTING CONDITIONS**Site Characteristics**

The subject lots are developed with two single family residences and slopes towards Bouldin Creek which extends through the property on its west side.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55% which is a consistent figure between the watershed and zoning regulations.

C13
26**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of South 2nd Street in accordance with the Transportation Criteria Manual [LDC, 25-6-55; TCM, Tables 1-7, 1-12].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments

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required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Based on current public infrastructure configurations, it appears that service extension requests will be required to provide service to the proposed development. For more information pertaining to the Service Extension Request process and submittal requirements contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Phone: 512-972-0207.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential. This development is larger than two acres - if condominium uses are proposed for this site, it must comply with Section 2.7.3. standards for private common open space and pedestrian amenities.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

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Rhoades, Wendy

From: Meredith, Maureen
Sent: Wednesday, June 06, 2012 1:29 PM
To: Rhoades, Wendy
Subject: FW: RE: 901 S. First zoning change application -- Bouldin Creek Neighborhood Plan Contact Team minutes

From: Hampton, Stuart [<mailto:shampton@hoovers.com>]
Sent: Monday, June 04, 2012 9:57 AM
To: Meredith, Maureen
Subject: FW: RE: 901 S. First zoning change application -- Bouldin Creek Neighborhood Plan Contact Team minutes

From: Hampton, Stuart
Sent: Monday, June 04, 2012 9:57 AM
To: 'mailto:Maureen.Meredith@austintexas.gov'
Cc: 'cassjoyn@yahoo.com'; 'npoulson@cs.com'; 'bradfordpatterson04@yahoo.com'; 'william@brkartstudio.com'
Subject: RE: 901 S. First zoning change application -- Bouldin Creek Neighborhood Plan Contact Team minutes

Maureen,

Per you June 1st email. I concur with Will Burkhardt's clarification of the April 30 BCNPCT Motion.

Also, (as part of that motion) I believe the BCNPCT has attempted in good faith to negotiate an alternative site development option, but that PSW Real Estate have not come back to us for a second round of discussions, despite what was agreed to at the first meeting between neighborhood representatives and the developers in early May.

It feels as if the developers are pushing ahead with their original plan, despite formal opposition from the Neighborhood Plan Contact Team, and have walked away from a negotiation mechanism established by that Contact Team.

BCNPT Motion, April 30.

"The BCNPT is opposed to the development as presented because of increased density, inadequate setback from East Bouldin Creek, and because it is inconsistent with fundamental precepts in the Neighborhood Plan. BCNPT is open to negotiating with PSW Homebuilders to address these concerns and appointed Will Burkhardt, Brad Patterson, and Stuart Hampton to negotiate with the developers. The appointed team will report back to the BCNPT within three weeks. "

Will Burkhardt's clarification on the motion

"By the way, in my opinion the motion may be more correctly characterized as objecting not so much to "increased density" as to uniform and unarticulated development, or a development proposal which currently fails to acknowledge certain fundamental precepts of the neighborhood plan's intent, the formal

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0033
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 12, 2012, Planning Commission
June 28, 2012, City Council

Julia Magness

Your Name (please print)

☒ I am in favor
☐ I object

806 W. James St

Your address(es) affected by this application

Julia Magness

6/5/12

Signature

Date

Daytime Telephone: 512-4976131

Comments:

I am in favor of increased density in the Bouldin Neighborhood. My family & I own a lot of property in the area and believe that density near downtown will reduce sprawl.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

construct of the neighborhood, and the immediate context; also, I believe most at the meeting supported the proposed development presented along the S. 1st lots."

Regards,

Stuart Hampton
Chair,
Bouldin Creek Neighborhood Plan Contact Team

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

FAX 974-6054 HAN Wendy

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Case Number: C14-3812-0033 & NPI: 2012-0013-02
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: June 12, 2012, Planning Commission
June 28, 2012, City Council

Charles Roben

Your Name (please print)

805 Christopher

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 460-6466 / 560-5575

Date

Comments: INCREASED traffic can not be

supported @ Christopher / 3rd St.

Condos are inappropriate. The older

houses in the area have minimal

off street parking. Having owned

25+ yrs, there have been multiple

accidents on the blind curve.

During festivals, traffic comes

head to head & backs out. Give

us a break - Quailarden property has

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

undervalued -

know this!

C13/3/

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Case Number: C14-2012-0033

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 12, 2012, Planning Commission


June 28, 2012, City Council

STUART + MARY HAMPTON

Your Name (please print)

1006 S. FIRST ST.

Your address(es) affected by this application



Signature

6/5/12

Date

Daytime Telephone: 512-374-4579

Comments:

THE UNIFORM DEVELOPMENT AND
INCREASED DENSITY OF THE
SFB UZONING DOES NOT
PROTECT THE SFB ZONING CALLED
FOR IN THE NEIGHBORHOOD INTERIOR
(E. BULLOW CREEK AREA) BY
THE NEIGHBORHOOD PLAN

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0033

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 12, 2012, Planning Commission

June 28, 2012, City Council

Scott McNeaney

Your Name (please print)

1001 S. 3rd St. 78704

Your address(es) affected by this application

6-5-12

Date

Daytime Telephone:

Comments: Proposed zoning is in conflict with: 1. Surrounding single family homes 2. The neighborhood plan (sanctioned by TREC (S.A.) 3. Density compatibility with nearby homes 4. The F.L.U.M. 5. A restrictive covenant in place, 6. Water quality and native habitat of Boulder Creek The interlocking portions of this parcel should be single family zoned.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

C13
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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0033

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 12, 2012, Planning Commission

June 28, 2012, City Council

Your Name (please print)

John Viced

☐ I am in favor
☒ I object

Your address(es) affected by this application

805 Columbus

Signature

6/8/12

Date

Daytime Telephone:

431-5743

Comments:

Spot zoning is against city staff and federal law. The city has not demonstrated it will to enforce zoning laws. Parking violations and building violations in the neighborhood. There is more thought to city goals needed. You want to develop single lot city neighborhood. Quality of life in Austin. If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 9888

Austin, TX 78767-8888

Property @ 1000 Congress. Near

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INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

www.austintexas.gov

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2012-0033

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: Jun 12, 2012, Planning Commission

Jun 28, 2012, City Council

KIM GEAR
Su nombre (en letra de molde)

☐ I am in favor
☒ I object

802 S 1st
Sy domicilio(s) afectado(s) por esta solicitud

Kim Geary
Firma

Fecha

Daytime Telephone: *512 416-0217*

Comments: *There is never enough*

parking. This will spill

all over the neighborhood

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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INFORMACIÓN DE AUDIENCIA PÚBLICA

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Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

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Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: C14-2012-0033

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: Jun 12, 2012, Planning Commission

Jun 28, 2012, City Council

DeDe Spontak

Su nombre (en letra de molde)

802 S12 #107

Su domicilio(s) afectado(s) por esta solicitud

DeDe Spontak

Firma

6-12-12

Fecha

Daytime Telephone:

Comments:

This is a strain on the neighborhood. There are only narrow alleys around this property. The traffic would be unbearable parking will spill into the neighborhood

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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