



## NOTICE OF FILING OF APPLICATION FOR REZONING

City of Austin

AUG 05 2013

NHCD / AHFC

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

Mailing Date: July 22, 2013

Case Number: C14-2013-0085

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing. Below you will find information regarding the application.

Project Location:	901 JUNIPER ST
Owner:	Ben's Long Branch Bar-B-Q Inc, (512) 479-8774
Applicant	LS Johnston Architects, Linda Johnston, (512) 478-4952

### Proposed Zoning Change:

From: MF3-NCCD-NP – Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. NCCD – Neighborhood Conservation combining district is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. NP – Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

To: GR-CO-NCCD-NP – Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. CO – Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. NCCD – Neighborhood Conservation combining district is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. NP – Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

You can find more information on this application by inserting the case number at the following Web site: [https://www.ci.austin.tx.us/devreview/a\\_queryfolder\\_permits.jsp](https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp). If you have any questions concerning the zoning change application, please contact the case manager, Heather Chaffin, at 512-974-2122 or via e-mail at [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov) and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 5<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/development](http://www.austintexas.gov/development).





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**Mailing Date: July 22, 2013**

**Case Number: C14-2013-0084**

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing. Below you will find information regarding the application.

<b>Project Location:</b>	<b>901 Juniper Street</b>
<b>Owner:</b>	<b>Bens Long Branch BBQ Inc., Perry Lorenz</b>
<b>Applicant</b>	<b>LS Johnston Architects, Linda Johnston, (512) 478-4952</b>

### Proposed Zoning Change:

**From: MF3-NCCD-NP – Multifamily Residence (Medium Density) district** is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. **NCCD – Neighborhood Conservation combining district** is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. **NP – Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

**To: GR-CO-NCCD-NP – Community Commercial district** is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. **CO – Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. **NCCD – Neighborhood Conservation combining district** is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. **NP – Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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