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**NEIGHBORHOOD CONSERVATION COMBINING DISTRICT  
AMENDMENT REVIEW SHEET**

**CASE:** C14-2013-0085 **P.C. DATE:** August 27, 2013

**ADDRESS:** 901 Juniper Street **AREA:** 0.2399 acres

**OWNER:** Ben's Long Branch Bar-B-Q, Inc. (Perry Lorenz)

**AGENT:** LS Johnston Architects (Linda Johnston)

**PROPOSED**

**AMENDMENT:** To add Food preparation as a conditional land use to the East 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD) at 901 Juniper Street only.

**WATERSHED:** Waller Creek **DESIRED DEVELOPMENT ZONE:** Yes

**NEIGHBORHOOD PLAN AREA:** Central East Austin

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends adding Food preparation as a conditional land use to the East 11<sup>th</sup> Street NCCD at 901 Juniper Street only.

**URBAN RENEWAL BOARD RECOMMENDATION:**

August 19, 2013: *TO SUPPORT THE NCCD MODIFICATION AS COMPATIBLE WITH THE URBAN RENEWAL PLAN. (4-0-3) (S. KIRK, J. BABB- 2<sup>ND</sup>; (M. CLARK-MADISON, C. DE LA FUENTE-VALADEZ, G. SMITH – ABSENT)*

**PLANNING COMMISSION RECOMMENDATION:**

August 27, 2013:

**ISSUES:**

The property is immediately north of Franklin's Barbeque restaurant. This Amendment is requested in conjunction with a rezoning request, C14-2013-0084, as well as an amendment of the Urban Renewal Plan (URP), with the goal of providing a more permanent and suitable location for smokers (Food preparation land use) that are currently on the property, as well as provide offices.

**DEPARTMENT COMMENTS:**

The NCCD amendment would add Food preparation as a permitted land use, because Food preparation was not defined as a land use until after the creation of the NCCD—the NCCD is silent on the use. It is requested only as a Conditional Use to match the zoning that is requested under City File # C14-2013-0084. Community commercial district-conditional overlay-neighborhood conservation combining district-neighborhood plan (GR-CO-NCCD-NP) combining

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district zoning has been requested because GR is the least intensive base zoning district that allows Food preparation. In GR, Food preparation is a Conditional Use; if the rezoning is granted, site development will require a Conditional Use Permit. The URP amendment would add commercial as a permitted land use categories. The current permitted categories are mixed use, office, residential and civic land uses.

The Urban Renewal Board considered the rezoning request, NCCD amendment, and URP modification at their August 19, 2013, meeting and supported both items on a vote of 4-0-3. Please see page one of this report for detailed voting information. The property is located in the Central East Austin Neighborhood Plan area, and no plan amendment is required for the project. The future land use map designates the area as Mixed Use.

**NEIGHBORHOOD ORGANIZATIONS:**

Del Valle Community Coalition

PODER

El Concilio Coalition of Mexican American Neighborhood Associations

Swede Hill Neighborhood Association

Guadalupe Association for an Improved Neighborhood

Anderson Hill Homeowners Association

Austin Neighborhoods Council

E. 12<sup>th</sup> Street Business/Property Owner Association

Preservation Austin

United East Austin Coalition

OCEAN

Guadalupe Neighborhood Development Corporation

Robertson Hill Neighborhood Association

East End Merchants Association

**CITY COUNCIL DATE:** September 26, 2013 / October 3, 2013**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)**PHONE:** 974-2122





