

ZONING CHANGE REVIEW SHEET

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CASE: C14-2014-0066
Blue Owl Tap Room

P.C. DATE: August 12, 2014

ADDRESS: 2400 Cesar Chavez

AREA: 2,704 square feet

OWNER: 3423 Holdings, LLC

AGENT: Moya Khabele

FROM: CS-MU-CO-NP

TO: CS-1-CO-NP

NEIGHBORHOOD PLAN AREA: Holly

TIA: N/A

WATERSHED: Lady Bird Lake

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends the rezoning request to commercial liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning, as well as restrictive covenants proposed by the Applicant. The conditional overlay would include:

- Interior Tasting Room [cocktail lounge] will be a maximum of 1500 square feet.
- Outdoor Tasting Room [cocktail lounge] will be a maximum of 500 square feet, fenced.

Public restrictive covenants would include:

- Hours of operation to occur no later than 10:00 P.M.
- No outdoor amplified sound.
- Minimum 10 bicycle parking spaces.
- Participate in shared parking agreement that allows for a maximum of 175 parking spaces.

Private restrictive covenants would include:

- Only on-site alcoholic beverages (beer) and non-alcoholic beverages may be served. No liquor may be served.
- No late-hours permit shall be obtained.

PLANNING COMMISSION RECOMMENDATION:

August 12, 2014:

July 22, 2014: *TO GRANT POSTPONEMENT TO AUGUST 12, 2014, AS REQUESTED BY NEIGHBORHOOD, ON CONSENT. 6-0 (J. NORTEY-1ST, J. STEVENS -2ND; D. CHIMENTI, R. HATFIELD, B. ROARK- ABSENT)*

ISSUES:

The proposed rezoning has been requested by the Applicant so they may provide a Tasting Room with their proposed beer brewery. No zoning change is needed for the portion of the site where the brewery will be located, only the Tasting Room. The Tasting Room would serve only beers brewed on-site (no food or liquor).

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2**DEPARTMENT COMMENTS:**

The proposed rezoning is a portion of a lot located at the northwest corner of East Cesar Chavez Street and Pedernales Street. The existing warehouse building on the property is partially vacant, and it is zoned CS-CO-MU-NP. The vacant portion of the warehouse is proposed for the Blue Owl Brewery and Tasting Room, while the north end of the warehouse will remain a motorcycle repair shop. North of the lot are properties zoned SF-3-NP and occupied by single family residences. Northeast of the property, across Pedernales Street, are additional properties zoned SF-3-NP and used for single family residences. To the east across Pedernales Street are properties zoned CS-CO-MU-NP. The property immediately across Pedernales is undeveloped; others appear to be mostly single family residences, with some commercial and office properties. Southeast of the property, across the intersection of Pedernales and Cesar Chavez, are properties zoned CS-CO-MU-NP. These properties include vacant commercial properties and occupied residential properties. South of the property, across Cesar Chavez Street, are similar properties are properties zoned CS-CO-MU-NP, with a mix of vacant commercial properties and occupied residential properties. Please refer to *Exhibits A and B (Zoning Map and Aerial View)*.

The block that includes the subject property, between Mildred Street and Pedernales Street, is a completely commercial corridor, with restaurants, retail, automotive, and other land uses. The block across Cesar Chavez is comprised of residential structures that have been converted to commercial use, are currently used as residential, or are vacant. There are approximately 1-1/2 blocks between the subject property and Pleasant Valley Road to the east. These areas are all commercially zoned, but the areas closest to the subject property still have single family homes along Cesar Chavez Street.

The proposed brewery is less than 5,000 square feet, and therefore not affected by the recent brewery ordinance. Brewery facilities of this size fall under the Food Preparation land use definition, which is permitted in the existing CS-CO-MU-NP zoning on the property. However, the sale of beer that is manufactured at the brewery is not permitted without the proposed rezoning. The Applicant proposes serving beer for consumption and for take-away sales on the 2,407 square foot portion of the lot, and this triggers the need for CS-1 zoning. Please refer to *Exhibit C (Survey Plat)*.

The Applicant has proposed to incorporate conditional overlays as well as public or private restrictive covenants (as applicable) as listed on page one of this report.

The Staff has received correspondence from the Applicant, property owner, and other neighboring property owners in the vicinity. Please refer to *Exhibit D (Correspondence)*.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-MU-NP	Vacant warehouse
<i>North</i>	CS-CO-MU-NP, SF-3-NP	Warehouse, Automotive repair, Single family residences
<i>South</i>	CS-CO-MU-NP	Administrative/business offices (Vacant), Limited retail (Vacant)
<i>East</i>	CS-CO-MU-NP, SF-3-NP	Undeveloped, Single family residences
<i>West</i>	CS-CO-MU-NP	Limited retail, Automotive repair services, Automotive washing

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
E Cesar Chavez Street	55'	35'	Minor Arterial	Yes	No	Yes
Pedernales Street	50'	35'	Local	Yes	No	Yes

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3**SCHOOLS:**

Zavala Elementary School Martin Middle School Eastside Memorial High School at Johnston

CASE HISTORIES:

There have been no recent rezoning applications in the project vicinity. The subject property and adjacent parcels were rezoned in 2001 as part of the Holly Neighborhood Plan process, under City File # C14-01-0166.

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
East Austin Conservancy
PODER
Sentral Plus East Austin Koalition
SaveTownLake.org
The Holly Group
El Concilio
Tejano Town
East Town Lake Citizens Neighborhood Organization
Cristo Rey Neighborhood Association
Buena Vista Neighborhood Association
Barrio Unidos Neighborhood Association
Greater East Austin Neighborhood Association
United East Austin Coalition
Guadalupe Neighborhood Development Corporation
East River City Citizens
Holly Neighborhood Coalition
Friends of the Emma Barrientos MACC

CITY COUNCIL DATE/ACTION:*September 25, 2014:***ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin
e-mail: hcaather.chaffin@austintexas.gov

PHONE: 974-2122

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4**STAFF RECOMMENDATION:**

Staff recommends the rezoning request to commercial liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning, as well as restrictive covenants proposed by the Applicant. The conditional overlay would include:

- Interior Tasting Room will be a maximum of 1500 square feet.
- Outdoor Tasting Room will be a maximum of 500 square feet, fenced.

Public restrictive covenants would include:

- Hours of operation to occur no later than 10:00 P.M.
- No outdoor amplified sound.
- Minimum 10 bicycle parking spaces.
- Participate in shared parking agreement that allows for a maximum of 175 parking spaces.

Private restrictive covenants would include:

- Only on-site alcoholic beverages (beer) and non-alcoholic beverages may be served. No liquor may be served.
- No late-hours permit shall be obtained.

Staff supports the rezoning request because the requested CS-1 zoning is intended to allow a Tasting Room that is essentially an accessory use to the permitted brewery facility. City code does not allow liquor sales as an accessory use. Although the recently created brewery ordinance addressed this issue for larger-scale breweries, it did not address small breweries. The recommended conditions and restrictive covenants mimic the requirements of the brewery ordinance, designed to promote compatibility with the surrounding land uses. The Holly Neighborhood Plan, created in 2001, does not support CS-1 zoning; however Staff believes the nature of the proposed Tasting Room is appropriate for the property.

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

The requested CS-1 zoning district is intended to allow liquor sales as a permitted use. The Applicant is requesting CS-1-CO for only the 2,704 square foot portion of their property where a Tasting Room is proposed. This would allow on-site and off-site sale of the beer brewed at the property. Given the proximity of single family residential properties, the Applicant is further limiting business hours and providing off-site accessory parking.

2. Zoning should allow for reasonable use of the property.

The primary use of the property is planned to be a brewery; the tasting room is essentially an accessory use to the brewery facility. City code does not allow liquor sales as an accessory use.

SITE PLAN

FYI - This site is located in the Holly Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for a copy of the recommended design guidelines.

SP 1 This use is considered a conditional use in this zoning and therefore Land Use Commission review and approval is required during the site planning phase.

SP 2 Neither a cocktail lounge nor restaurant with alcohol sales is allowed within 300 feet of a church, school or hospital. Parking for cocktail lounges is not allowed within 200 feet of residential uses.

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SP 3 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4 The site is subject to compatibility standards. Along the north, east, and south 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 25 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.

SP 5 Additional design regulations will be enforced at the time a site plan is submitted.

COMPREHENSIVE PLAN

The Holly Neighborhood Plan (HNP) Future Land Use Map (FLUM) classifies this area as Mixed Use, which allows commercial zoning, including Zone CS-1. The following HNP goals, objectives and actions discuss commercial and mixed use and commercial uses in this planning area:

Goal 2: Encourage opportunities to address compatibility between different residential, commercial and industrial uses. (p 11)

Objective 2.1: Retain adjacent commercial and industrial uses within the Commercial Mixed Use District.

Objective 2.2: Restrict intensive commercial/industrial uses from residential area of neighborhood.

Action Item 2.2.1: Prohibit additional CS-1 zoning throughout neighborhood. (All districts and corridors).

HNP Text: The Community Commercial corridor -- East César Chávez serves as a neighborhood-oriented commercial area. The corridor is characterized by restaurants, small offices, a laundromat, a pharmacy, a florist, churches, some automotive repair, and other retail and commercial uses. The corridor also has pockets of single-family homes that help maintain the lower scaled nature of the commercial and residential activity on this narrow minor arterial roadway. The recommendation for the corridor is to retain the existing CS zoning with a Mixed Use Conditional Overlay to prohibit incompatible uses and allow for smaller scaled commercial while encouraging residential usage. This corridor has a subtle commercial and residential feel that the neighborhood wants to preserve. (p 12)

Objective 1.1: Promote the neighborhood-oriented and locally owned businesses coexisting with residential uses along the Community Commercial corridor (East César Chávez).

Action Item 2.5.2: Rezone the Community Commercial Corridor from CS to CS-MIXED USE-CO.

Action Item 2.5.3: Restrict building heights to two stories or three stories for developments containing residential units or designated Mixed Use Structures along the Community Commercial Corridor.

While the HNP is supportive of neighborhood serving commercial uses along E. Cesar Chavez, it is not supportive of CS-1 zoning (liquor sales), which has been identified as being incompatible to the family friendly nature of this planning area. Based upon Action Item 2.2I, which specifically prohibits CS-1 zoning throughout the planning area, including along commercial corridors, this proposal is not supported by the CEANP.

Conclusions:

While this property is situated along an Activity Corridor as identified on the Imagine Austin Growth Concept Map, the comparative scale of the site relative to nearby commercial uses in this area falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. And

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while the Holly Neighborhood Plan is supportive of commercial and mixed use development along this portion of E. Cesar Chavez, the Plan does not support businesses that sell or serve liquor because it is not considered an appropriate type of neighborhood friendly infill.

TRANSPORTATION

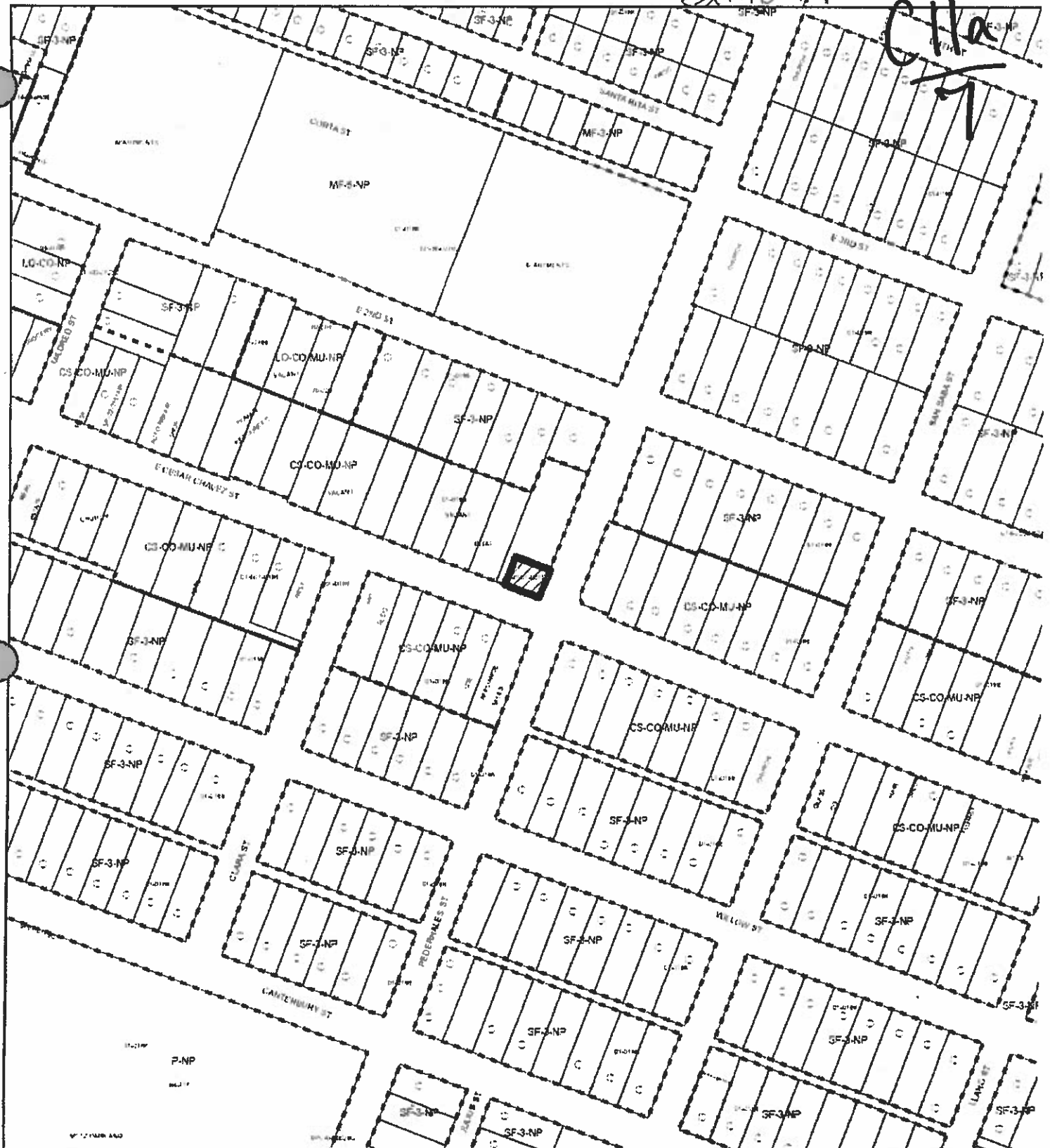
- TR1. Additional right-of-way may be required at the time of subdivision and/or site plan.
- TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. No trees are located on this property. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

WATER UTILITY

FYI: 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 required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

~~Chla~~

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0066

1" = 200'

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.





MF-5-NP

E 2ND ST

LO-CO-MU-NP

SF-3-NP

CS-CO-MU-NP

SF-3-NP

E CESAR CHAVEZ ST

CS-CO-MU-NP

CS-CO-MU-NP

CS-CO-MU-NP

CS-CO-MU-NP

SF-3-NP

PEDERNALES ST

WILLOW ST

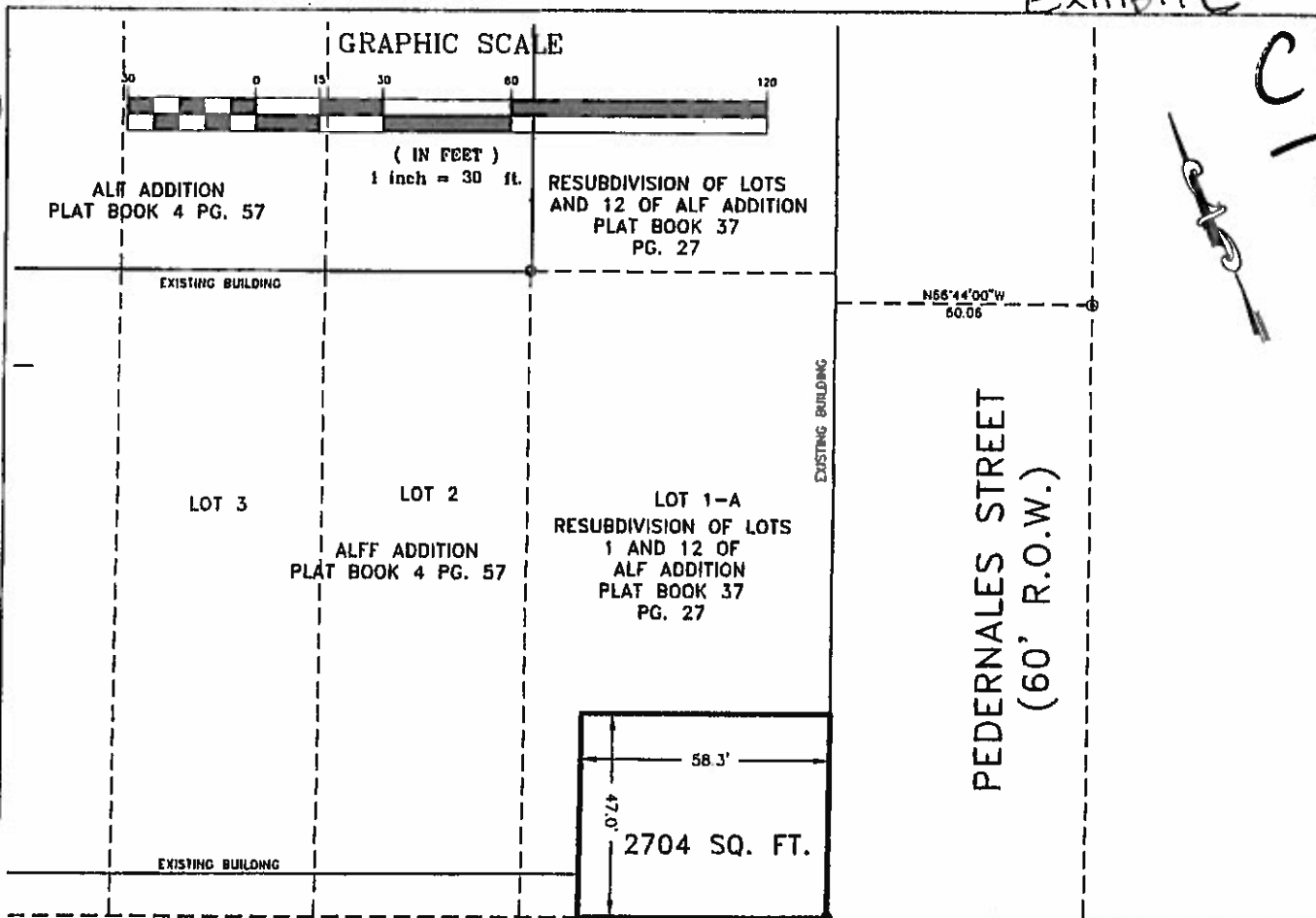
SF-3-NP

CLARAST

SF-3-NP

EXHIBIT C

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2704 SQUARE FEET BEING A PORTION OF LOT 1-A,
RESUBDIVISION OF LOTS 1 AND 12 OF ALFF ADDITION, A
SUBDIVISION RECORDED IN VOLUME 37, PAGE 27, PLAT
RECORDS, TRAVIS COUNTY, TEXAS AS CONVEYED 3423
HOLDINGS LLC IN DOC. NO. 2012127276 OFFICAL
RECORDS OF TRAVIS COUNTY, TEXAS

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101727-00

6448 East Highway 290
Suite B105

Austin, Texas 78723

(512) 244-3395

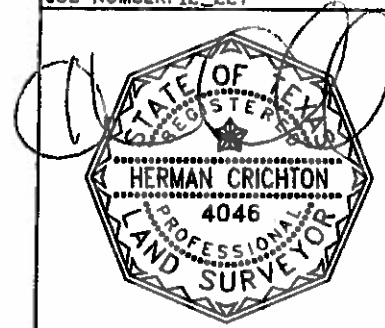
Orders@CrichtonandAssociates.com

LEGEND

- ① 1/2" IRON PIN FOUND
- ② 1/2" IRON PIN SET
- △ MARK FOUND
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ PVC RISER
- ⊙ GAS METER
- ⊙ SEWER CLEANOUT
- ⊙ UTILITY PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GUY UTILITY WARNING SIGN
- ⊙ CONC. PAD WITH ELEC.
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- RECORD INFORMATION

SCALE: 1" = 40'

JOB NUMBER: 12_227



DATE: APRIL 15, 2014

EXHIBIT
D

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To Whom It May Concern,

Blue Owl Brewing is seeking your support in rezoning 2400 East Cesar Chavez Suite 300, Austin Texas 78702. We are applying for CS-1 zoning to support the sale of our beer in a tasting room.

Our plans are to open a production brewery with a small onsite tasting room to showcase our beers. We are doing something a little different in the brewery scene. We are focused on sour-mashing different styles of beers to create new flavors. Since this is such a new and niche market, we feel strongly that the tasting room is critical to educate and connect with our patrons. The tasting room plan is approximately 800 square foot indoor customer space with a small adjacent patio space.

We would like to be considered for CS-1 zoning with the following restrictions:

Conditional Overlay (CO) Maximum Square Footage of Cocktail Lounge Area – Indoor

We will limit the interior cocktail lounge serving area to 1500 square feet.

Conditional Overlay (CO) Maximum Square Footage of Cocktail Lounge Area – Outdoor

Allow for a maximum square footage of 500 square foot fenced patio space.

Public Restrictive Covenant (RC): Hours of Operation

We will limit hours no later than 10pm. We plan to align with other Austin tasting rooms and the restaurants in our proximity. Our anticipated days of public hours are Wed-Sunday.

Public Restrictive Covenant (RC) Minimum Number of Parking Spaces

The building we are connected with is a mixed use space with 175 parking spaces for the businesses sharing the building.

Public Restrictive Covenant (RC) Minimum Number of Bicycle Parking Spaces

We will have a minimum of 10 bicycle spaces onsite. Additionally, we have plans to encourage alternative transportation through discounts for cyclists, Capital Metro use, and carpooling. We've reached out to B-Cycle and, although there is

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no immediate plan to expand to the vicinity, we are on a waiting list of businesses interested in partnering for future expansion.

Private Restrictive Covenant (RC) Beer & Wine Retailer License

We will serve only our beer produced onsite and non-alcoholic beverages. We have no desire to seek a liquor license or sell liquor. Our purpose is to showcase our creations not play the role of a late night bar. We opted not to prepare food as we feel it is important to focus on our craft, beer.

Public Restrictive Covenant (RC) No Outdoor Amplified Sound

We are sensitive to the neighbors in close proximity and will restrict amplified sound on our patio. Because the space is so limited in size, we are cautious with our planning so that our patrons can hold a conversation and not be overwhelmed by noise disturbance.

We believe in community and hope to provide a relaxed family and dog friendly environment for people to enjoy our creations and learn about our process. We are committed to supporting local artists, businesses, and non-profits. We are excited to offer community events and discounts to our neighborhood. We genuinely want to offer a unique and positive business and are excited to be a part of the neighborhood. We would greatly appreciate your staff recommendation to support our business.

Best,

Suzy Shaffer and Jeff Young

Co-Owners

Blue Owl Brewing

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Dear Planning and Development Review Department:

Thank you for the recent meeting to discuss our zoning change application for the 2400 Cesar Chavez property. I am a local commercial real estate developer and owner of this property in question. For the last 25 years, we have specialized in purchasing old and dilapidated warehouse facilities in commercial areas, remodeling them, and creating low-rent commercial spaces for local businesses and nonprofits. We always maintain existing tenants so that the local businesses that already exist in the neighborhoods can stay in their neighborhoods. We fill the remaining vacant spaces with all local businesses, start ups and nonprofits. Some examples include Dress for Success, Allgo, Theatre Action Project, Austin Interreligious Ministries, Austin Parks Foundation, and Sky Candy. Although many of our developments house restaurants and cafes, we do not normally accommodate bars and late night establishments. It is not our intention to bring late night drinking to residential areas.

We feel that although this is a CS-1 zoning change application, it is atypical in nature because we only want to change the zoning so that our brewery tenant can feature and sell their craft beer without having to sell food. Food sales would distract them from their business. We believe that by instituting conditions on the hours, noise, parking, and ability to sell liquor or other alcoholic products, we are doing what we can as the landlord to ensure our tenant's success as a business. We believe in this scenario, everybody wins. The neighborhood benefits by having a successful, family-friendly local business in the neighborhood with early hours and ample parking. By having the tenants to fill the building, as the landlord we are able to invest funding in to beautifying the entire building and bringing it up to current code. The brewery, as well as other tenants, will also supply local jobs and commerce to the area. Lastly, because of the conditions placed on the zoning change, the neighbors can rest assured that the space will not eventually one day convert in to a late night bar or dance club.

We respectfully request the reconsideration of the staff recommendation on this particular application because of the unique circumstances of this business and everything they are doing to do business in a way that aligns with the goals of the neighborhood. Thank you.

Sincerely,

Peter Barlin
Owner of 2400 Cesar Chavez

PUBLIC HEARING INFORMATION

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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: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Conrad Masters

Your Name (please print)

2411 Willow

Your address(es) affected by this application

[Signature]

Signature

Date

7/15/14

Daytime Telephone: 512 577 0539

Comments:

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Maria C. Ramirez
Your Name (please print)

☐ I am in favor
☒ I object

2607 E. 3rd St / 2407 E. 2nd St
Your address(es) affected by this application

Maria C. Ramirez
Signature

7/16/14
Date

Daytime Telephone: (512) 477-2619

Comments: The proposed zoning change will increase traffic and cause an overflow into our neighborhood. Disrupts peace is not good for our children. We have schools, churches that have services, activities, classes and programs for children and adults seven days and nights a week too close to the propose development.

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

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

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Mary Alice Ramirez
Your Name (please print)

☐ I am in favor
☒ I object

2407 E 2nd St / 2105 E 2nd St
Your address(es) affected by this application

Mary Alice Ramirez
Signature

Date

7/14/14
Daytime Telephone: (512) 565-4809

Comments: Traffic problems will increase with the proposed zone change. We do not need another liquor place. Please protect our neighborhood.

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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www.austintexas.gov

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Paul Alvarez
Your Name (please print)

2601 Zaragoza St.

Your address(es) affected by this application

Paul Alvarez
Signature

7/19/14
Date

Daytime Telephone: _____

Comments:

It is not clear what proposed use will be. Generally, we don't need more bars and liquor stores in East Austin.

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

C14
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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Francisco Rodriguez
Your Name (please print)

2409 E. 2nd St.

Your address(es) affected by this application

Francisco Rodriguez
Signature

Date

Daytime Telephone: (512) 478-0629

Comments:

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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17/1

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Paul L. Bach

Your Name (please print)

2405 Willow St

Your address(es) affected by this application

Paul L. Bach

Signature

7/26/14

Date

Daytime Telephone: 512-784-6372

Comments:

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

TERESA ULTSCHY

Your Name (please print)

2401 WILLOW ST.

Your address(es) affected by this application

Luisa Ultschuy

Signature

July 11, 2014

Date

Daytime Telephone: 512-426-6437

☐ I am in favor
☒ I object

Comments: there is insufficient available parking.
Cesar Chavez @ Pedernales has no light & week
happen w/ frequency. NO wish to add
alcohol to the mix or more pedestrians.

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0066

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jul 22, 2014, Planning Commission

Aug 28, 2014, City Council

Matthew La Barbera

Your Name (please print)

2401 Willow St. Austin 78702

Your address(es) affected by this application

[Signature]

Signature

July 14, 2014

Date

Daytime Telephone: 512-694-3929 (cell)

Comments: There is no parking for that corner. That is already a dangerous intersection! There is no stop sign on Cesar Chavez. There have been a lot of wrecks at that intersection. We are already experiencing over flow parking on Willow St. at Clara St from "Counter Culture". Also there is another restaurant going in @ 2401 Cesar Chavez.

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

City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

CHa
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C11a
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MEMORANDUM

TO: Ms. Danette Chimenti, Chair
Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Development Review Department

DATE: July 22, 2014

RE: **Blue Owl Tap Room**
C14-2014-0066
Postponement Request by Neighborhood

El Concilio Mex-Am Neighborhoods on behalf of Buena Vista Neighborhood Association is requesting a postponement from July 22, 2014, to August 12, 2014, for the above-referenced rezoning request. The additional time is needed to coordinate meetings between the Neighborhood and Applicant.

This is the Neighborhood's first postponement request, and the Applicant supports the request.

Chaffin, Heather

C11a

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From: today [REDACTED]
Sent: Tuesday, July 15, 2014 11:38 AM
To: Chaffin, Heather; [REDACTED]
Subject: Buena Vista neighborhood Association postponement request on case C14-2014-0066 scheduled for July 22, 2014

Importance: High

Heather, Our neighborhood association Buena Vista, would like to request a postponement of case C14-2014-0060, scheduled before the planning commission on July 22, 2014 to August 12, 2014. I have attempted to contact Moya khabele, over the past 2 weeks with no returned call. I will be out of the Country from July 20-26, 2014 and thus not able to attend the July 22, meeting.
please advise

Gavino Fernandez, Jr. Coordinator of El Concilio Mex-Am Neighborhoods on behalf of :

Leon Hernandez, President Buena Vista neighborhood Association