



MEMORANDUM

TO: Mayor and City Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: October 9, 2014

SUBJECT: C14-2014-0111 (4500 Speedway) Postponement Request

The Planning and Development Review Department would like to request a postponement of the above mentioned case to November 6, 2014. The staff is requesting a postponement because the applicant has decided to amend their rezoning request and they are asking for a postponement of the case to the October 28, 2014 Planning Commission meeting.

The postponement request was made in a timely manner and meets the City Council's policy. If you need additional information, please contact Sherri Sirwaitis at 512- 974-3057.

Wendy W. Phoads for

Greg Guernsey, Director
Planning and Development Review Department

xc: Marc Ott, City Manager
Sue Edwards Assistant City Manager

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Nikelle S. Meade
Partner
512.479.1147 direct
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October 9, 2014

VIA EMAIL – Sherri.Sirwaitis@austintexas.gov

Sherri Sirwaitis
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Case No. C14-2014-0111; 4500 Speedway; Zoning Application Amendment

Dear Ms. Sirwaitis:

On behalf of the applicant in the above-referenced zoning case and based upon input we have received from City staff and neighbors, by this letter we are amending the rezoning application for 4500 Speedway (the "Property"). We hereby request rezoning to NO-NCCD-NP rather than LR-NCCD-NP and amendment of the North Hyde Park NCCD, Ordinance No. 20050818-064 to include the following conditions applicable to this Property:

1. Restaurant (General) use shall be a conditional use in an NO base zoning district.
2. Restaurant (General) use in an NO base zoning district shall be subject to the following restrictions:
 - a. The gross indoor floor area may not exceed 2,500 square feet.
 - b. A Restaurant (General) use may operate only after 7:00 a.m. and before 11:00 p.m.
 - c. An outdoor seating area may not:
 - i. Exceed 500 square feet of area; or
 - ii. Be located within 50 feet of an adjacent property with a single-family use or an adjacent property zoned as a townhouse and condominium residence (SF-6) or more restrictive district.
 - d. Outdoor entertainment as an accessory use is prohibited.
 - e. Outdoor amplified sound is prohibited.
 - f. A drive-through facility is prohibited.

- g. The total impervious cover of all structures on the Property may not exceed 2,200 sq. ft.
3. A Restaurant (General) use shall not be required to provide off-street parking.

Thank you for your consideration of this amendment, and please contact me if you need any additional information.

Sincerely,


Nikelle S. Meade