

PLANNING COMMISSION

HANDOUTS

JULY 28, 2015

Chaffin, Heather

From: rob davis [REDACTED]
Sent: Monday, July 27, 2015 7:26 PM
To: Chaffin, Heather
Subject: Pennsylvania Ave restrictive covenant

CI

Hello Heather,

I am out of town, and thus unable to fill out the comment page of the Notice Of Public Hearing For A Restrictive Covenant Termination (Re-Notification). I am stating my position on the matter below. Thank you.

Rob Davis
1604 New York Ave
Austin, TX 78702

Please rescind the previous commission's recommendation to terminate the restrictive covenant on 1801, 1803 and 1805 Pennsylvania Ave. and reconsider this case. Appropriate zoning should be in place on the south side of Pennsylvania Ave. before the restrictive covenant is terminated as recommended by Commissioners Zaragoza and Stevens.



CI

P.O. Box 270176 • Austin, Texas 78727 • www.befull.org • (512) 686-3407

City of Austin
Chair and Planning Commission Members
301 W. Second St
Austin, Texas 78701

Subject: Support of Greater Mt Zion Baptist Church Termination of Restrictive Covenant

Dear City of Austin
Chair and Planning Commission Members:

It is my pleasure to write a letter in support of Greater Mt Zion Baptist Church application to terminate the Restrictive Covenant on the Church's property at 1801 Pennsylvania Avenue. Greater Mt. Zion Baptist Church has been a loyal neighbor and an important cornerstone of East Austin's spiritual foundation for over 80 years.

The Church has outgrown its current facilities and is building a new and expanded sanctuary on Tannehill Lane in East Austin to continue its community mission "In The City For The City". The termination of the Restrictive Covenant will provide the Church more flexibility with marketing its property.

I urge you to fully support Greater Mt Zion Baptist Church's application to terminate the Restrictive Covenant. The application is on the agenda for the upcoming June 9th planning commission meeting.

Again, thank you in advance for your time and consideration for this important request.

Sincerely,

Corey Tabor – Lead Pastor Full Life Community Church
Meeting at 1900 E. Howard Lane Suite A4 Pflugerville, Texas 78660

CAMERON ROAD / RUNDBERG LANE AREA STUDY

D3.

CORRIDOR MASTER PLAN NEEDED

- Growth of Austin is at a staggering pace and people are looking to less developed areas to progress into
- Heightened interested from developers who are interested in investing in a critical Comp-Plan identified area
- Community needs protection and benefits to enhance the area and plan for the future
- Community and Developers need predictability and a workable process
- Opportunity to mold an area that has seen little development, yet has strong Civic and Residential base, business variety, and located along an important Mobility corridor.
- One of the few areas in the Comprehensive Plan that has two significant Civic hubs in such a small area which will bring the momentum of civic, culture, commercial interest, events, bike/trail, and pedestrian activities together to stimulate citizen participation.
- Neighborhood Plan on one side only – need to envision the Corridor Plan as central spine instead of a border
- Need for affordable housing / senior housing

TARGET AREA OF CONCERN

Area along the 2.5 mile corridor from 183 and Cameron Road, north along Cameron Road, west along Rundberg Lane, and ending at IH-35.

CURRENT SUPPORTING COMPONENTS

Imagine Austin Comprehensive Plan

Appendix D – Centers and Corridors

- Cameron Road north of 183 is identified as a *Cameron / 183 Center* to be Job Center
- Rundberg Lane identified as Activity Corridor
- Cameron Road identified as Activity Corridor
- Cameron Road and Rundberg Lane identified for High Capacity Transit

Existing Civic Uses

- Church Use – up to 10 churches fronts or takes access from this corridor
- School Use – fronts or takes access from this corridor
 - o Dobie Middle School
 - o Hart Elementary
 - o Harmony Science Academy
 - o Travis County Day School
- Gus Garcia District Park and Recreation Center
- Asian American Resource Center

Existing Municipal Use

- Austin Police Department

HORIZONTAL PROJECT

Existing Residential Uses

- Mix of residential types (single family and multifamily) uses directly on and off the corridor

Existing Commercial Uses

- Mix of commercial types directly on and off the corridor

Existing Natural Features

- Little Walnut Creek

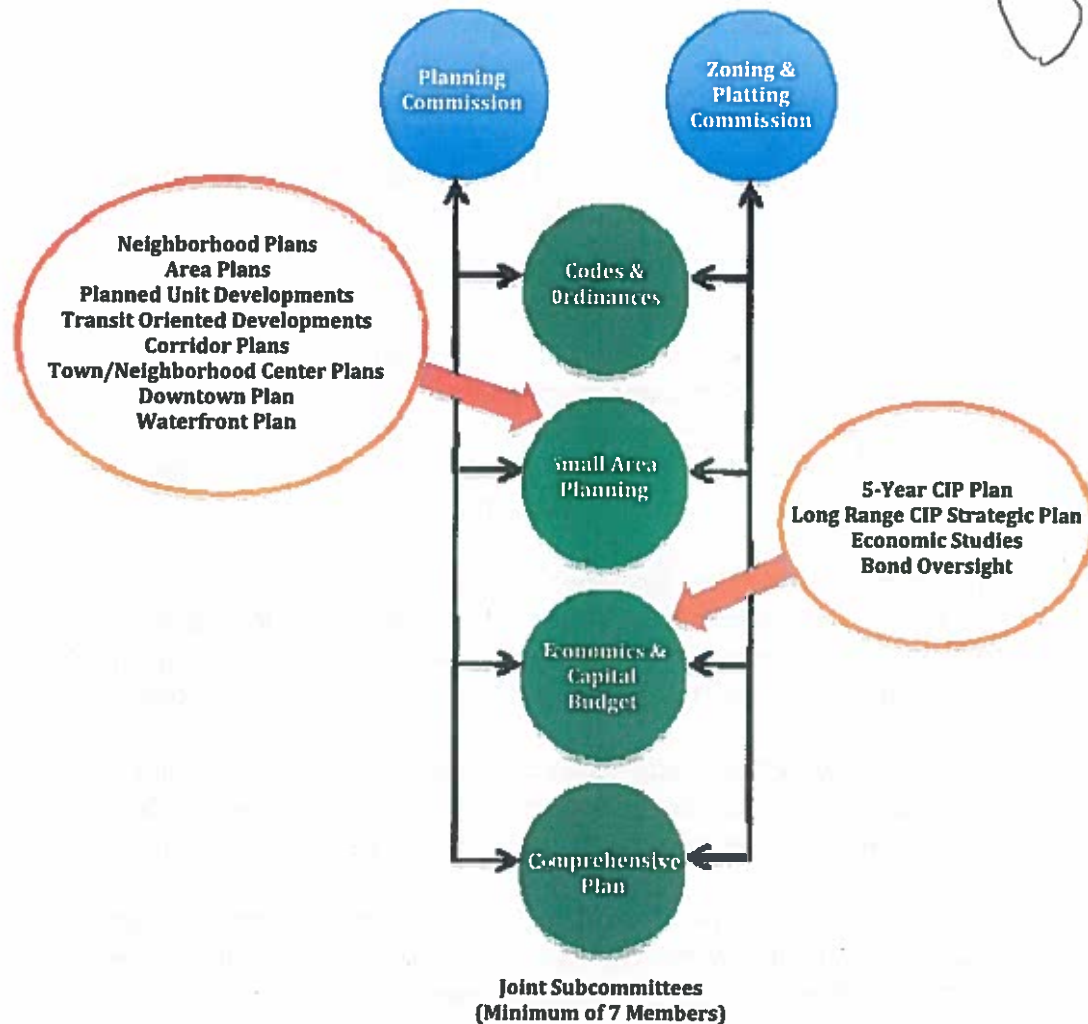
Existing Neighborhood Plan

- Heritage Hills Neighborhood Plan
- Windsor Hills Neighborhood Plan

ITEMS TO ADDRESS WITH THIS STUDY

- Master plan vision / Character
- Transportation / Mobility
- Future land use and form base
- Development process with City and Public

04



RECOMMENDATION:

1. Figure 5-1 presents a pictorial representation of the PDR Working Group recommendation of realigning the Planning Commission duties;
2. Reassign the duties of the Planning Commission to focus on planning oriented activities City-wide, including the Comprehensive Plan, Area Plans (i.e., TOD plans, corridor plans, etc.), evaluating the CIP and other economic and budget initiatives, reviewing and initiating code amendments & ordinances, etc.
3. Reassign the duties of the Downtown Commission to a newly-created Small Area Planning Joint Subcommittee of the Planning Commission and Zoning and Platting Commission;
4. Reassign the duties of the Waterfront Planning Advisory Board to a newly-created Small Area Planning Joint Subcommittee of the Planning Commission and Zoning and Platting Commission;
5. Reassign the duties of the Bond Oversight Commission to a newly-created Economics and Capital Budget Joint Subcommittee of the Planning

- Commission and Zoning and Platting Commission, plus up to four additional members appointed by the City Manager (see Section 5.2);
6. Specify a membership of the Joint Subcommittees of at least seven (7) members; and
 7. Increase the Commission's membership to 13, with three people appointed by the Mayor and the remaining ten appointed by Council Members – satisfying the requirements of the City Charter.

5.13 Residential Design and Compatibility Commission

The Residential Design and Compatibility Commission (RDCC) makes determinations on requested modifications of certain residential design standards for specific developments, as prescribed in [Chapter 25-2, Subchapter F \(Residential Design and Compatibility Standards\)](#). See Section [2-1-167](#) of the City Code for additional duties.

The Design Commission provides advisory recommendations to the city council (as requested by the Council) to assist in developing public policy and to promote excellence in the design and development of the urban environment. See Section [2-1-129](#) of the City Code for additional duties.

While one Commission addresses urban design issues, the other addresses residential design issues (and specifically McMansion issues); but, they are similar and could be considered part of the work of one Commission.

The workload of the RDCC has been decreasing in the recent past, which may make it easier for another Commission to absorb their work. There has also been input from the community that there is a need for a Commission to protect the fabric of Austin's neighborhoods and to advise City Council on neighborhood issues.

RECOMMENDATION:

1. Reassign the duties of the Residential Design and Compatibility Commission to the Design Commission;
2. Increase the Board's membership to 11, with one person appointed by the Mayor and the remaining ten appointed by Council Members; and
3. Ensure that urban, commercial and residential design expertise is included in a new 11-member Commission; and
4. Ensure that neighborhood planning duties are explicitly stated in the role of the newly-created Small Area Planning Joint Subcommittee of the Planning Commission and Zoning and Platting Commission.

5.14 Sign Review Board

The purpose of the Board of Adjustment is defined in City of Austin Land Development Code Section 25-10 to 1) hear and decide a request for a variance from requirements of Chapter 25-10 (Sign Regulations); 2) exercise the power to revoke or suspend a sign registration under Section 25-10-236 (Revocation