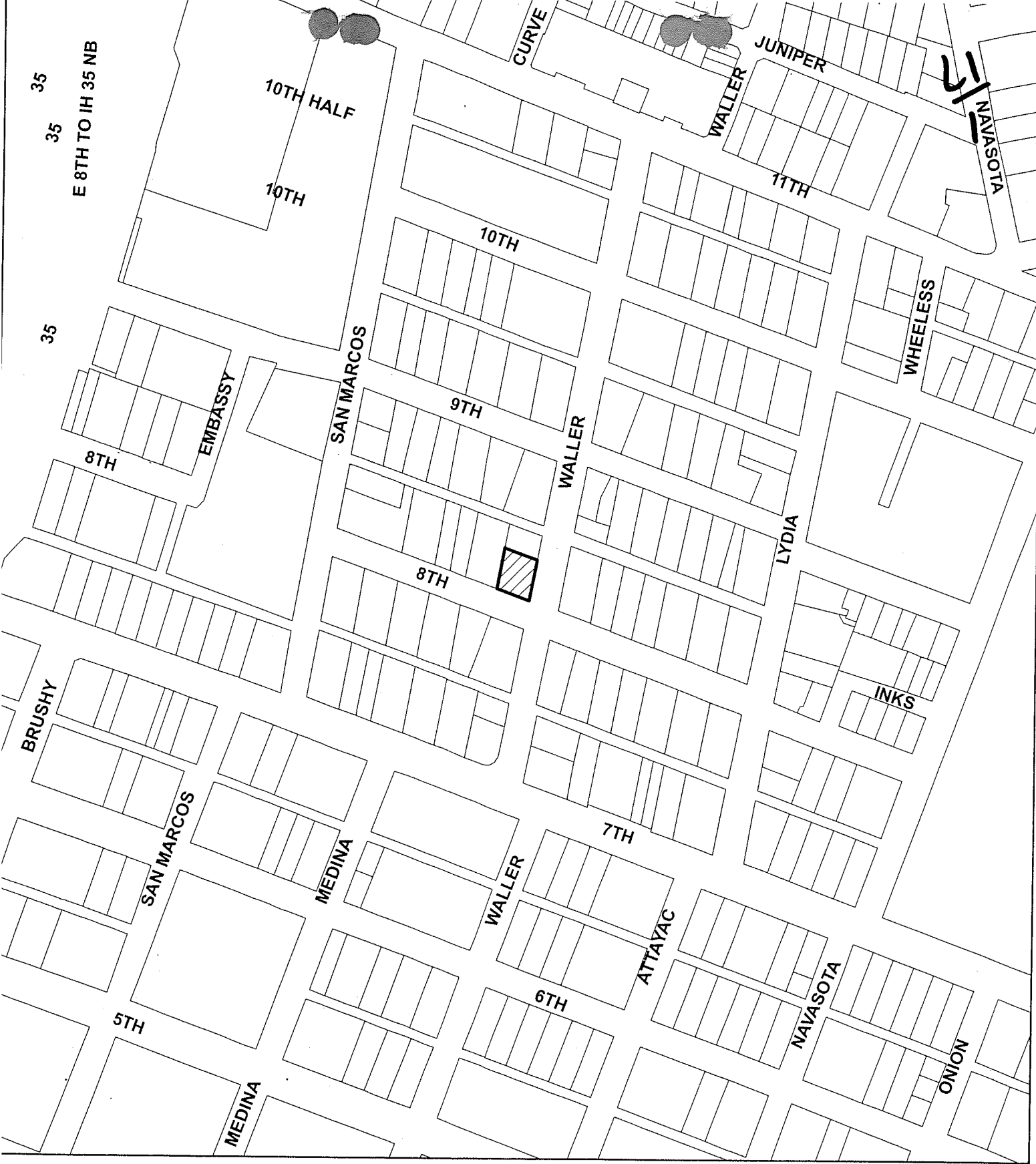
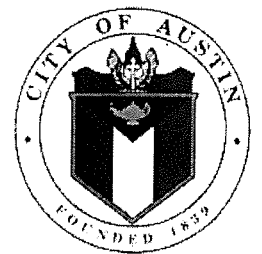






 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2015-0127
1014 E 8TH STREET



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.

1" = 267'

4/2

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, January 11, 2016

CASE NUMBER: C15-2015-0127

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff **Motion to PP to March 14, 2016**
☐ Y ☐ Melissa Hawthorne
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund **2nd the Motion**
☐ Y ☐ James Valadez
☐ - ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ Y ☐ Rahm McDaniel (Alternate)

OWNER/APPLICANT: George Rodenbusch

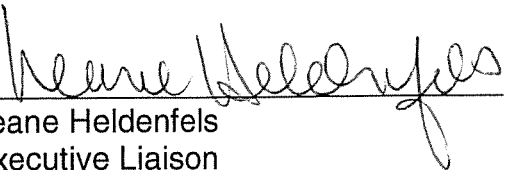
ADDRESS: 1014 8TH ST

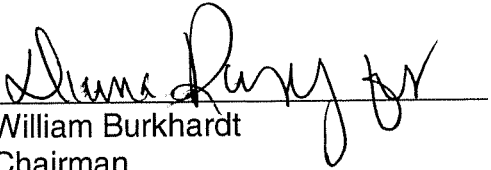
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 4 spaces (required) to 0 spaces (requested) in order to remodel an existing duplex to create a triplex with 3 one-bedroom units in a "MF-3-NP", Multi-Family Residence Medium Density - Neighborhood Plan zoning district. (Central East Austin)

BOARD'S DECISION: POSTPONED TO NOVEMBER 9, 2015 BY APPLICANT; Nov 9 POSTPONED TO JANUARY 11, 2016 BY APPLICANT; Jan 11, 2016 The public hearing was closed on Board Member Eric Goff motion to Postpone to March 14, 2016, Board Member Melissa Neslund second on a 9-0 vote; POSTPONED TO MARCH 14, 2016.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

21/3

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 9, 2015

CASE NUMBER: C15-2015-0127

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Don Leighton-Burwell
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume

OWNER/APPLICANT: George Rodenbusch

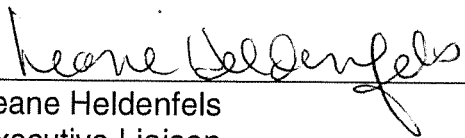
ADDRESS: 1014 8TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 4 spaces (required) to 0 spaces (requested) in order to remodel an existing duplex to create a triplex with 3 one-bedroom units in a "MF-3-NP", Multi-Family Residence Medium Density - Neighborhood Plan zoning district. (Central East Austin)

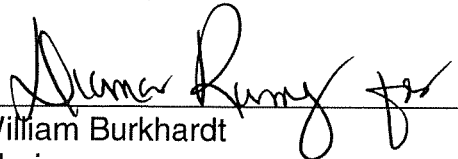
BOARD'S DECISION: POSTPONED TO NOVEMBER 9, 2015 BY APPLICANT; Nov 9 POSTPONED TO JANUARY 11, 2016 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

1/5

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 12, 2015

CASE NUMBER: C15-2015-0127

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt -2nd the Motion
☐ N/A ☐ Eric Goff
☐ Y ☐ Vincent Harding
☐ Y ☐ Melissa Hawthorne - Motion to PP to 11/9/15
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Melissa Neslund
☐ Y ☐ James Valadez
☐ OUT ☐ Michael Von Ohlen

OWNER/APPLICANT: George Rodenbusch

ADDRESS: 1014 8TH ST

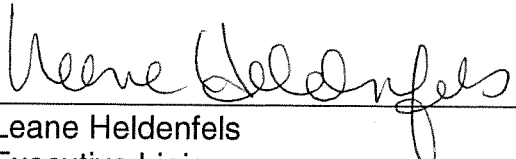
VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 4 spaces (required) to 0 spaces (requested) in order to remodel an existing duplex to create a triplex with 3 one-bedroom units in a "MF-3-NP", Multi-Family Residence Medium Density - Neighborhood Plan zoning district. (Central East Austin)

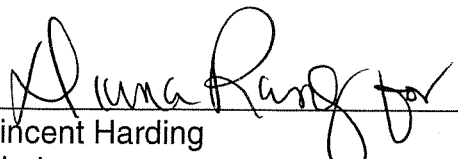
BOARD'S DECISION: POSTPONED TO NOVEMBER 9, 2015 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

 (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


Vincent Harding
Chairman

CASE# C15-2015-0127
ROW# 11394835
TAX# 0206051010

41/5

CITY OF AUSTIN EAD
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 1014 E 8th St., Austin, TX 78702

LEGAL DESCRIPTION: Subdivision – S 85.67FT OF LOT 7 BLK 4 OLT 2-3 DIV B ROBERTSON GEO L SUBD

Lot(s) 7 Block 4 Outlot _____ Division B ROBERTSON GEO L SUBD

I/We George W Rodenbusch on behalf of myself/ourselves as authorized agent for

myself affirm that on June 22, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

 ERECT ATTACH COMPLETE x REMODEL x MAINTAIN

Request to reduce parking requirement from 4 spaces as required by Section 25-6-472 of Article 7

to 0 spaces.

in a mf-3 (Central East Austin) district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

11/6

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Triplex cannot be maintained unless necessary variance is obtained. With no consideration for change, the building might have to be removed which would change the character, fabric and historic culture of the neighborhood. It is reasonable to expect to be able to maintain and remodel a triplex on an MF-3 zoned lot of adequate size especially since it will be allowed if and when the large oak tree dies.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

There is a large heritage tree growing in the area that was previously used for parking on the dirt.

The house is over 100 years old and was not designed to accommodate new parking requirements.

- (b) The hardship is not general to the area in which the property is located because:

Few lots have trees of this size or homes of this age. Those that do should be maintained.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

This house has been maintained and restored by owner to keep its original character. Allowing this

variance would ensure that this structure would not be replaced by one that did not fit with the area.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

The existing tenants bike most places. They both live and work close. This is why they prefer

this location.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

There is a surplus of reserved neighborhood street parking available surrounding the house.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

There is nothing hazardous about the existing street parking and tenants will not be forced to park in front of other residences because of the 6 reserved spots in front of the property.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

A condition of the variance should be that it is tied to multifamily use.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 400 Ridgewood Rd

City, State & Zip Austin, TX 78746

Printed George W Rodenbusch Phone 512-468-6541 Date 6-23-2015

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 400 Ridgewood Rd

City, State & Zip Austin, TX 78746

Printed George W Rodenbusch Phone 512-468-6541 Date 6-23-2015

C15-2015-0127

1/8

Case Number: C15-2015-0127

Applicant: George W. Rodenbusch, (512) 468-6541

Address: 1014 E 8TH ST

To Whom It May Concern,

I am making a request for a parking variance but there is a longer backstory to why this is necessary. When I purchased this property two years ago, I thought it was a triplex. It was zoned MF-3 and had three separate units. At the time, I was unaware that there was another aspect of zoning: use. The house was built in 1910 and was probably a single family house at some point but had since been updated to be multi-family during the course of its life. When I purchased the house it was in disrepair and needed many updates to salvage it from tear down. I did foundation work, patched the drywall, replaced all the floors and kitchens, and painted the house to vastly improve the appearance and restore it to the beautiful house it was built to be.

After all my updates, I removed the three mailboxes that were previously affixed to the house and put out three streetside mailboxes. Immediately after doing so, someone called code enforcement and stated that I had a triplex when I should not. As it turned out, they were right because the "use" was wrong despite having the correct zoning. I have spent the last year trying to figure out how to grandfather this use but cannot find any evidence regarding the configuration of the house. It does not even show up in phone books. I have an email from the former owner stating that the third unit was added by Abraham Abraham who owned it before 1982 but I have no record of that adaptation of the house. I have also not been able to locate the prior deeds at the clerk's office. TCAD does show the "half floor" square footage but does not note that it is a separate unit.

After many trips to DAC, the final result was that to keep the unit I needed to file for a commercial permit to change the use. So, I attempted to do so by starting with a site plan exemption. However, the site plan exemption was denied due to a lack of parking. When I purchased the house, there were two main parking areas but neither had a curb cut. There was a parking area in front of the house next to the tree that was serviced by an asphalt drive that someone had poured to create access and then there was a parking spot in the back that did not even have an asphalt curb. The asphalt curb in front has since been removed by the city. I did discover a curb cut on the east side of the house that was not on the survey but it leads to a very small parking spot that is barely usable.

The main issue with installing parking is the very large oak in the front of the property. The critical root zone of this oak covers almost all of the Waller side of the house where people previously parked and where there is enough room to add 3 or 4 commercial parking spots. The rear of the lot does not have enough space for a maneuvering lane to allow drivers to pull out head first as required in commercial/multifamily parking. I have included the first of many plans created in an attempt to install parking. This plan was ultimately rejected because of the large

41
9

tree in the front yard. After many iterations it was clear that we could not create even a single conforming commercial parking spot without endangering the tree.

Also, there is little or no practical need to install parking. As it is a corner lot, the house has 5 neighborhood reserved spots surrounding it. Those spots should easily serve the three units. A curb cut for new on-site parking would eliminate street parking and potentially create net zero (or negative) parking spots.

At the end of the day, my preference would be to grandfather this use but I have been told that is not an option without proof of the existence of the unit prior to the 80s. In an attempt to help code enforcement close their case while I work this out, I have terminated my lease the tenant in unit C and disassembled the kitchen. This is a shame because this was nice, urban housing for the young man living there and it was the difference for me between profit and loss. If I cannot restore this unit to rental, I will have to find a way to exit this property. Given the lot value, the next owner may tear it down to take advantage of the "best use" of the MF-3 zoning with townhouses. I purchased this house because I loved its appearance and character. I intended to live in the A unit but that did not work out because my family out grew it before the work was finished. I have put a lot of my personal labor in addition to my money into the house. I am proud of the current state of the house and would hate to let it go.

This variance represents the first of many steps to get through the commercial permitting process for this property. I intend to update the units as necessary to meet commercial requirements. I do not know what those requirements are yet because I have not made it through the site plan stage yet. Thanks for your time and your consideration.

Will Rodenbusch



Will Rodenbusch [REDACTED]

41/10

8th St Attic

Angelica Saldana <[REDACTED]>

To: Will Rodenbusch <[REDACTED]>

Thu, Sep 3, 2015 at 1:14 PM

That entrance was there when my mother bought it.

Angelica

From: Will Rodenbusch [REDACTED]

Sent: Thursday, September 03, 2015 1:09 PM

To: Angelica Saldana

Subject: Re: 8th St Attic

Do you know if there is an Extertal entrance at that time?

Will

On Sep 3, 2015, at 12:29 PM, Angelica Saldana <asaldana@employers.com> wrote:

Hello Will,

Those stairs were already there when my mother bought the house around 80's.

I believe the house was 2 a story home at one time but the previous owner. Abraham Abraham divided the home as it is now.
A title search might have original pictures of the property.

I hope this helps.

Angelica

From: Will Rodenbusch [REDACTED]

Sent: Thursday, September 03, 2015 12:17 PM

To: Angelica Saldana

Subject: 8th St Attic

11/11

Hi Angelica,

Hope you are doing well. Do you happen to know approximately what year the upstairs unit was built or lived in? I know the utilities were never separated but the city is looking for a rough date for when the stairs went in. They are not looking to blame or fine anyone. They are just trying to eliminate the option of grandfathering that unit and I do not have any date to give them. Could you guess a year when that happened? That way I can move onto other remedies like a building permit.

Will

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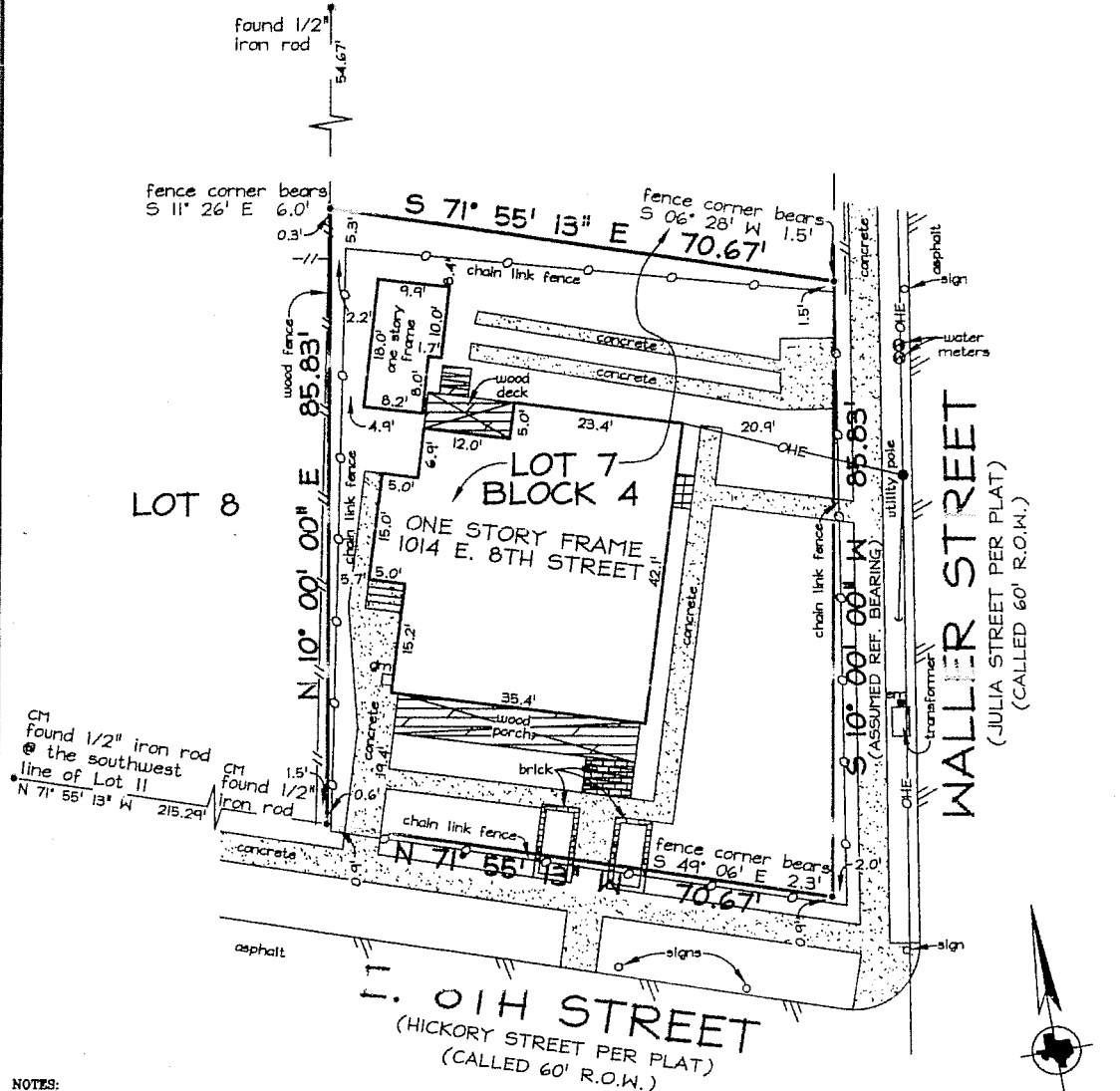
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Precise Land Surveying, Inc.
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Ph. 512.373.7072
Fx. 1.888.438.1273

Precise Land Surveying, Inc.
Dallas/Fort Worth Corporate
4625 Eastover Dr.
Mesquite, Tx 75149
Ph. 877.681.7072 Fx. 1.888.438.1273

Precise Land Surveying, Inc.
Houston Branch
Houston, Tx 77064
Ph. 713.847.8133
Fx. 1.888.438.1273

12/5



NOTES:

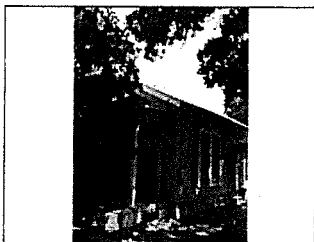
CM - CONTROLLING MONUMENT.
THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN. OTHER INTERESTS MAY EXIST.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1014 E. 8TH STREET, and Being all of Lot 7, Block 4, of the GEORGE L. ROBERTSON SUBDIVISION OF OUTLOTS 2 AND 3, DIVISION "B", CITY OF AUSTIN, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 4A, of the Plat Records, of Travis County, Texas; SAVE AND EXCEPT the North 54 feet, 8 inches of Lot 7, Block 4, aforesaid subdivision, conveyed in deed recorded in Volume 752, Page 572, of the Deed Records of Travis County, Texas.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0485 H, dated SEPTEMBER 28, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

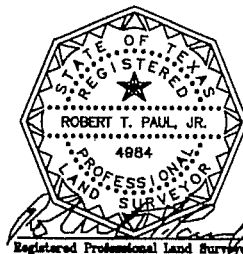
DATE:

ACCEPTED BY:



DATE: 02/20/13
FIELD DATE: 02/19/13
REVISED: 03/25/13

TECH: MSP FIELD: JG
JOB NO: 613-0304

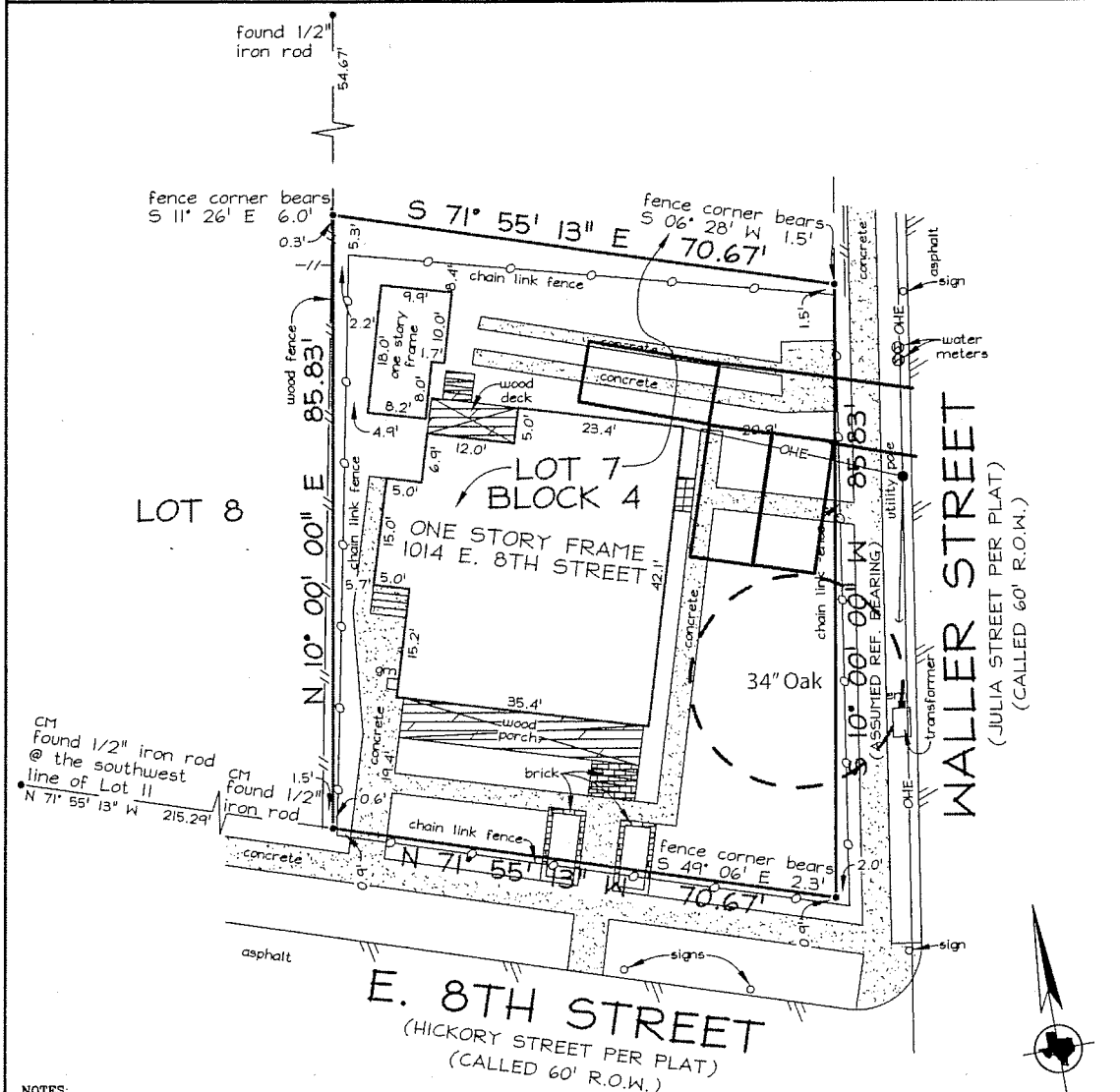


GF NO. 1301228
MAPSCO NO: 586-X
GRACY TITLE

C15-2015-0127

13

 Precise Land Surveying, Inc. Austin Branch Austin, Tx 78741 Ph. 512.373.7072 Fx. 1.888.438.1273	Precise Land Surveying, Inc. Dallas/Fort Worth Corporate 4625 Eastover Dr. Mesquite, Tx 75149 Ph. 877.581.7072 Fx. 1.888.438.1273	Precise Land Surveying, Inc. Houston Branch Houston, Tx 77054 Ph. 713.647.8133 Fx. 1.888.438.1273
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NOTES:
 CM = CONTROLLING MONUMENT.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN. OTHER INTERESTS MAY EXIST.

0 10 15 20 30 40
 SCALE IN FEET

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The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0465 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

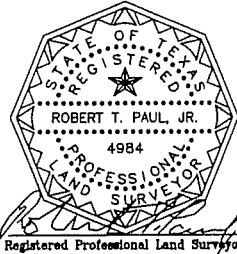
DATE: _____

ACCEPTED BY: _____



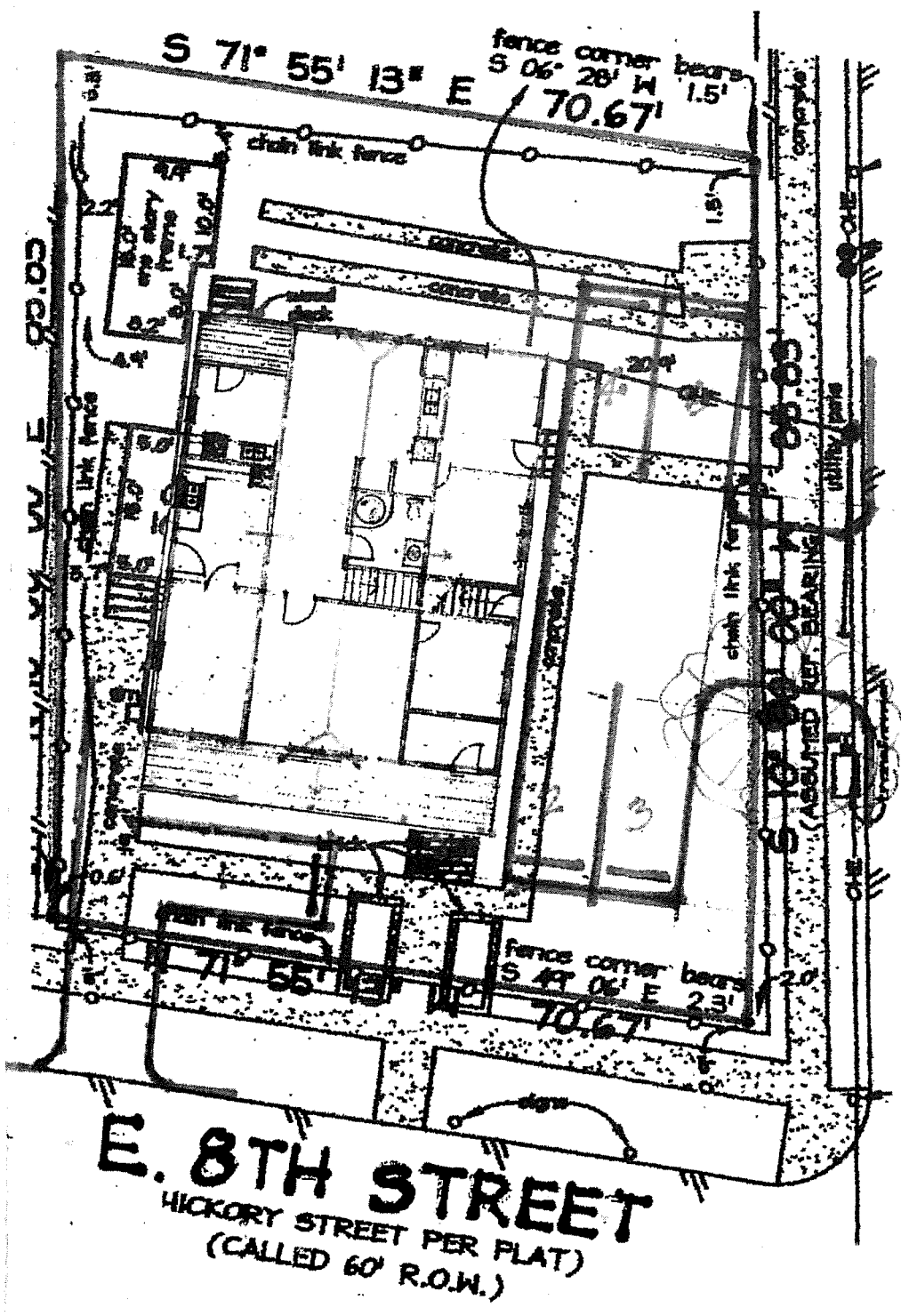
DATE: 02/20/13
 FIELD DATE: 02/19/13
 REVISED: 03/25/13

TECH: MSP FIELD: JG
 JOB NO: 613-0304



GF NO. 1301228
 MAPSCO NO: 565-X
 GRACY TITLE

5/5



ADAM L. CASTANEDA
Professional Building Designer

Mobile (512) 328-3003
Fax (512) 308-2400
email: adam@adamcastaneda.com

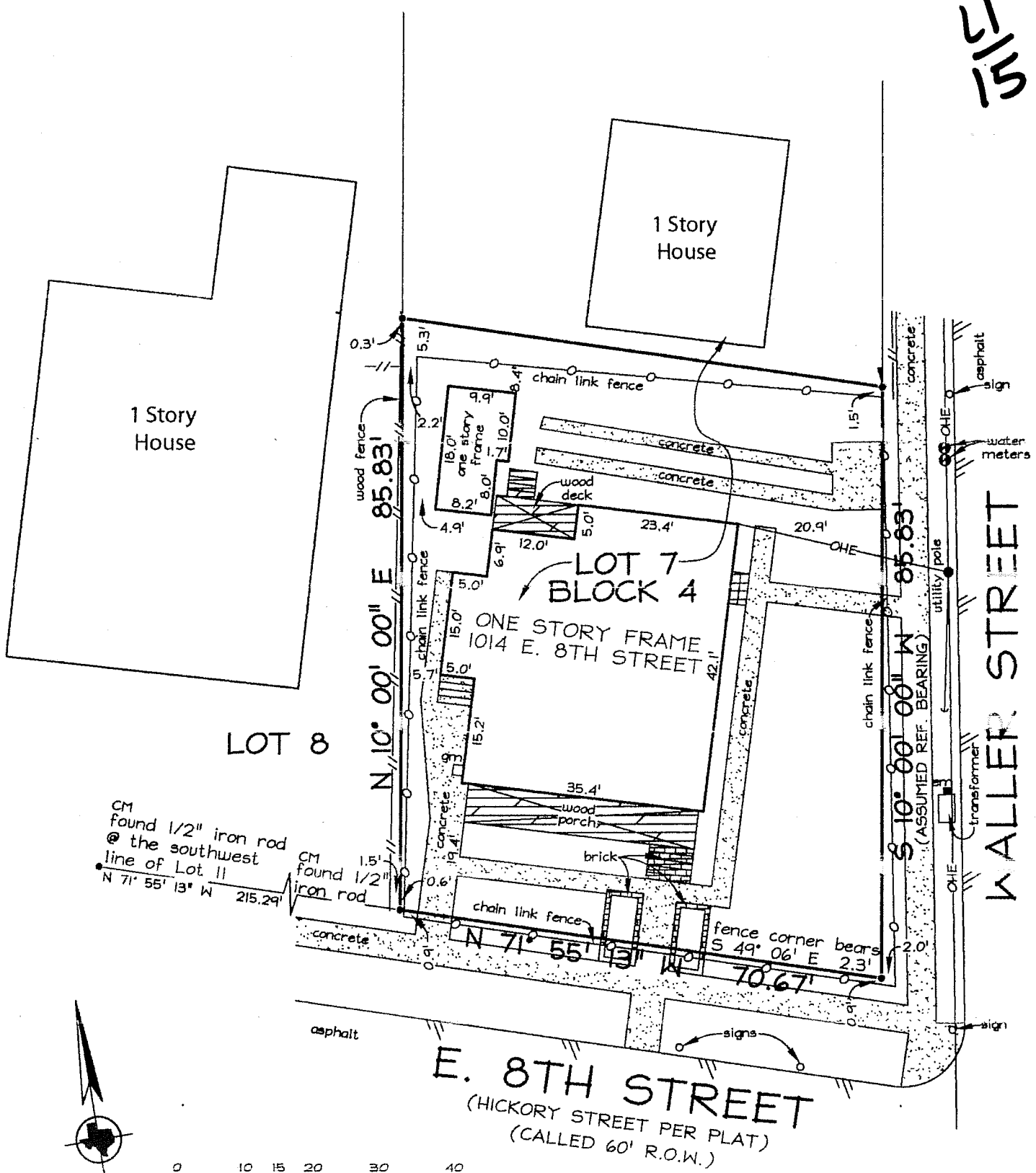
Planning
Design
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Commercial & Residential

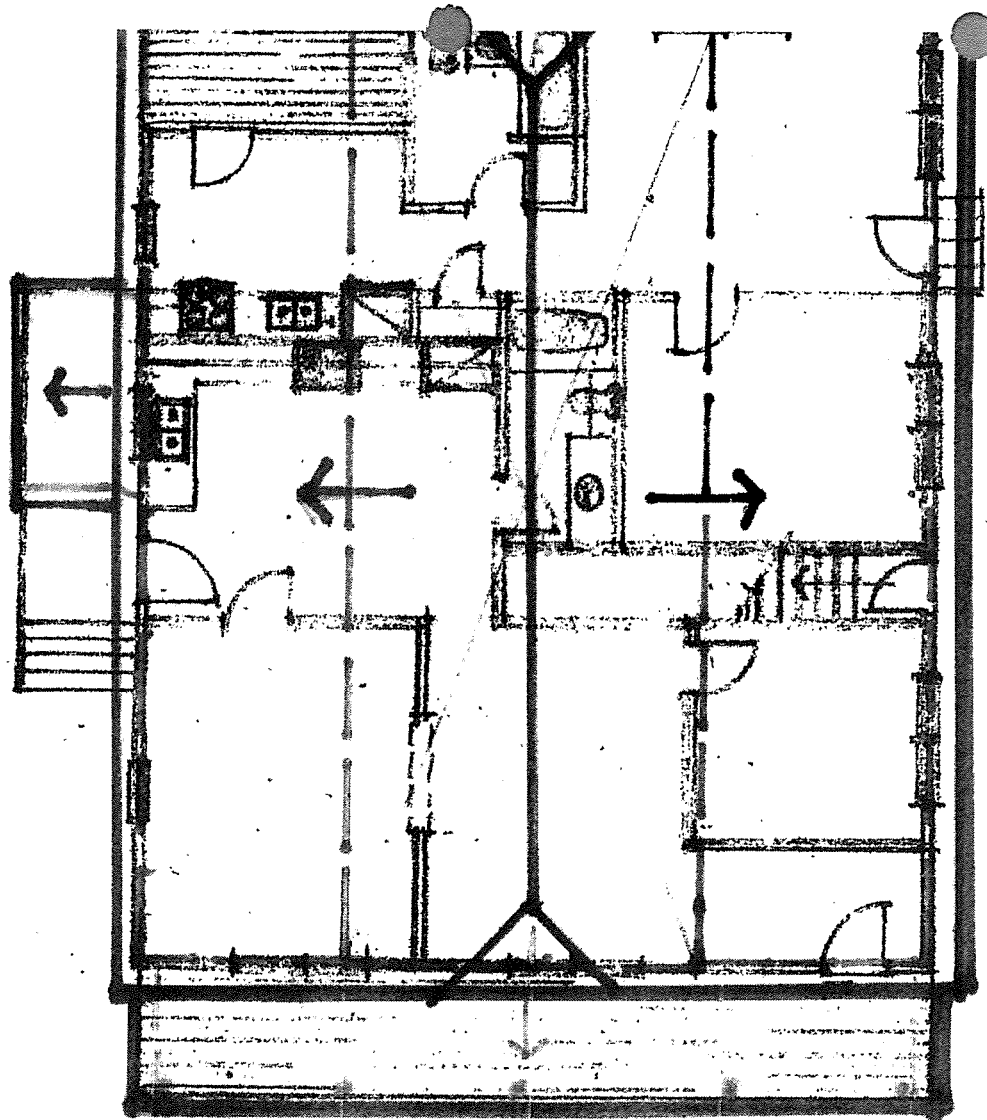
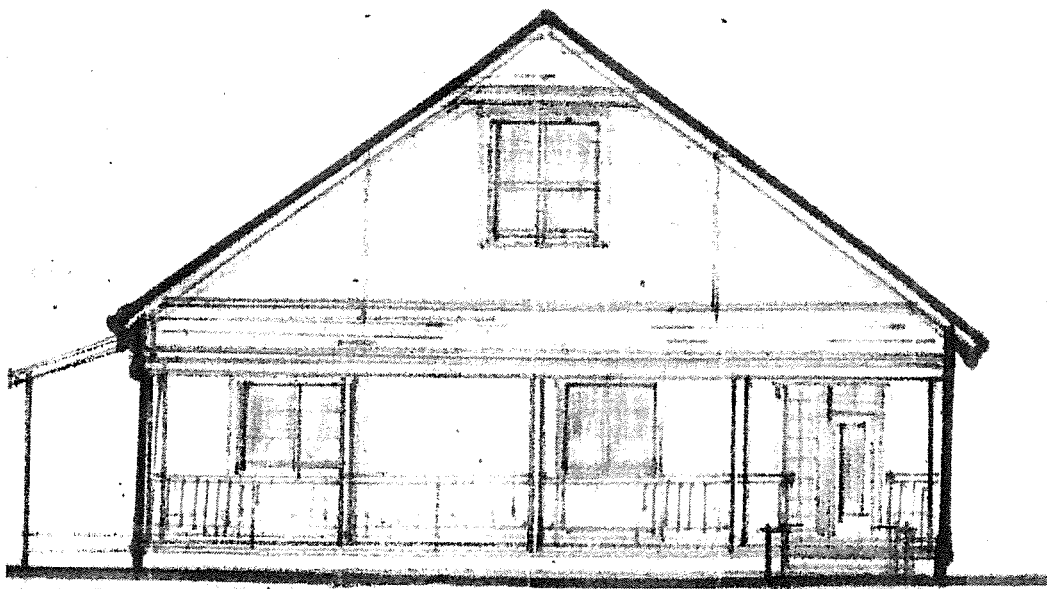
**CONSTRUCTION IMPROVEMENTS
PARKING REQUIREMENTS**
1014 E. 8TH STREET
AUSTIN, TEXAS 78702

PLAN:

SCALE:

15/11





**CONSTRUCTION IMPROVEMENTS
PARKING REQUIREMENTS**
1014 E. 8TH STREET
AUSTIN, TEXAS 78702

PLAN:

SCALE:

2

2

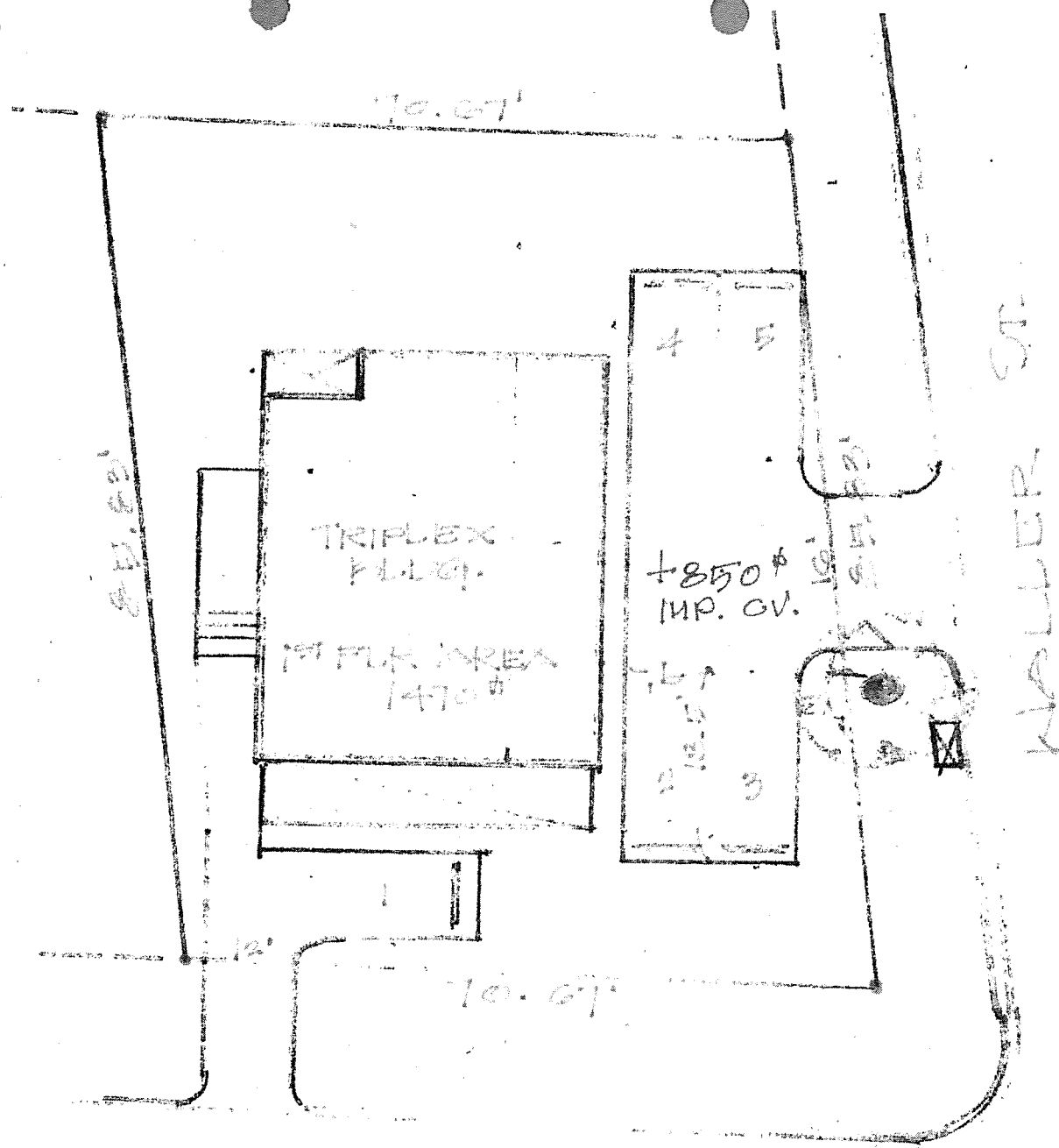
ADAM L. CASTANEDA
Professional Building Designer

Planning
Design
Construction
Commercial & Residential

Mobile (512) 228-5882
Fax (512) 888-2400
email: adam@adamcastaneda.com

1/15

5/5



E. 14th. STREET

FLCT PLAN 1/16" SC.
± 42% IMP COVER.

C15-2015-067

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WHAT IS TRANSIT ORIENTED DEVELOPMENT (TOD)?

TOD is a strategy available to help manage growth and improve the quality of life in Central Texas. TOD provides communities with an alternative to low-density suburban sprawl and automobile-dependent land use patterns.

TOD seeks to align transit investments with a community's vision for how it wants to grow, creating "livable" mixed-use, denser, walkable "transit villages." A successful TOD will reinforce both the community and the transit system.

In general, people living and working in TODs are more likely to walk, use transit, and own fewer cars. TOD households are twice as likely to not own a car and own roughly half as many cars as the "average" household. At an individual station, TOD can increase walking by 20 to 40 percent and even cause significant changes at

a regional level. People who live in a TOD are five times more likely to commute by transit than other residents. Locations next to transit can enjoy increases in land values over 50 percent in comparison to locations away from transit stops.

"Transit Oriented Development (TOD) is moderate to higher density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use."

California Department of Transportation TOD Study Technical Advisory Committee, January 2002.

TOD DESIGN PRINCIPLES

The City of Austin Neighborhood Planning and Zoning Department prepared a TOD Guidebook to create a shared understanding of TOD and also to identify the major design principles and factors for success. Transit-oriented development may be summarized by using four key principles, which define the essential characteristics of all successful TODs:

1. **Greater density than community average**
2. **A mix of uses**
3. **Quality pedestrian environment**
4. **A defined center**

These four principles directly influence the land use, circulation, and design concepts of the Austin station area planning as well as the Regulating Plan elements that support it.

A common thread running through the TOD principles is the importance of establishing a unique neighborhood identity that is memorable. Improvements in public spaces, ranging from civic buildings, plazas, and streets to street signs, light fixtures and standards, specific street tree species, and pedestrian area paving materials can be used to create a unique sense of place for different city neighborhoods. Austin has many historic and emerging areas that are known for their physical character and design sensibilities. The TOD is intended to enhance the character of the overall area and the neighborhood plans that the Plaza Saltillo Station Area is a part of will be very informative in this regard.

1. Orenco Station. Hillsboro, OR
2. Addison Circle. Dallas, TX
3. Biscayne Blvd. Miami, FL

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1. Greater Density than the Community Average

A key ingredient for walkable communities and support for transit is having sufficient residential densities to reduce walking distances between residences and other destinations, including commercial services, schools, parks, and transit. The following elements contribute to appropriate density for transit supportive land uses:

- Densities that are higher than the community norm are located within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit.
- Structured parking is used rather than surface lots in higher density areas.
- Site design for major projects allows for the intensification of densities over time.

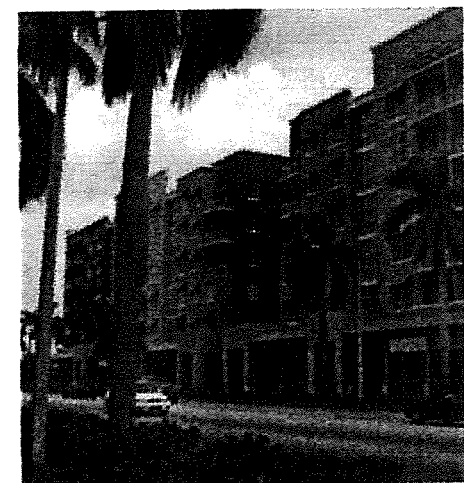
Although one may read about desired density numbers based on ridership levels needed to support certain types of transit service, there is not one-standard density level appropriate and suitable for TOD. What is critical is that the development and transit are linked and that it is convenient and safe for pedestrians to move throughout the TOD. A very dense yet poorly designed development is not a successful TOD.



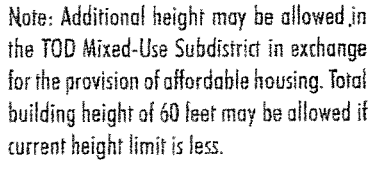
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$$\frac{4}{21}$$


35 FEET
40 FEET
60 FEET

TOD DISTRICT BOUNDARY
METRO RAIL STATION



1/22

ORDINANCE NO. 011213-42

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 618.9 ACRES OF LAND GENERALLY KNOWN AS THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA ("CEA") AND TO CHANGE THE BASE ZONING DISTRICTS ON 134 TRACTS OF LAND IN THE CEA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 134 tracts of land within the property described in Files C14-01-0148, as follows:

Approximately 618.9 acres of land in the City of Austin, more particularly described and identified in the attached Exhibit "A", (the "Property"), save and except the properties known as 2314 East 7th Street and 811 East 13th Street,

generally known as the Central East Austin Neighborhood Plan (NP) combining district, locally known as the property bounded by Martin Luther King Boulevard on the north, Chicon Street and Northwestern Street on the East, IH-35 on the west and 7th Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibits "B-1 and B-2".

PART 2. The base zoning districts for the 134 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, multifamily residence medium density (MF-3) district, multifamily residence moderate-high density (MF-4) district, neighborhood commercial (LR) district, neighborhood commercial-historic (LR-H) combining district, community commercial (GR) district, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district, limited office (LO) district, limited office-historic (LO-H) combining district, general office (GO) district, general office-historic-conditional overlay (GO-H-CO) combining district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited industrial services (LI) district, and public (P) district to family residence neighborhood plan (SF-3-NP) combining district, family residence-historic-neighborhood plan (SF-3-H-NP) combining district, multifamily residence low density neighborhood plan (MF-2-NP) combining district, multifamily residence moderate high density neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP)

L1
1/23

combining district, limited office-mixed use-historic-neighborhood plan (LO-MU-H-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-historic-conditional overlay-neighborhood plan (GO-MU-H-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-historic-neighborhood plan (LR-MU-H-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, community commercial-mixed use-historic-conditional overlay-neighborhood plan (GR-MU-H-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, public-historic-neighborhood plan (P-H-NP) combining district, as more particularly described and identified in the chart below.

TRACT	ADDRESS	FROM	TO
1	1809 M L KING JR BV E, 1810 CHICON ST	CS	CS-CO-MU-NP
2	1709 M L KING JR BV E	LO	LO-MU-NP
3	1804 CHICON ST	CS	CS-CO-MU-NP
3	1806 18 ST E	SF-3, CS	SF-3-NP, CS-CO-MU-NP
4	1007 & 1007 1/2 16 ST E, 1009 16 ST E	LR	LR-MU-NP
4	1007 16 ST E	LR-H	LR-H-MU-NP
5	1406 WALLER ST	GR	LO-MU-NP
6	901 14 ST E	LO	SF-3-NP
7	1408 13 ST E	CS	CS-CO-MU-NP
8	809 13 ST E	CS-1,LR	CS-CO-MU-NP
9	1191 NAVASOTA ST	LO	LO-MU-NP
10	1171 SAN BERNARD ST	LO-H	LO-H-MU-NP
18	1154 ANGELINA ST	GR	GR-CO-MU-NP
19	1326 ROSEWOOD AV	CS-1	CS-1-CO-MU-NP
20	1401 & 1405 ROSEWOOD AV	CS	CS-CO-MU-NP
21	1604 11 ST E	SF-3, SF-3-H	GR-CO-MU-NP, GR-H-CO-MU-NP
22	900 LYDIA ST	SF-3,LO	SF-3-NP, LO-MU-NP
23	1203 9 ST E	LO	LO-MU-NP
24	1114 8 ST E	GR	GR-CO-MU-NP
25	902 & 900 7 ST E; 818 7 ST E 1/2; 701 INTERSTATE HY 35 N	CS	CS-CO-MU-NP
26	916, 914, 912, 910 7 ST E	CS	CS-CO-MU-NP
27	1000 7 ST E	CS	CS-CO-MU-NP
28	1006 7 ST E	LR	LR-MU-NP
29	1006 7 ST E 1/2	CS	CS-CO-MU-NP
30	1208 7 ST E	CS	CS-CO-MU-NP
31	1210 7 ST E	GR	GR-CO-MU-NP
32	1304, 1302, 1300 7 ST E	CS	CS-CO-MU-NP
33	1306 7 ST E	GO-CO-H	GO-CO-H-MU-NP

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24

TRACT	ADDRESS	FROM	TO
34	1308 7 ST E	CS	CS-CO-MU-NP
35	705 LYDIA ST	LO	SF-3-NP
36	1602 7 ST E	LO	LO-MU-NP
37	1610 & 1604 7 ST E; 1606 7 ST E 1/2	GR-CO-MU	GR-CO-MU-NP
38	1616 7 ST E; 1615 8 ST E	GR	GR-CO-MU-NP
39	1620 7 ST E	CS	CS-CO-MU-NP
40	813 7 ST E	CS	CS-CO-MU-NP
41	901, 903, 905, 911, 913, 917 & 915 7 ST E	CS	CS-CO-MU-NP
42	1007, 1003 & 1021 7 ST E	CS	CS-CO-MU-NP
43	1121 7 ST E	CS	CS-CO-MU-NP
44	1201, 1203, 1205 & 1209 7 ST E	CS	CS-CO-MU-NP
45	1301, 1303, 1305, 1307, 1309 & 1311 7 ST E; 610 NAVASOTA ST	CS	CS-CO-MU-NP
46	1401 & 1403 7 ST E	CS	CS-CO-MU-NP
47	1405 7 ST E	CS-1	CS-1-CO-MU-NP
48	1407 & 1409 7 ST E	CS	CS-CO-MU-NP
49	1411 7 ST E	CS-1	CS-1-CO-MU-NP
50	1503 7 ST E	CS	CS-CO-MU-NP
51	1505 7 ST E	CS-1	CS-1-CO-MU-NP
52	1507 & 1509 7 ST E; 612, 610 & 608 COMAL ST	CS	CS-CO-MU-NP
53	1601 7 ST E	CS	CS-CO-MU-NP
54	1605 7 ST E	LO	LO-MU-NP
55	1607 7 ST E	CS	CS-CO-MU-NP
56	1611 7 ST E	CS	CS-CO-MU-NP
57a	1613 7 ST E	CS	CS-CO-MU-NP
57b	1615 & 1617 7 ST E	GR	CS-CO-MU-NP
58	1619 & 1623 7 ST E	GO	GO-MU-NP
59	1707, 1709, 1711, 1713, 1715 & 1701 7 ST E	GO	GO-MU-NP
60	1805 & 1807 7 ST E	CS-1-CO	CS-1-CO-MU-NP
60	0 7 ST E, Lot 31-32, & E 43ft of Lot 30, Olt 6, Div A, Morse & Smith	CS-1	CS-1-CO-MU-NP
61	1605, 1607 & 1609 8 ST E; 710 CONCHO ST; 1601 & 1603 8 ST E	MF-4	GO-CO-NP
62	1615, 1617, 1623, 1625, 1619, 1621 8 ST E	MF-4	GO-CO-NP
63	1610, 1608, 1606, 1604 & 1602 8 ST E; 803 COMAL ST	MF-4	GO-CO-NP
64	804 CHALMERS AV; 1624, 1622, 1620, 1618, 1616 & 1614 8 ST E	MF-4	GO-CO-NP
65	1615, 1617, 1619, 1621 & 9 ST E; 810, 808 & 806 CHALMERS AV	MF-4	GO-CO-NP
66	904 & 902 CHALMERS AV; 1628, 1626, 1624, 1622, 1616 9 ST E; 903 & 905 CONCHO ST	MF-4	GO-CO-NP
67	1800 11 ST E	CS, MF-4	CS-CO-MU-NP, MF-4-NP
68	1100 CHICON ST	CS	CS-CO-MU-NP
69	0 CHICON ST, 130X90ft & 75X25ft & 36X22ft, Olt 61, Div B	CS	MF-4-NP
69	1145 SALINA ST	CS, MF-4	MF-4-NP
70	1801, 1805, 1809, 1813 & 1819 ROSEWOOD AV; 1148 CHICON ST	CS	CS-CO-MU-NP
70	0 CHICON, 23X38ft, Olt 61, Div B	CS	CS-CO-MU-NP
71	2101 ROSEWOOD AV	CS	CS-CO-MU-NP
72	2103 ROSEWOOD AV	CS	CS-CO-MU-NP
73	1148, 1146 & 1146 1/2, 1144 & 1142 NORTHWESTERN AV	MF-4	SF-3-NP
74	1139 & 1139 1/2, 1141 & 1141 1/2, 1143, 1145 & 1145 1/2 POQUITO ST	MF-4	SF-3-NP
75	1138, 1134, 1136, 1132, 1130, 1128 & 1128 1/2, 1120, 1118 & 1116 NORTHWESTERN AV	MF-4	SF-3-NP

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TRACT	ADDRESS	FROM	TO
76	1133 1/2, 1135 & 1135 1/2, 1137 POQUITO ST	MF-4	SF-3-NP
77	1114 NORTHWESTERN AV; 2508, 2504, 2502 & 2500 WALTER ST	MF-4	SF-3-NP
78	1127, 1129, 1131 & 1131 1/2 POQUITO ST	MF-4	SF-3-NP
79	2507 & 2503 WALTER ST; 1108 NORTHWESTERN AV; 2504 BRYAN ST	MF-4	SF-3-NP
80	2412, 2410, 2408, 2406, 2404, 2402 & 2400 BRYAN ST	MF-4	SF-3-NP
81	2016, 2014, 2012, 2010, 2008, 2006, 2004, 2002, 2000 & 1912 PEOPLES ST	MF-4	SF-3-NP
82	1914, 1912, 1908, 1906, 1904, 1902 & 1900 HAMILTON AV	MF-4	SF-3-NP
83	2005, 2007, 2009, 2011, 2013 & 2015 PEOPLES ST	MF-4	SF-3-NP
84	0 PROSPECT AV, Lot 5 Blk 6 & N pt of Lot 1-2, Blk 1, Olt 8&62, Div B Grandview Pl. + S 1/2 Adj Vac St	MF-4	SF-3-NP
84	2012, 2010, 2008, 2006, 2004, 2002 & 2000 HAMILTON AV	MF-4	SF-3-NP
85	1111 CHICON ST	CS	CS-CO-MU-NP
86	1901 TILLOTSON AV	CS	CS-CO-MU-NP
87	1903 & 1905 TILLOTSON AV	CS	SF-3-NP
88	1916, 1914, 1910, 1908, 1906, 1904, 1902 & 1900 11 ST E	CS	SF-3-NP
89	1901, 1903, 1907, 1911, 1915 & 1917 11 ST E; 1904 & 1908 COLLEGE ROW	CS	SF-3-NP
89	0 COLLEGE AV, S 30ft of Lot 7, Blk G, Olt 8&62, Div B, College Hgts. Addn.	CS	SF-3-NP
90	1007 & 1001 CHICON ST; 1903 COLLEGE ROW	CS	SF-3-NP
91	2401 11 ST E	LO	SF-3-NP
92	2507 BRYAN ST	LI	SF-3-NP
92	0 NORTHWESTERN AV Lot 5 Blk 3 Olt 8 & 62 Div B Grandview Place	LI	SF-3-NP
93	1102 & 1104 NORTHWESTERN AV; 2506 11 ST E	LI	SF-3-NP
94	2507, 2509 & 2511 11 ST E; 1006 NORTHWESTERN AV	LI	SF-3-NP
95	2512, 2510 & 2508 10 ST E	LI	SF-3-NP
96	908 NORTHWESTERN AV	LI	LI-CO-NP
98	2508 9 ST E	LI	SF-3-NP
99	2509, 2511, 2513 & 2515 9 ST E; 806 & 804 NORTHWESTERN AV	LI	SF-3-NP
100	2312, 2310 & 2314 9 ST E	LR	SF-3-NP
101	907 CHICON ST	MF-3	SF-3-NP
101	1901, 1903, 1905, 1907, 1909, 1911, 1915 & 1917 10 ST E	MF-3	SF-3-NP
102	2001, 2003, 2005, 2007, 2009, 2011, 2013 & 2015 10 ST E	MF-3	SF-3-NP
103	907 MILL ST; 2101, 2103, 2105, 2107 & 2111 10 ST E	MF-3	SF-3-NP
104	900 A LINCOLN ST; 1914, 1912, 1910, 1908, 1906 A & B, 1904 & 1902 9 ST E; 901 CHICON ST	MF-3	SF-3-NP
105	2014, 2012, 2010, 2008, 2006, 2004, 2002 & 2000 9 ST E	MF-3	SF-3-NP
106	2110, 2108, 2106, 2104, 2102 & 2100 9 ST E; 905 MILL ST	MF-3	SF-3-NP
107	1903, 1905, 1907, 1909, 1911, 1917 & 1919 9 ST E; 807 & 815 CHICON ST; 810, 808 & 806 LINCOLN ST	MF-3	SF-3-NP
108	2001, 2003, 2005, 2007, 2009, 2011, 2013 & 2015 9 ST E	MF-3	SF-3-NP
109	2101, 2103, 2105, 2107, 2109, 2111, 2113 & 2115 9 ST E	MF-3	SF-3-NP
110	1916, 1914, 1912, 1910, 1908, 1904, 1902 & 1900 8 ST E	MF-3	SF-3-NP
111	804 MILL ST; 2014, 2012, 2010, 2008, 2006, 2004, 2002 & 2000 8 ST E	MF-3	SF-3-NP
112	800 PROSPECT AV; 2116, 2114, 2112, 2110, 2108, 2106, 2104, 2102 & 2100 8 ST E	MF-3	SF-3-NP

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TRACT	ADDRESS	FROM	TO
113	2216, 2214, 2212, 2210, 2208, 2206, 2204 & 2200 8 ST E	MF-3	SF-3-NP
114	2302 & 2300 8 ST E; 803 & 805 SAN SABA ST	MF-3	SF-3-NP
115	2314, 2312 & 2310 8 ST E	MF-3	SF-3-NP
115	0 8 ST E, N 1/2 of Lot 10 Blk, Olt 8&62, Div B, Grandview Pl.	MF-3	SF-3-NP
116	802 HARVARD ST; 2416, 2410, 2408, 2406, 2404, 2402 & 2402 B, 2400 8 ST E	MF-3	SF-3-NP
117	802 NORTHWESTERN AV; 2516, 2508, 2506, 2504, 2502 & 2500 8 ST E	LI	SF-3-NP
118	1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 2001, 2003, 2005, 2007, 2009, 2011, 2013 & 2015 8 ST E	MF-3	SF-3-NP
118	0 8 ST E, Lot 25 Olt 8, Div B, Oil Mill	MF-3	SF-3-NP
119	2017, 2101, 2103, 2105, 2107, 2109, 2111, 2115, 2117 & 2119 8 ST E; 716 & 712 PROSPECT AV	MF-3	SF-3-NP
120	717 PROSPECT AV; 2203, 2205, 2207, 2209, 2211, 2213 & 2215 8 ST E	MF-3	SF-3-NP
121	2301, 2303, 2305, 2307, 2309, 2311, 2313 & 2315 8 ST E	MF-4	SF-3-NP
122	2401, 2403, 2405, 2407, 2409, 2411 & 2413 8 ST E; 778 HARVARD ST	MF-4	SF-3-NP
123	777 HARVARD ST; 2503, 2505, 2507 & 2509 8 ST E	MF-4	SF-3-NP
124	2000, 1922, 1920, 1918, 1916, 1914, 1912, 1910, 1908, 1906 & 1900 7 ST E	CS-1	CS-CO-MU-NP
125	2008, 2006, 2004, 2002, 2134, 2120, 2118, 2012, 2010, 2020, 2150, 2142 & 2206 7 ST E	CS-1	CS-CO-MU-NP
126	2236, 2232, 2230, 2226 & 2226 1/2, 2222, 2220, 2214 & 2210 WEBBERVILLE RD; 2202 7 ST E	CS-1	CS-CO-MU-NP
127	2326, 2320, 2318, 2316, 2310, 2306, 2304 & 2300 WEBBERVILLE RD	CS-1	CS-CO-MU-NP
128	2426, 2416, 2412, 2408, 2404 & 2400 WEBBERVILLE RD	CS-1	CS-CO-MU-NP
129	774 & 772 NORTHWESTERN AV; 2502 7 ST E; 2500 WEBBERVILLE RD	CS-1	CS-CO-MU-NP
130	2200 7 ST E	CS-1	CS-CO-MU-NP
131	2214 7 ST E	CS-1,LI	CS-1-CO-MU-NP
132	2209 MORELOS ST	CS-1,LI	CS-CO-MU-NP
133	2211 WEBBERVILLE RD	CS-1	CS-1-CO-MU-NP
134	2215 & 2237 WEBBERVILLE RD; 2318, 2314, 2312, 2308, 2304 & 2300 MORELOS ST	CS-1	CS-CO-MU-NP
135	2301 WEBBERVILLE RD; 2301, 2303, 2305 & 2307 CORONADO ST	CS-1	CS-CO-MU-NP
136	2300 & 2308 CORONADO ST; 2413 WEBBERVILLE RD	CS-1	CS-CO-MU-NP
137	2505 & 2501 WEBBERVILLE RD; 748, 744, 742, 678, 730 & 726 NORTHWESTERN AV	CS-1	CS-CO-MU-NP
138a	650, 710 & 708 NORTHWESTERN AV	LI	CS-CO-MU-NP
138b	2316 MORELOS ST	LI	CS-CO-MU-NP
139	0 ANGELINA ST, 87.5 X148 of Lot 4, Blk 3, Olt 56, Div B, Robertson Geo L Subd	P	P-H-NP
140	1022 7 ST E	SF-3	SF-3-H-NP
141	1112 10 ST E	SF-3	MF-2-NP
142	0 LYDIA ST, Lot 16-17, Blk 4, Olt 4, Div B, Stuart & Mair	SF-3	MF-2-NP

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PART 3. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

PART 4. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Urban home special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 6. The following properties may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

- a. Tracts 1 through 5, 7 through 10, 18 through 34, 36 through 56, 57a and 57b, 58 through 60, 67, 68, 70 through 72, 85, 86, 96, and 124 through 138a and 138b; and
- b. 1190 Branch St.
0 IH-35 north (84% interest in 0.448 ac. Outlot 55, Div. B)
0 Branch St. (0.252 ac. parcel and 0.049 ac. parcel out of Outlot 55, Div. B)
0 and 1101 IH-35 north (0.669 ac. out of Outlot 55, Div. B)
809, 813, 817, 818, 900, 901, 905, 906, 907, 908, 909, 909A, 915 East 10th St.
809, 814, 908 East 10-1/2 St.
808, 810, 812, 816, 910, 912 East 9th St.
1004, 1012, 1014, 1016 San Marcos St.
807, 809, 811, 813, 815, 817, 907, 911 East 11th St.
0 East 9th St. (west 12 feet of Lot 7, Outlot 1, Div. B, Burchard Addn.)
808, 810, 811, 812, 814, 816, 817, 818 East 9th St.
807, 809, 811, 815 East 8th St.
810-1/2 San Marcos St.
1101, 1159 Navasota St.
1209, 1210, 1219, 1229, 1303, 1309, 1317 Rosewood Ave.
1151 San Bernard St.

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PART 7. The following properties may be developed as a neighborhood urban center special use as set forth in Section 25-2-1521 through Section 25-2-1524 of the Code:

- a. Tracts 130 through 138a and 138b; and
- b. 1190 Branch St.
0 IH-35 north (0.448 ac. Outlot 55, Div. B)
0 Branch St. (0.252 ac. parcel and 0.049 ac. parcel out of Outlot 55, Div. B)
0 and 1101 IH-35 north (0.669 ac. out of Outlot 55, Div. B)

PART 8. Tract 33 shall be developed or redeveloped according to the limited office (LO) site development regulations and performance standards of the Code.

PART 9. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. The following uses are prohibited uses on Tracts 8, 25, 26, 27, 29, 30, 32, 34, 39 through 52, 55, 56, 124, 125, 130, 131, 132, 138b, and a portion of Tract 60 (0 East 7th St., Lot 31, 32; the east 43 feet of Lot 30, Outlot 6, Div. A, Morse & Smith Subdivision):

- | | |
|--|-----------------|
| Drop-off recycling collection facility | Equipment sales |
| Equipment repair services | Campground |
| Vehicle storage | Laundry service |

- 2. The following uses are conditional uses on Tracts 8, 25, 26, 27, 29, 30, 32, 34, 39 through 52, 55, 56, 124, 125, 130, 131, 132, 138b, and a portion of Tract 60 (address 0 East 7th St., Lot 31, 32; the east 43 feet of Lot 30, Outlot 6, Div. A, Morse & Smith Subdivision):

- | | |
|--------------------------------------|----------------------------------|
| Automotive sales | Automotive rentals |
| Commercial off-street parking | Communication service facilities |
| Building maintenance services | Convenience storage |
| Kennels | Construction sales and services |
| Limited warehousing and distribution | |

- 3. The following uses are prohibited uses on Tract 1, 3, 7, 19, 20, 67, 68, 70, 71, 72, 85, 86, 126 through 129, and 133 through 138a:

- | | |
|-------------------------------|---------------------|
| Automotive sales | Automotive rentals |
| Commercial off-street parking | Convenience storage |

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Drop-off recycling collection facility
Equipment repair services
Vehicle storage
Pawn shop services

Equipment sales
Campground
Laundry service

4. The following uses are conditional uses on Tract 1, 3, 7, 19, 20, 67, 68, 70, 71, 72, 85, 86, 126 through 129, and 133 through 138a:

Communication service facilities
Kennels
Limited warehousing and distribution

Building maintenance services
Construction sales and services

5. The following uses are prohibited uses on Tract 18:

Automotive sales
Commercial off-street parking

Automotive rentals
Drop-off recycling collection facility

6. Communication service facilities use is a conditional use on Tract 18.

7. The following uses are prohibited uses on Tracts 21 and 24:

Automotive rentals
Automotive sales
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility
Funeral services
Hotel-motel
Medical offices (exceeding 5000 sq. ft.)
Pawn shop services
Research services
Theater
Community recreation (public)
Hospital services (limited)

Automotive repair services
Automotive washing (of any type)
Business support services
Communication services
Exterminating services
General retail sales (general)
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Restaurant (drive-in, fast food)
Community recreation (private)
Congregate living
Residential treatment

8. Restaurant (general) use is a prohibited use on Tract 21.

9. Indoor entertainment use is a prohibited use on Tract 24.

41/30

10. The following uses are conditional uses on Tracts 21 and 24:

Outdoor entertainment

Hospital services (general)

11. Drop-off recycling collection facility use is a prohibited use on Tracts 31 and 38.

12. The following uses are conditional uses on Tracts 31 and 38:

Automotive sales

Automotive rentals

Commercial off-street parking

Communication service facilities

13. The following uses are prohibited uses on Tract 37:

Automotive sales

Automotive rentals

Automotive washing (of any type)

Drop-off recycling collection facility

14. The following uses are conditional uses on Tract 37:

Commercial off-street parking

Communication service facilities

15. The following uses are prohibited uses on Tracts 53, 57a and 57b:

Drop-off recycling collection facility

Equipment sales

Equipment repair services

Campground

Vehicle storage

Laundry service

16. The following uses are conditional uses on Tract 53, 57a and 57b:

Automotive sales

Automotive rentals

Communication service facilities

Building maintenance services

Convenience storage

Kennels

Construction sales and services

17. Limited warehousing and distribution use is a conditional use on Tracts 57a and 57b.

18. The following uses are prohibited uses for Tract 60 (1805 and 1807 East 7th St.):

Adult oriented businesses

Agricultural sales and services

Art and craft studio (general)

Art and craft studio (industrial)

Art and craft studio (limited)

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)
Campground
Construction sales and services
Consumer repair services
Drop-off recycling collection facility
Equipment sales
Financial services
Funeral services
General retail sales (general)
Kennels
Liquor sales
Pawn shop services
Restaurant (drive-in, fast food)
Restaurant (general)
Custom manufacturing
Limited warehousing and distribution

Building maintenance services
Commercial blood plasma center
Consumer convenience services
Convenience storage
Equipment repair services
Exterminating services
Food sales
General retail sales (convenience)
Hotel-motel
Laundry service
Medical offices
Pet services
Restaurant (limited)
Service station
Veterinary services

4/31

19. The following uses are prohibited uses on Tracts 61 through 66:

Cultural services
Art and craft studio (limited)
Medical offices
Club or lodge
Guidance services
Communication services
Restaurant (limited)
Private secondary educational facilities

Hospital services (general and limited)
Business support services
Personal services
Congregate living
Business or trade school
Off-site accessory parking
Convalescent services

20. The following uses are prohibited uses on Tract 96:

Automotive sales
Commercial off-street parking
Drop-off recycling collection facilities
Equipment sales
Campground
Laundry services

Automotive rentals
Convenience storage
Scrap and salvage
Equipment repair services
Vehicle storage

L1
32

21. The following uses are conditional uses on Tract 96:

Communication service facilities
Kennels
Limited warehousing and distribution

Building maintenance services
Construction sales and services

PART 10. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 11. The use and site development regulations applicable to the East 11th Street neighborhood conservation (NCCD) combining district supercede this ordinance to the extent of conflict.

PART 12. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 13. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

December 13, 2001

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

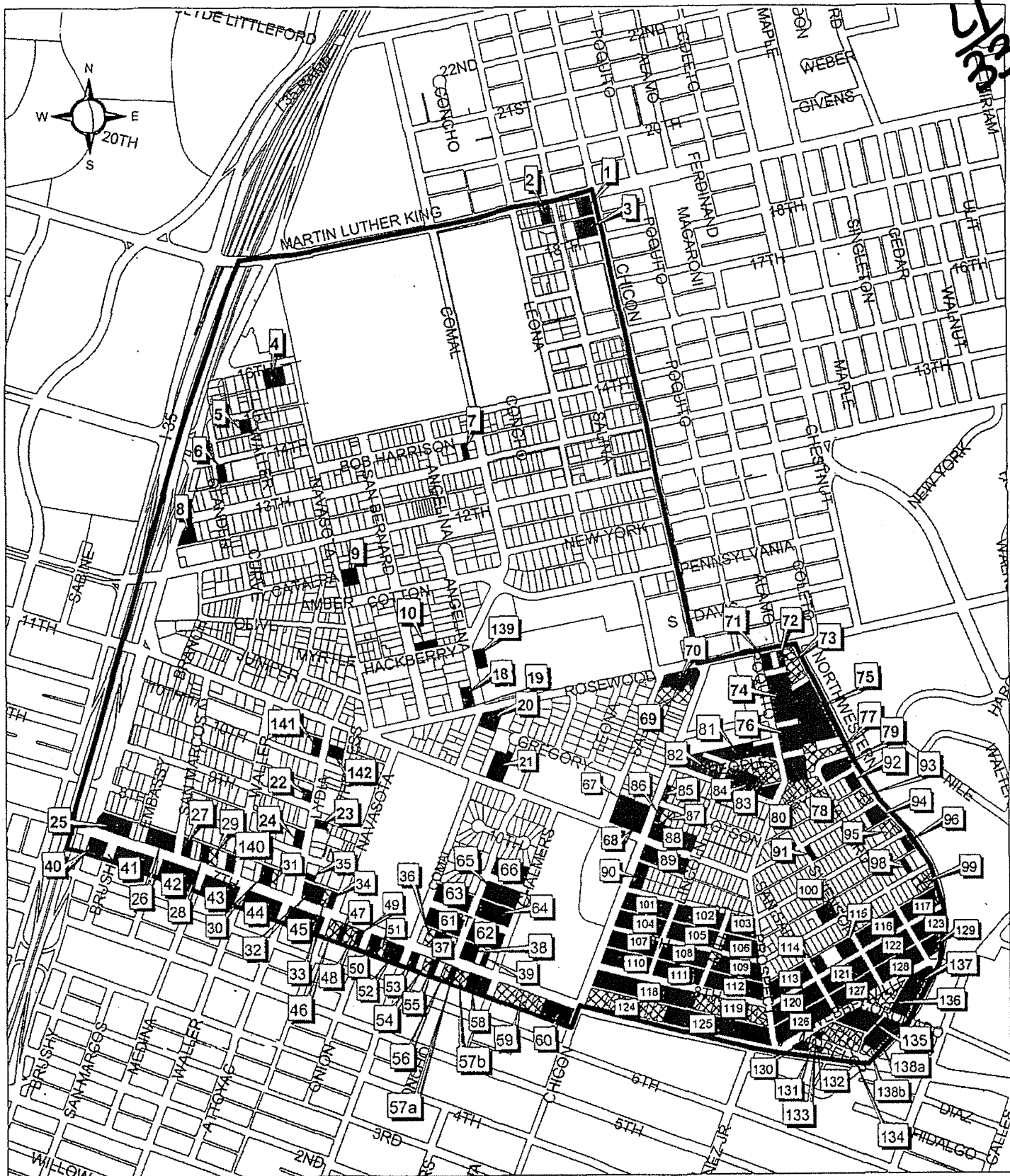
APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk



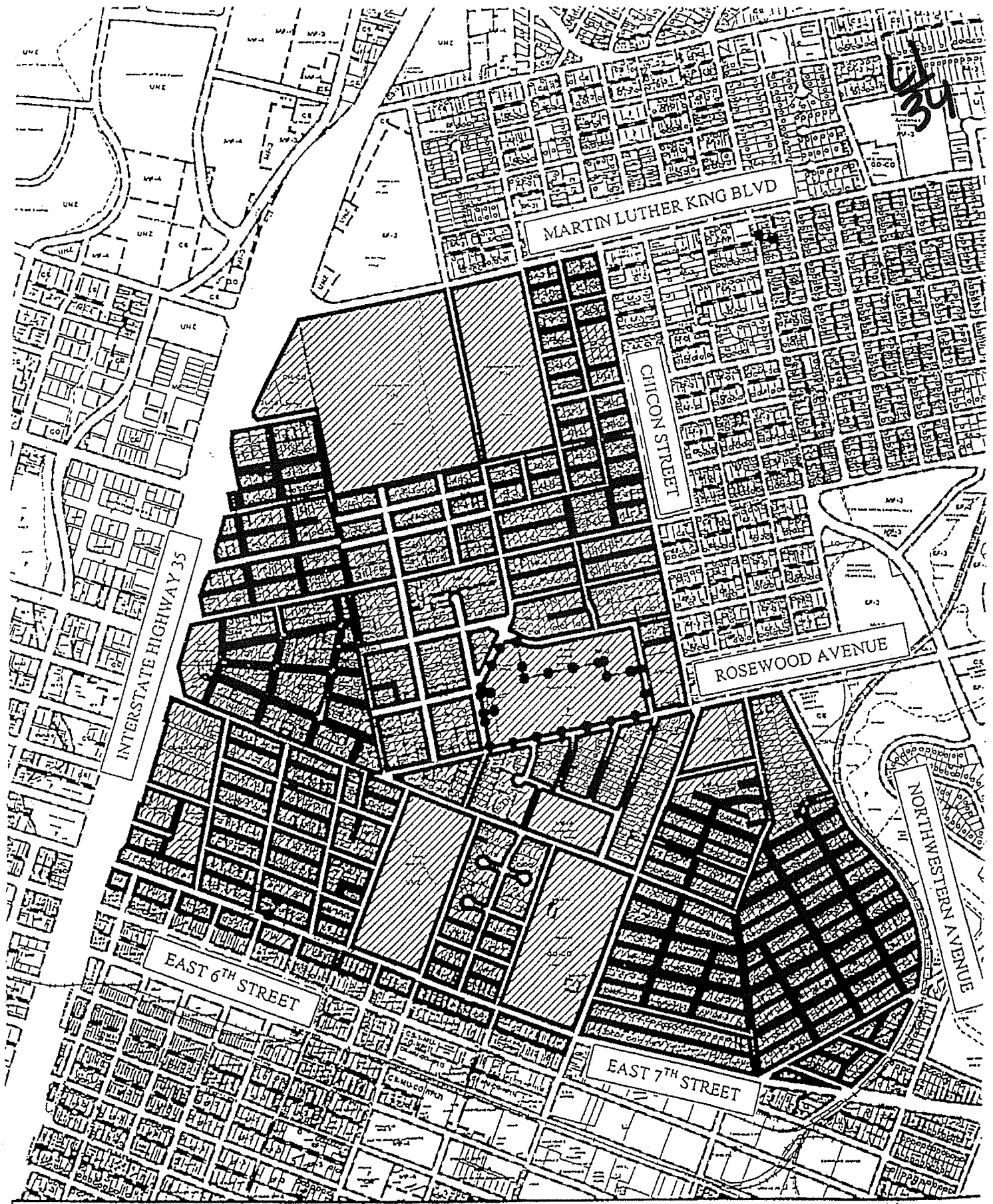
CENTRAL EAST AUSTIN NEIGHBORHOOD PLANNING AREA ZONING CHANGES - EXHIBIT A



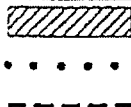
City of Austin
Neighborhood Planning &
Zoning Department
December 18, 2001

Case # C14-01-0148

-  Parcels with Recommended Zoning Changes
-  CEA Boundary
-  Other parcels - on some residential lots Smart Growth Infill Special Uses for secondary apartments, urban home, and small lot amnesty would be allowed; and the Neighborhood Mixed Use Building and Urban Center Special Uses on some commercial lots.



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: S. GAGER



CASE #: C14-01-0148
 ADDRESS: CEA NPCD
 SUBJECT AREA (acres): N/A

ZONING

Exhibit B-1

DATE: 01-10

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K23 K22



Central East Austin Neighborhood Planning Area (subject tract)

Existing Zoning- Exhibit B-2

- CEA Neighborhood Planning Area
- 11 Street NCCD



Neighborhood Planning &
Zoning Department
October 24, 2001

Case # C14-01-0148

This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without written permission from the Neighborhood Planning & Zoning Dept., City of Austin.

C15-2015-0127

Heldenfels, Leane

From: Will Rodenbusch ~~will@rodenbusch.org~~
Sent: Friday, October 30, 2015 11:04 AM
To: Heldenfels, Leane
Subject: 1014 E. 8th Board of Adjustment Postponement

41
36

Hi Leane

I would like to request to postpone to 1/11/16 to work more with the neighborhood council on coming to an agreement. .

Will

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Case Number: C15-2015-0127, 1014 E. 8th Street
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, October 12th, 2015

David Zapata
 Your Name (please print)

1009 E 8th

Your address(es) affected by this application

David Zapata
 Signature

Oct 26/15
 Date

Daytime Telephone: 512-480-9909

Comments: Absolutely not.

Note: all comments received will become part of the public record of this case.
If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor
 Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

5/3/15

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Leana Lit

Your Name (please print)

1100 E 8th St Austin TX 78702

Your address(es) affected by this application

[Signature]

Signature

10/9/15

Date

512 961 9409

Daytime Telephone:

Comments:

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Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Neale Lit

Your Name (please print)

1100 E 8th St Austin TX 78702

Your address(es) affected by this application

[Signature]

Signature

10/9/15

Date

Daytime Telephone: *512 961 9409*

Comments:

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Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

339

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Case Number: C15-2015-0127, 1014 E. 8th Street
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, October 12th, 2015

DAVID EDWIN RAMERT

Your Name (please print)

☐ I am in favor
☒ I object

1110 EAST 10TH STREET

Your address(es) affected by this application

Dail E. Lamer

10.9.15

Signature

Daytime Telephone: 512-480-8909

Comments:

INCOMPATIBLE USE

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

ANDREW & JANA KULL

Your Name (please print)

1003 E. 8TH ST

Your address(es) affected by this application

Mall Dana Kull

Signature

Daytime Telephone: 512-232-1125

Comments: We oppose this application for the reasons stated in the letter from Mark Rogers, Secretary of GAN (our Neighborhood Association).

It appears that the owner is trying to obtain retroactive approval of any unapproved use - renting a duplex as a triplex. This should not be permitted.

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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

ELF

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Paige & Larry Warshaw

Your Name (please print)

1000 East 8th ST

Your address(es) affected by this application

10/07/15

Date

Signature

Daytime Telephone: 512-699-8028

Comments:

Our Neighborhood Association fully vetted this case and determined the applicant does not require this variance to meet his stated needs.

In addition, the application does not meet the codified requirements for a variance.

Finally, granting this variance is not in the interest of other neighbors.

We hope you will not support the applicant's request. Thank you for your time and service on the BOA commission.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

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41
43



October 7, 2015

Re: Opposition to C15-2015-0127—1014 East 8th Street

Dear Board of Adjustment,

On September 28, 2015, the board of directors of the Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan/contact team for Central East Austin, voted 10-0 to oppose the above-referenced request to reduce the number of required parking spaces for a triplex from 4 to 0. We share the concerns raised in the position letter by our member neighborhood association, the Guadalupe Association for an Improved Neighborhood. Single-Family was the Existing Use when the City adopted the Central East Austin Neighborhood Plan in 2001, and the Future Land Use Map designation is Single-Family as well. A "change in use" to triplex is not in accordance with the neighborhood plan, and we respectfully request that you deny the request for variance.

Thank you for your service to the city and your attention to this matter.

Sincerely,

Nathan Jones

President, Organization of Central East Austin Neighborhoods

Guadalupe Association for an Improved Neighborhood- GAIN

1111 East 8th Street - Austin, Texas 78702

512-479-6275

11
44

October 6, 2015

Re: GAIN opposition to variance for 1014 East 8th Street, to reduce required parking from 4 spaces for a triplex to 0 spaces. Case # C15-2015-0127

Dear Board of Adjustments:

On September 26, 2015, at a regular meeting of the Guadalupe Association for an Improved Neighborhood, GAIN, the membership voted unanimously, with a vote of 22 in favor, 0 opposed, and 1 abstaining, to oppose the variance requested for 1014 East 8th Street, to reduce the required parking of 4 spaces for a triplex to 0 spaces, Case # C15-2015-0127.

The owner of 1014 E. 8th, Will Rodenbusch, wants a "change in use" from single-family duplex to multi-family triplex. However, shortly after acquiring the property, he got permits to work on the structure as a duplex. City staff reports that all permits on record for the property are for a duplex. The owner eventually obtained a certificate of occupancy for the remodeled house as a duplex. Nobody living in the neighborhood has indicated they remember the property used for anything other than a duplex.

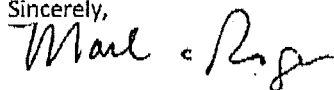
After obtaining the certificate of occupancy for a duplex, the owner then leased the property as a triplex, with 3 separate units, without having met the building code and other requirements for a multi-family triplex. Early this year, the owner applied to the City for a change in use from duplex to triplex. This was denied. Nevertheless, during the process regarding a change in use, the owner determined he could not provide the parking spaces and meet City code for triplex use, and he now has requested this variance. When asked if he intended to make the necessary changes to the structure to have it comply with multi-family building code, the owner indicated to a GAIN representative that he does not intend to make the necessary improvements for a triplex.

GAIN opposes the variance to reduce required parking and the associated change in use to triplex for the following reasons:

- Evidence suggests the property has been used previously as single-family home and as a duplex.
- The owner/applicant did significant work on the structure with permits required for a duplex.
- The Central East Austin Neighborhood Plan Future Land Use Map calls for single-family use.
- The size of the lot, approximately 6,050 square feet, and the fact that all adjacent uses are single-family, strongly suggest that single-family or duplex use at 1014 E. 8th is far more compatible than multi-family triplex.

GAIN respectfully requests that the Board of Adjustments deny this request for a variance.

Sincerely,



Mark C. Rogers, Secretary

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Gundalup Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

807 Waller Street
Your address(es) affected by this application

Mad. Roper, Executive Director
Signature

10/6/15
Date

Daytime Telephone: 512-479-6275 x3

Comments: Lot is not appropriate size or location for triplex. At less than 7,000 SF it is substandard for the duplex. But it's okay that duplex use is "grandfathered". It is surrounded by single family and cannot be properly developed as multi-family

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City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

4517

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

JOAN PLYLER

Your Name (please print)

1022 E. 7th Austin 78702

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: 512-922-9917

Comments: Opposed - The parking here is already unmanageable. To grant a 4-space variance would only make things worse. The owner needs to abide by established codes.

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4/15

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

David West

Your Name (please print)

1013 E. 9th St.

Your address(es) affected by this application

Dehulst

10/6/15

Signature

Daytime Telephone: 5124784190

Comments: I oppose the granting of this variance.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Guadalupe N. Development Corp

Your Name (please print)

☐ I am in favor
☒ I object

1202 East 7th Street

Your address(es) affected by this application

Mod. Pgm, Executive Director

Signature

10/6/15

Date

Daytime Telephone: 512 479 6275 x3

Comments: The property has been a duplex for years and owner/applicant made repairs as a duplex. It has only 2 utility services. Central East Austin Neighborhood Plan has both Existing Use (200') and Future Land Use as single family.

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PUBLIC HEARING INFORMATION

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, October 12th, 2015

Guadalupe Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

701 Waller Street
Your address(es) affected by this application

Mar. Cohen
Signature

10/6/15
Date

Daytime Telephone: 512-479-6275 x3

Comments: Lot's structure are appropriate for single-family or duplex use. Lot location amid single-family use and lot size at less than 7,000 SF okay for single-family and duplex but not for multi-family.

Highly unlikely can be properly/legally developed as triplex w/o numerous adj. lanes - Setbacks etc

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, October 12th, 2015

AMY EMPSON & Gregg Hansen
 Your Name (please print)

900 Lydia

Your address(es) affected by this application

Cherry Creek

Signature

Daytime Telephone: 512 560-1311

Date

10-4-2015

Comments: Central Austin has a parking problem. There is no reason to add to it. Especially for an individual's financial gain of turning a single residence into three.

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Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Your Name (please print) _____

☐ I am in favor
☐ I object

Your address(es) affected by this application _____

Leanne Heldenfels
Signature _____

Date _____

Daytime Telephone: _____

Comments: _____

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5/15

