

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Central East Austin

**CASE#:** NPA-2017-0009.01

**DATE FILED:** February 13, 2017  
(City Initiated out-of-cycle)

**PROJECT NAME:** 1139 ½ Poquito Street

**PC DATE:** July 11, 2017

**ADDRESS:** 1139 ½ Poquito Street

**DISTRICT AREA:** 1

**SITE AREA:** Approx. 7,763 sq. ft.

**APPLICANT:** City of Austin, Maureen Meredith, Planning & Zoning Dept.

**OWNER:** Poquito Rex, LLC (Rex Bowers)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:**

**From:** SF-3-NP

**To:** MF-4-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** December 13, 2001

**PLANNING COMMISSION RECOMMENDATION:**

*July 11, 2017* – Approved for Multifamily land use. [N. Zaragoza- 1<sup>st</sup>; T. Nuckols – 2<sup>nd</sup>]  
Vote: 10-1-1 [P. Seeger voted nay. A. DeHoyos Hart abstained. J. Thompson absent].

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** Based on the research conducted by the zoning staff, staff believes the property was accidentally down-zoned during the neighborhood planning process. See attached report and information provided by Wendy Rhoades, Principal Planner, Current Planning Division.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Single family** - Detached or two family residential uses at typical urban and/or suburban densities

#### **Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

#### **Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

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2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

***PROPOSED LAND USE ON THE PROPERTY***

**Multifamily Residential** - Higher-density housing with 3 or more units on one lot.

**Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

**Application**

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

***Definitions***

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The

buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** On December 4, 2015, Gayle Rosenthal contacted City staff (see email in report) stating that she believed the property located at 1139 ½ Poquito Street was incorrectly down-zoned from MF-4 to SF-3-NP during the Central East Austin Neighborhood planning process. At that time she was inquiring on behalf of the Mosley's, who owned the property at that time. Staff's initial response was to note that the property was downzoned during the neighborhood planning process as shown in the zoning ordinance number 20011213-42 listed within Tract 74. The ordinance shows the property being downzoned from MF-4 to SF-3-NP, therefore staff believed no error had been made. However, after additional research, zoning staff found four water service permits had been issued on the property in 1951, which led staff to believe that the property had been mistakenly down-zoned during the neighborhood plan process while other similar properties were not. In addition, even the current Travis County Appraisal District records note there are four dwelling units on the property. Staff



speculates that during the neighborhood planning process, the configuration of the two dwelling units with one unit near the rear of the property, could have easily missed if viewed from the street or the rear unit mistaken as a garage apartment.

Please see the associated zoning case report for more information, C14-2017-0013.

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 806.0 sqft Value: \$50,160						
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
→ 1ST	1st Floor	WW - 3-		1950	806.0	
→ 011	PORCH OPEN 1ST F	* - 3-		1950	15.0	
→ 011	PORCH OPEN 1ST F	* - 3-		1950	15.0	
→ 251	BATHROOM	* - *		1950	2.0	

Improvement #2: 2 FAM DWELLING State Code: B2 Living Area: 806.0 sqft Value: \$50,160						
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
→ 1ST	1st Floor	WW - 3-		1950	806.0	
→ 011	PORCH OPEN 1ST F	* - 3-		1950	15.0	
→ 011	PORCH OPEN 1ST F	* - 3-		1950	15.0	
→ 251	BATHROOM	* - *		1950	2.0	

**PUBLIC MEETINGS:** The ordinance required community meeting was held on March 30, 2017. Approximately 364 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood and environmental groups who have requested notification for the area. Five people attended the meeting, in addition to one city staff member.

After the city staff member gave the attendees an overview of the property and why staff initiated the plan amendment and zoning case, the following questions were asked.

Q. Why was Ms. Rosenthal inquiring about the property when she didn't own it?

A. When people contact the City asking for information about property, they don't have to own the property to do this.

Q. Why is the zoning application for MF-4-NP? Why not something like SF-5, a condo regime?

A. MF-4 was the zoning that the property had at the time of the neighborhood planning process.

Q: What is the current impervious cover and building coverage on the property?

A. I don't know, but I'll get the information to you.

Q. Is there any other zoning district that could work instead of MF-4?

A. I don't know, that is a question for the zoning planner.

Q. MF-4 is an Urban Renewal issue. It could open the door for more MF-4 requests.

A. Each zoning case is evaluated independently.

Comment: The property owners bought the property knowing it was zoned SF-3-NP.

**CITY COUNCIL DATE:** August 10, 2017

**ACTION:**

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 921-6223

**EMAIL:** maureen.meredith@austintexas.gov

**Letter from the Central East Austin  
Neighborhood Plan Contact Team**

(No letter received at this time)

**From:** Gayle Rosenthal  
**Sent:** Friday, December 04, 2015 9:38 AM  
**To:** Meredith, Maureen  
**Subject:** 1139 1/2 Poquito St.

Hi Maureen,

This address is in the East Austin NP.  
I'd like to bring an error in the NP planning process to your attention.

It is across the street from the Rosewood Courts public housing. In the NP process the entire side of the street was rezoned from MF-4 to SF-3, except for the properties which were actually using the MF-4 zoning. There are a few buildings sprinkled along the street which are 4 unit buildings on a single foundation.

The above address is 2 wooden frame structures with 2 units in each structure: 4 utility meters, 4 units. So it's been a 4-plex for many years, but it looks different than the other 4 plexes on the street. The NP rezoning changed the zoning to SF-3, making the property a nonconforming use.

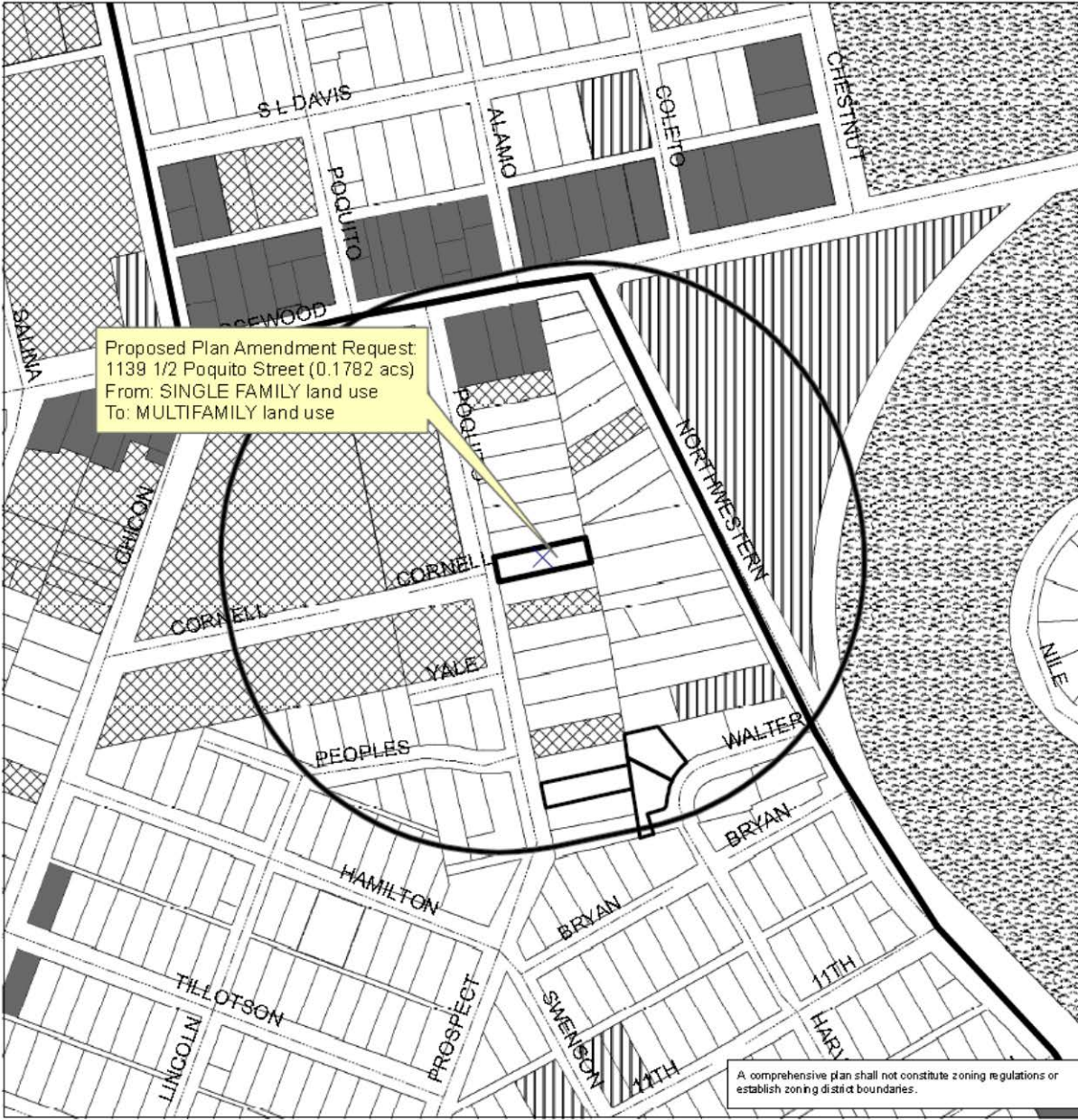
I'm sure this was an error in the planning process that resulted from the fact that it does not look like the other 4 plexes on the street.

The owners are the Mosbys, and they were the owners at the time of the rezoning process. Is there anything more that you need from me to start the correction process? It is not urgent for the family, but they are elderly and deserve to have the error corrected.

Thanks,  
Gayle Rosenthal







**Central East Austin Neighborhood Plan  
NPA-2017-0009.01**



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 the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin  
Planning and Zoning Department  
Created on Feb. 21, 2017\_M Meredith

0 90 180 360 Feet

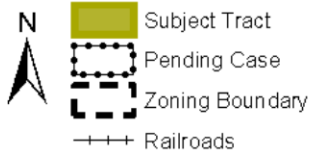
**Legend**

- 500ft notification boundary
- NPA CASES
- Civic
- Mixed Use
- Multi Family
- Recreation & Open Space
- Single-Family



## ZONING

Case#: C14-2017-0013



0 200 Feet

1" = 200'

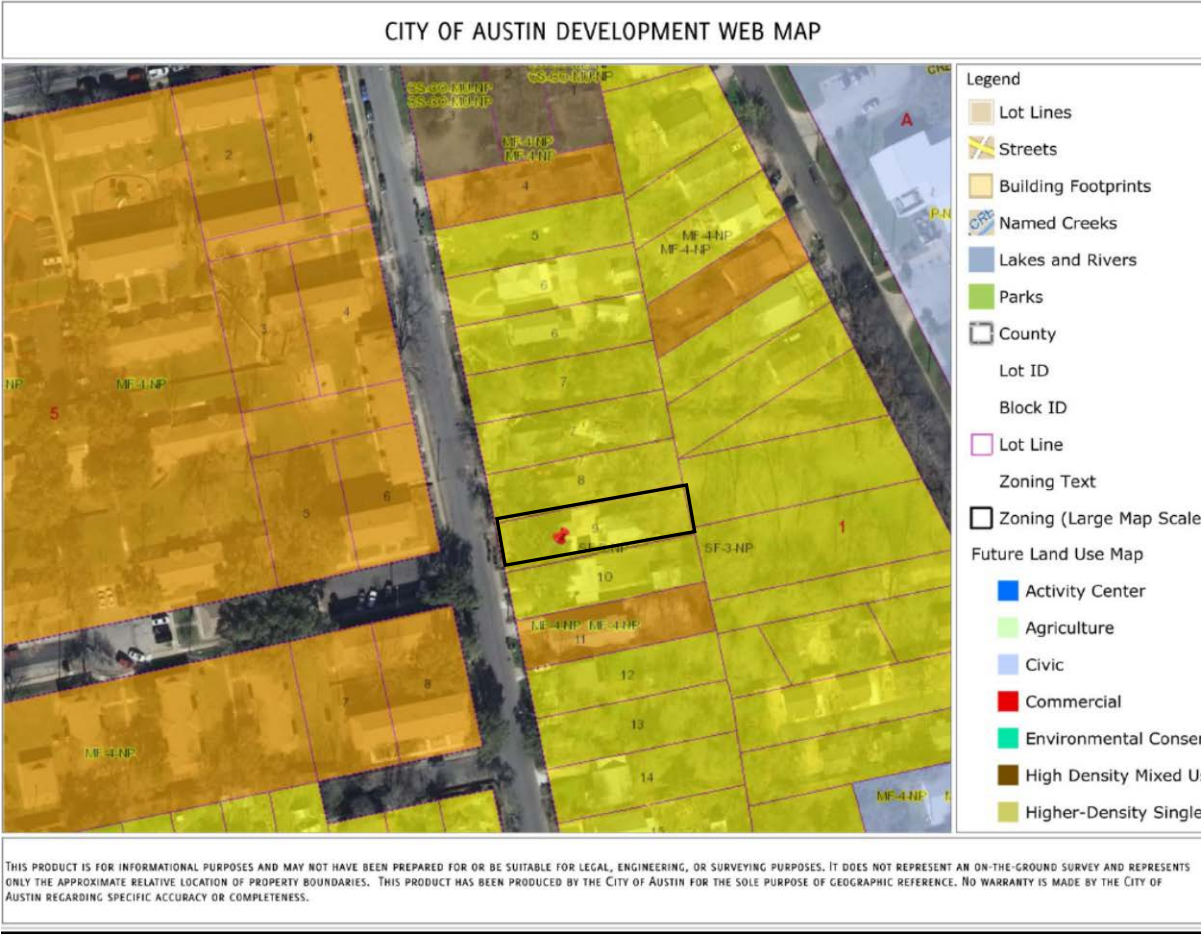
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Created: 2/15/2017



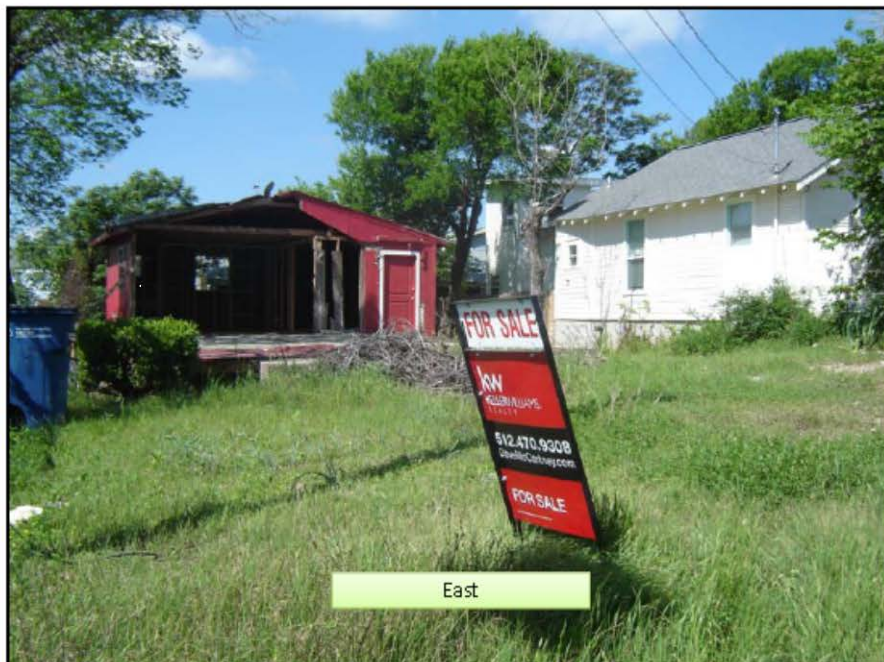
















**MEMORANDUM**

**TO:** Chair and Members of the Planning Commission

**FROM:** Gregory I. Guernsey, Director *gg*  
Planning and Zoning Department

**DATE:** February 8, 2017

**SUBJECT:** 1139 ½ Poquito Street within the Central East Austin Neighborhood Planning Area

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In June 2016, Rex Bowers, the property owner at 1139 ½ Poquito Street, contacted City staff stating that he believed the existing four-plex at 1139 ½ Poquito Street was incorrectly down-zoned from MF-4-NP to SF-3-NP when the rezoning ordinance was created for the planning area and eventually approved by City Council on December 13, 2001. At the same time, the future land use map was approved with the land use on the property as Single Family.

After conducting research, staff concurs that the property at 1139 ½ Poquito Street was more than likely incorrectly downzoned from MF-4-NP to SF-3-NP, whereas similar properties along Poquito Street with an existing multifamily use (such as this property) retained the MF-4 zoning.

On December 13, 2016, the Planning Commission directed city staff to initiate a rezoning application on the property from SF-3-NP to MF-4-NP. To be consistent with this zoning change request, I am initiating a plan amendment application requesting a change in the future land use map from Single Family to Multifamily to move forward with correcting this likely error.

xc. Jerry Rusthoven, Acting Assistant Director, PAZ



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
December 13, 2016**

The Planning Commission convened in a regular meeting on December 13, 2016 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.

Chair Stephen Oliver called the Commission Meeting to order at 6:02 p.m.

**Commission Members in Attendance:**

Stephen Oliver – Chair  
Fayez Kazi – Vice – Chair  
Karen McGraw  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Jose Vela  
Trinity White  
Michael Wilson  
Nuria Zaragoza

**Absent:**

Tom Nuckols  
Angela Pineyro De Hoyos

Robert Hinojosa – Ex-Officio  
Dr. Jayme Mathias – Ex-Officio  
William Burkhardt – Ex-Officio

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

Dec. 13, 2016 PC Heng

**1. Initiate Rezoning for 1139-1/2 Poquito Street**

Discussion and possible action to initiate a rezoning application for property located at 1139-1/2 Poquito Street, within the Central East Austin Neighborhood Planning Area.  
Staff: Wendy Rhoades, 512-974-7719  
Planning and Zoning Department

\*

Motion by Commissioner Schissler, seconded by Commissioner Seeger to initiate rezoning to MF-4 district zoning for 1139-1/2 Poquito Street was approved on a vote of 9-1. Commissioner McGraw voted nay. Commissioners Nuckols and Pineyro De Hoyos and Vela (left early) absent.

\*

**2. Scheduling of Joint Sessions with the Zoning and Platting Commission**

Discussion and possible action regarding scheduling of Joint Sessions with the Zoning and Platting Commission to discuss matters related to CodeNEXT.  
Staff: Greg Guernsey, Director, Planning and Zoning Department, 512-974-2387

Motion by Vice-Chair Kazi, seconded by Commissioner Seeger to participate in the Joint Land Use Commission CodeNEXT Work Session on February 28, 2017, March 21, 2017, April 25, 2017, May 30, 2017, July 25, 2017 and October 31, 2017. Motion was approved on a vote of 9-0. Commissioners Nuckols and Pineyro De Hoyos, Vela (left early) and Wilson (left early) absent.

**3. Initiate a Code Amendment to Create a Zoning Overlay for 1615/1617 South 2<sup>nd</sup> Street**

Discussion and possible initiation of a Code Amendment to create an overlay district defined by the site area of two lots located in the Bouldin Creek Neighborhood Association which have the addresses more commonly known as 1615 and 1617 South 2<sup>nd</sup> Street.

Motion to postpone this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a unanimous vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**4. Annual Internal Review of the Planning Commission**

Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

Posting error; no action required.



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MEMORANDUM

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TO: Mr. Stephen Oliver, Chair  
Members of the Planning Commission

FROM: Wendy Rhoades, Principal Planner, Zoning Case Management  
Planning and Zoning Department

*WR*

DATE: November 9, 2016

RE: Request to Initiate a Rezoning Application for Property located at 1139-1/2  
Poquito Street

\*\*\*\*\*

The item under discussion is a request to consider directing Staff to initiate a rezoning case from SF-3-NP to MF-4-NP for 1139-1/2 Poquito Street.

The zoning of this 7,762 square foot platted lot was changed with the Central East Austin Neighborhood Plan Rezoning approved on December 13, 2001 (C14-01-0148). The 2001 rezoning ordinance shows that the subject lot and six other lots on the east side of Poquito Street were rezoned from MF-4-NP to SF-3-NP.

However, based on City water service permits issued to J.E. Mosby in June 1950 and March 1951, there are four residential units on the property, two in the front and two in the rear, which is a multi-family residential use. City building permits issued in October 1992 also indicate a total of four units, two in the front and two in the rear. Thus, City staff acknowledges that four units have historically occupied the property since 1951, and the necessary building permits have been sought and obtained. Current TCAD records also indicate that the property contains 2 two-family dwellings for a total of four units. The property along with adjacent properties on Poquito Street had "B" Residence zoning (later converted to MF-4), since 1943.



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The adopted Neighborhood Plan documents include a list of the Top Ten Neighborhood Planning Priorities, and element #3 states: "Pursue zoning rollbacks to single family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill." It is likely that this priority served as the basis for the change in zoning to the SF-3-NP district.

There are three other multi-family zoned properties with four units along the east side of Poquito Street, but the construction is four units within one building. All three properties are identified as Multi-Family on the September 18, 2001 Existing Land Use with Zoning Overlay map, retained MF-4 base district zoning and designated as Multifamily on the Future Land Use Map.

This particular property is different with two duplexes on the property, one close to Poquito and the other a little further back. It is possible that the Staff may have seen only the front duplex on the property when viewed from the right-of-way which resulted in the misidentification of this property as Single Family on the Existing Land Use map, rezoning to SF-3-NP, and designation as Single Family on the Future Land Use Map. The property owner was notified of the zoning change on his property, and it is unclear whether he participated in the neighborhood plan and zoning process.

A representative of the property owners approached Staff expressing concern that the property had been rezoned to SF-3-NP, yet historically and currently contains a total of four units. Staff researched the permit and zoning history of the property and concluded that the 2001 rezoning for this property occurred in error.

On October 4, 2016, Staff met with representatives of OCEAN and the Blackshear/Prospect Hill to discuss the rezoning issue and corresponding Future Land Use Map issues.

Attachments:

- Aerial view of 1139-½ Poquito Street
- 1950 building permits for two frame residences
- 1951 Water Service Permits for four units
- 1992 building permits for two duplexes
- 2016 TCAD Results for 1139-½ Poquito Street
- Neighborhood Plan cover sheet and Top Ten Neighborhood Planning Priorities
- September 2001 Existing Land Use with Zoning Overlay Map
- Adopted December 2001 Neighborhood Plan Rezoning Ordinance (portion of Tract 74) and pages from the Staff report





J. E. Mosby  
35 9 Chernosky #6  
1139-1/2 Poquiton  
em D-01

Frame residence.

\$1950.00

43927 3-16-50

Owner

4 of 31

1139-1/2 B Poquit  
Item D-01

J. E. Mosby

35 9

Chernosky #6

Frame residence.

43928 3-16-50 \$1850.

Owner

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**Item D-01 WATER SERVICE PERMIT** 66131  
6323

Austin, Texas

Received of J. E. MOSEBY Date 6-1-50

Address 1139 1/2 POQUITO ST.

Amount TWENTY + 120/100 Size of Tap 2 1/2"

Plumber MOONEY

Date of Connection 6-19-50

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 1"

From Front Prop. Line to Curb Cock

From S, Prop. Line to Curb Cock 18'

Location of Meter Curb

Type of Box Tank

Depth of Main in St. 2'

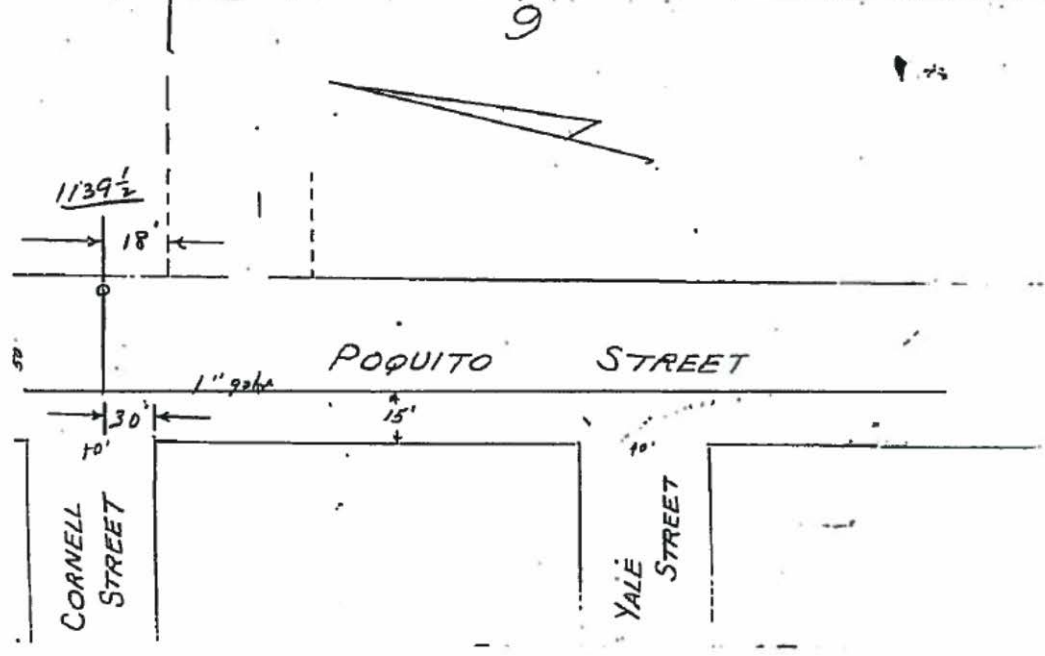
Depth of Service Line 2'

From Curb Cock to Tap on Main 30

Checked by Engr. Dept. 7-3-50

No. Fittings	Size
1	Curb Cock 3/8"
1	Elbow 3/4" Copper 60°
2	Bushing 3/4" X 1/2" Brass
1	Reducer 1 1/2" X 3/4" Tapping Valve
1	3/2" Pipe 3/4" Copper
2	Lead Comp.
	Nipples
	Union
	Plug
	Tee
1	Stop 3/4"
1	Box
1	Lid
	Valves
	Job No. <u>21-323-502</u>
	P-7. No. <u>Religion</u>

**INDEXED**



**Item D-01 WATER SERVICE PERMIT** 7 of 31

Austin, Texas

Received of J.E. MOORE Date 3-16-57

Address 1139 1/2 POQUITO FRONT. B. NO.

Amount TWENTY AND 00/100 - \$20.00

Plumber E. MOONEY Size of Tap 3/4"

Date of Connection 4-13-57

Size of Tap Made 1"

Size Service Made 1"

Size Main Tapped 2" C.I.

From Front Prop. Line to Curb Cock 7.5'

From Prop. Line to Curb Cock

Location of Meter CURB

Type of Box LOC. 4

Depth of Main in St. 2.5'

Depth of Service Line 2.5'

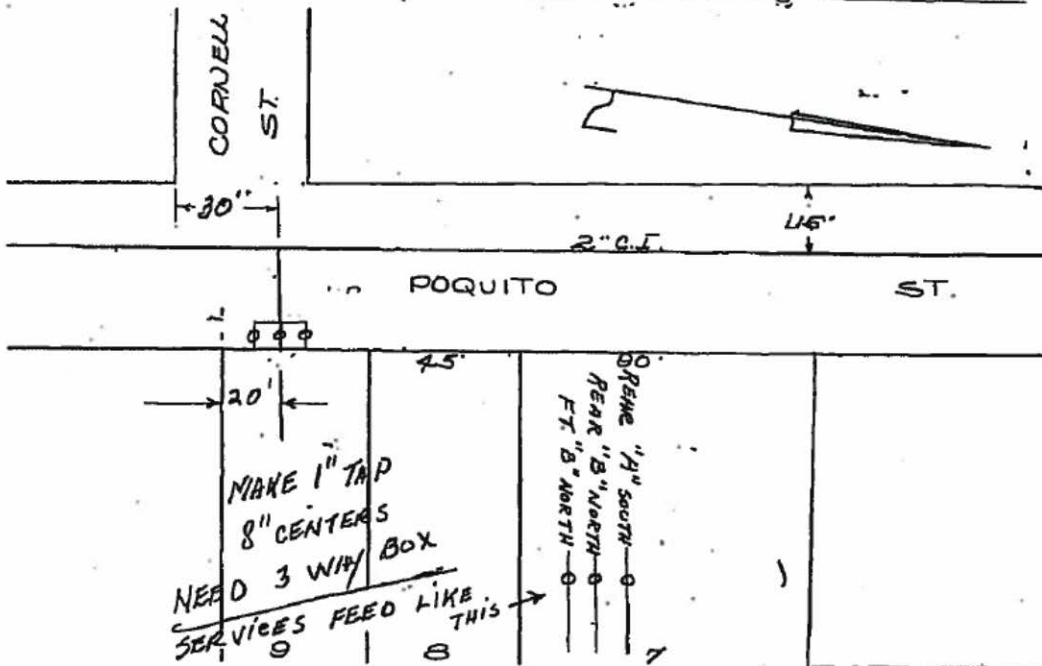
From Curb Cock to Tap on Main

Checked by Engr. Dept. MAY 1 1957

No. Fittings	Size
3	Curb Cock
1	Elbow
3	8" Elbow
1	Beaching
1	Reducer
1	Pipe
2	1" End-Conn.
3	Nipples
3	Union
1	Plug
3	Tee
1	Stop
1	Box
1	Lid
3	Valves

Job No. 42325-592

P. n. No. 1188



**Item D-01 WATER SERVICE PERMIT** 8 of 31  
 Austin, Texas C No. 8693

Received of J.E. Mosby Date 3-26-51  
 Address 1139 1/2 POQUITO PEAR A. 50  
 Amount TWENTY AND NO 7100 20.00  
 Plumber E. MOONEY Size of Tap 3/4"  
 Date of Connection 4-13-51  
 Size of Tap Made \_\_\_\_\_  
 Size Service Made \_\_\_\_\_  
 Size Main Tapped \_\_\_\_\_  
 From Front Prop. Line to Curb Cock SEE TAP C-8692  
 From Prop. Line to Curb Cock \_\_\_\_\_  
 Location of Meter \_\_\_\_\_  
 Type of Box \_\_\_\_\_  
 Depth of Main in St. \_\_\_\_\_  
 Depth of Service Line \_\_\_\_\_  
 From Curb Cock to Tap on Main 4-15-51  
 Checked by Engr. Dept. AZ

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	P-7. No.

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CORNELL ST.  
 40'  
 30'

POQUITO ST.  
 45'  
 25'  
 90'

SEE TAP C-8692

9 8 7

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**WATER SERVICE PERMIT**

Austin, Texas

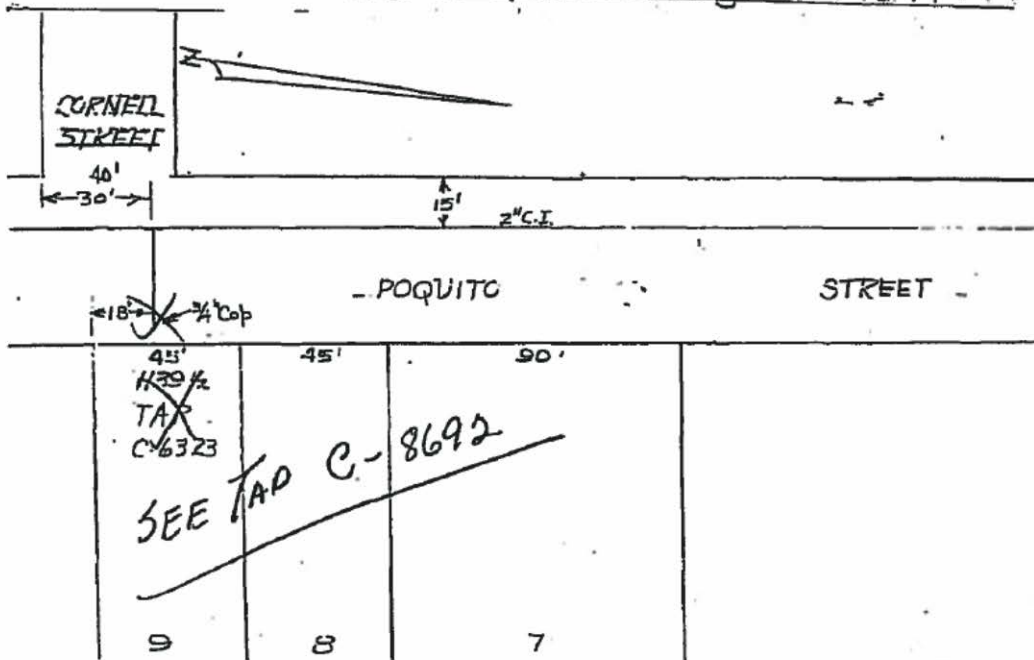
C. No. 9 of 31 8694

CHANGED TO 6" MAIN AND RENEWED  
SERVICE WITH 12" COPPER ON 12" COPPER ON 12" COPPER ON

Received of JE. MOSBY Date 3-16-51  
 Address 1139 1/2 POQUITO ST. B. NO.  
 Amount TWENTY AND NO/100  
 Plumber E. HANNEY Size of Tap 3/4"  
 Date of Connection 4-13-51  
 Size of Tap Made \_\_\_\_\_  
 Size Service Made \_\_\_\_\_  
 Size Main Tapped \_\_\_\_\_  
 From Front Prop. Line to Curb Cock \_\_\_\_\_  
 From Prop. Line to Curb Cock \_\_\_\_\_  
 Location of Meter \_\_\_\_\_  
 Type of Box \_\_\_\_\_  
 Depth of Main in St. \_\_\_\_\_  
 Depth of Service Line \_\_\_\_\_  
 From Curb Cock to Tap on Main \_\_\_\_\_  
 Checked by Engr. Dept. MAY 4 1951

No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Job No.	P. No.
SEE TAP C-8692																	

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## Item D-01

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Rhoades, Wendy

**From:** Word, Daniel  
**Sent:** Thursday, August 11, 2016 9:37 AM  
**To:** Rhoades, Wendy  
**Subject:** RE: Building permit help - 1139 1/2 Poquito St

For a permit that age, I don't know how meaningful the C-1000 designation is- it could be intentional, it could be a migration issue. It does seem like from the history you show that there are two duplexes on the site for a total of 4 units.

**From:** Rhoades, Wendy  
**Sent:** Tuesday, August 09, 2016 3:48 PM  
**To:** Word, Daniel  
**Subject:** Building permit help - 1139 1/2 Poquito St

Daniel,

I'm doing some zoning-related research on 1139 Poquito Street (Lot 9) and am interested to find out if the "Conditions" section below specifically A&A-1 and 2 Gas indicates if this is a duplex with 2 gas meters. Likewise for the second BP also on Lot 9, which shows B&B-1 2 Gas. Also, do you know if the subtype C-1000 Commercial Remodel indicates there are more than 2 units on the overall site? Thank you, Wendy

Can.	Yr.	Sequence	Sec.	Rev.	Type	Status
19	92	004886	00	00	BP Building Permit	Final

Property								Indicators	
House	Prefix	Street	Type	Direction	Unit Type	Unit			
1139		POQUITO	STREET						
City		Postal Code	Roll	Property Row ID					
AUSTIN		76702	0206100240	606,044					
Location Chernoskys #6 Part Outlot 62 Div B Black: Lot 9 Chernoskys #6 Part Outlot 62 Div B 9							Folder Unit		
							Violations	f	
							Properties	f	
							Parent	f	
							Child	f	
							Due	\$f	

In Date	Oct 9, 1992	Issue/Approval	Oct 9, 1992	Expires	Aug 2, 1993
Reference File #	9212298	By	PIER ADP	Final Date	Aug 2, 1993
Sub	C-1000 Commercial Remodel	Work	Remodel		
Name	1139 Poquito Street	A7A00000	Priority		
Description	Repair Porches & Steps And Stoops To Duplex				
Conditions	Code La.J.Gallagher Verity C.O.Since 1976 Dommt Par C Meuth 11/28/94 Snd On A&A1 2 Gas				
Group	Permits	Parent ID		Row ID	609

Coov | Create Child | Revise | Issue/Approve | Print | Re-Default | Email | GIS | Summary | Process Activity

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Number	Gen. Yr.	Sequence	Sec.	Rev.	Type	Status
19	92	004887	00	00	BP Building Permit	Final

Property							Indicators	
House	Prefix	Street	Type	Direction	Unit Type	Unit	Violations	Properties
1139		POQUITO	STREET					
City		Postal Code		Roll		Property Row ID	Parent	Child
AUSTIN		78702		0206100240		606,044		
Location Chemoskys #6 Outlot 62 Div B Block Lot 9 Chemoskys #6 Outlot 62 Div B							Folder Unit	Due
9								\$0

In Date	Oct 9, 1992	Issue/Approval	Oct 9, 1992	Expires	Aug 2, 1993
Reference File #	9212299	By	PIER ADP	Final Date	Aug 2, 1993
Sub	C-1000 Commercial Remodel	Work	Remodel		
Name	1139 Poquito Street	A?B00000	Priority		
Description	Repair Porches & Steps & Stoops To Duplex				
Conditions	Code La.J.Gallagher Verify C.O.Since 1976 Sml Oh B&B1 2 Gas				
Group	Permits	Parent ID		Row ID	6094

Travis CAD Property Details

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Travis CAD

Property Search Results > 195011 BOWERS REX & PAUL BARNES for Year 2016

Property

Account			
Property ID	195011	Legal Description	LOT 9 DLT 62 DIV B CHERNOSKY NO 6
Geographic ID	0206100241	Agent Code	
Type	Real		
Property Use Code			
Property Use Description			
Location			
Address	1139 1/2 POQUITO ST TX 78702	Mapsc	585V
Neighborhood	E0035	Map ID	020211
Neighborhood CD	E0035		
Owner			
Name	BOWERS REX & PAUL BARNES	Owner ID	1680197
Mailing Address	8401 B RESEARCH BLVD AUSTIN, TX 78758	% Ownership	100 0000000000%
Exemptions			

Values

(+) Improvement Homestead Value	+	\$0	
(+) Improvement Non-Homestead Value	+	\$120,320	
(+) Land Homestead Value	+	\$0	
(+) Land Non-Homestead Value	+	\$180,000	Ag / Timber Use Value
(+) Agricultural Market Valuation	+	\$0	\$0
(+) Timber Market Valuation	+	\$0	\$0
(=) Market Value	=	\$300,320	
(-) Ag or Timber Use Value Reduction	-	\$0	
(=) Appraised Value	=	\$300,320	
(-) HS Cap	-	\$0	
(=) Assessed Value	=	\$300,320	

Taxing Jurisdiction

Owner: BOWERS REX & PAUL BARNES  
% Ownership 100.0000000000%  
Total Value \$300,320

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.202000	\$300,320	\$300,320	\$3,609.84
02	CITY OF AUSTIN	0.458900	\$300,320	\$300,320	\$1,378.17
03	TRAVIS COUNTY	0.416900	\$300,320	\$300,320	\$1,252.04
0A	TRAVIS CENTRAL APP DIST	0.000000	\$300,320	\$300,320	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.117781	\$300,320	\$300,320	\$353.72
68	AUSTIN COMM COLL DIST	0.100500	\$300,320	\$300,320	\$301.82
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$300,320	\$300,320	\$0.00
Total Tax Rate		2.295081			
				Taxes w/Current Exemptions	\$6,895.59
				Taxes w/o Exemptions	\$6,895.59

Improvement / Building

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 806.0 sqft Value: \$60,160

Type	Description	Class CD	Exterior Walls	Year Built	SQFT
1ST	1st Floor	WW - 3-		1950	806.0

[http://propaccess.traviscad.org/clientdb/Property.aspx?prop\\_id=195011](http://propaccess.traviscad.org/clientdb/Property.aspx?prop_id=195011)

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Travis L'All - Property Details

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011	PORCH OPEN 1ST F	* - 3-	1950	15 0
011	PORCH OPEN 1ST F	* - 3-	1950	15 0
251	BATHROOM	* - 1	1950	2 0

Improvement #2: 2 FAM DWELLING State Code: B2 Living Area: 506 0 sqft Value: \$60,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3-		1950	806 0
011	PORCH OPEN 1ST F	* - 3-		1950	15 0
011	PORCH OPEN 1ST F	* - 3-		1950	15 0
251	BATHROOM	* - 1		1950	2 0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1782	7762.95	45.00	172.51	\$180,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$120,320	\$180,000	0	300,320	\$0	\$300,320
2015	\$105,445	\$150,000	0	255,445	\$0	\$255,445
2014	\$36,202	\$150,000	0	186,202	\$0	\$186,202
2013	\$41,690	\$106,250	0	147,940	\$0	\$147,940
2012	\$46,073	\$85,000	0	131,073	\$0	\$131,073
2011	\$54,450	\$85,000	0	139,450	\$0	\$139,450

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/6/2016	WD	WARRANTY DEED	BOWERS REX & PAUL BARNES	POQUITO REX LLC			2016089266
2	3/30/2016	SW	SPECIAL WARRANTY DEED	BTW EASTSIDE PROPERTIES LLC	BOWERS REX & PAUL BARNES			2016047285
3	3/30/2016	SW	SPECIAL WARRANTY DEED	MOSBY JAMES E JR & EVA MARIE	BTW EASTSIDE PROPERTIES LLC			2016047284

Questions Please Call (512) 834-9317

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[http://propaccess.traviscad.org/clientdb/Property.aspx?prop\\_id=195011](http://propaccess.traviscad.org/clientdb/Property.aspx?prop_id=195011)

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## Central East Neighborhood Plan

**PLAN ADOPTED:** December 13, 2001

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

### STATION AREA PLAN OR MASTER PLAN

This Neighborhood Plan has been modified with the adoption of the Plaza Saltillo TOD Station Area Plan. This plan should be referenced for properties that are designated as a *Specific Regulating District* on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: <http://austintexas.gov/page/austins-tod-process>.



### **Top Ten Neighborhood Planning Priorities**

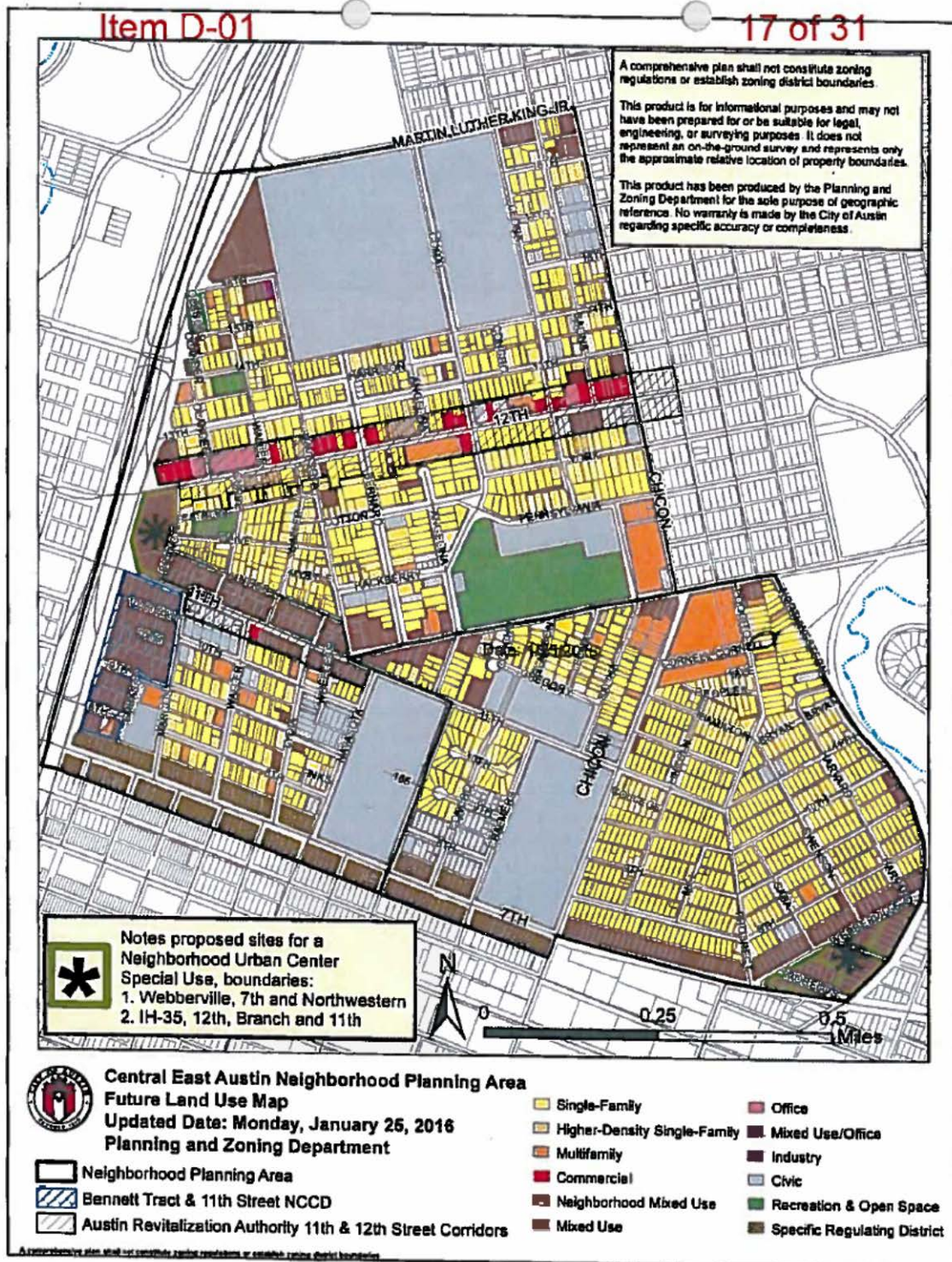
Although the neighborhood would like to see all parts of the plan implemented, certain issues are considered to be of critical and immediate importance. The Central East Austin Neighborhood Planning Team (NPT), assisted by community input from surveys and meetings, identified the issues of highest priority to the neighborhood. The following elements of the plan are Top Ten Neighborhood Priorities:

1. Add a conditional overlay (CO) to the specific commercial areas identified that would make conditional or prohibit certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors.
2. Facilitate better pedestrian connections across IH-35 in the interim while long-range IH-35 expansion plans are being developed.
- ✓ 3. Pursue zoning rollbacks to single-family for properties in the Blackshear/Prospect Hill area that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill.
4. Work with Huston-Tillotson to explore options for beautifying the retaining wall along 7<sup>th</sup> Street by planting ivy or a draping plant or having a community mural project.
5. Request that a historic survey be completed for identified areas.
6. Recommend that eligible historic districts identified in the "Historic Resources Survey of East Austin" report be established as local historic districts per the City's proposed local districts ordinance.
7. Implement zoning changes to portions of 7<sup>th</sup> Street and Webberville Road to address the over supply of intensive CS-1 and LI zoning.
8. Plant more trees in Lott and Kealing Parks.
9. Provide additional street and alley lighting in the Blackshear/Prospect Hill area for identified locations.
10. Consider a tree-planting program as part of making 7<sup>th</sup> Street a more pleasant gateway.











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**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 7<sup>th</sup> Street and 811 East 13<sup>th</sup> 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 7<sup>th</sup> 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)

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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-I	CS-I-CO-MU-NP
48	1407 & 1409 7 ST E	CS	CS-CO-MU-NP
49	1411 7 ST E	CS-I	CS-I-CO-MU-NP
50	1503 7 ST E	CS	CS-CO-MU-NP
51	1505 7 ST E	CS-I	CS-I-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-I-CO	CS-I-CO-MU-NP
60	0 7 ST E, Lot 31-32, & E 43ft of Lot 30, Olt 6, Div A, Morse & Smith	CS-I	CS-I-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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21. The following uses are conditional uses on Tract 96:

Communication service facilities

Building maintenance services

Kennels

Construction sales and services

Limited warehousing and distribution

**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 11<sup>th</sup> 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

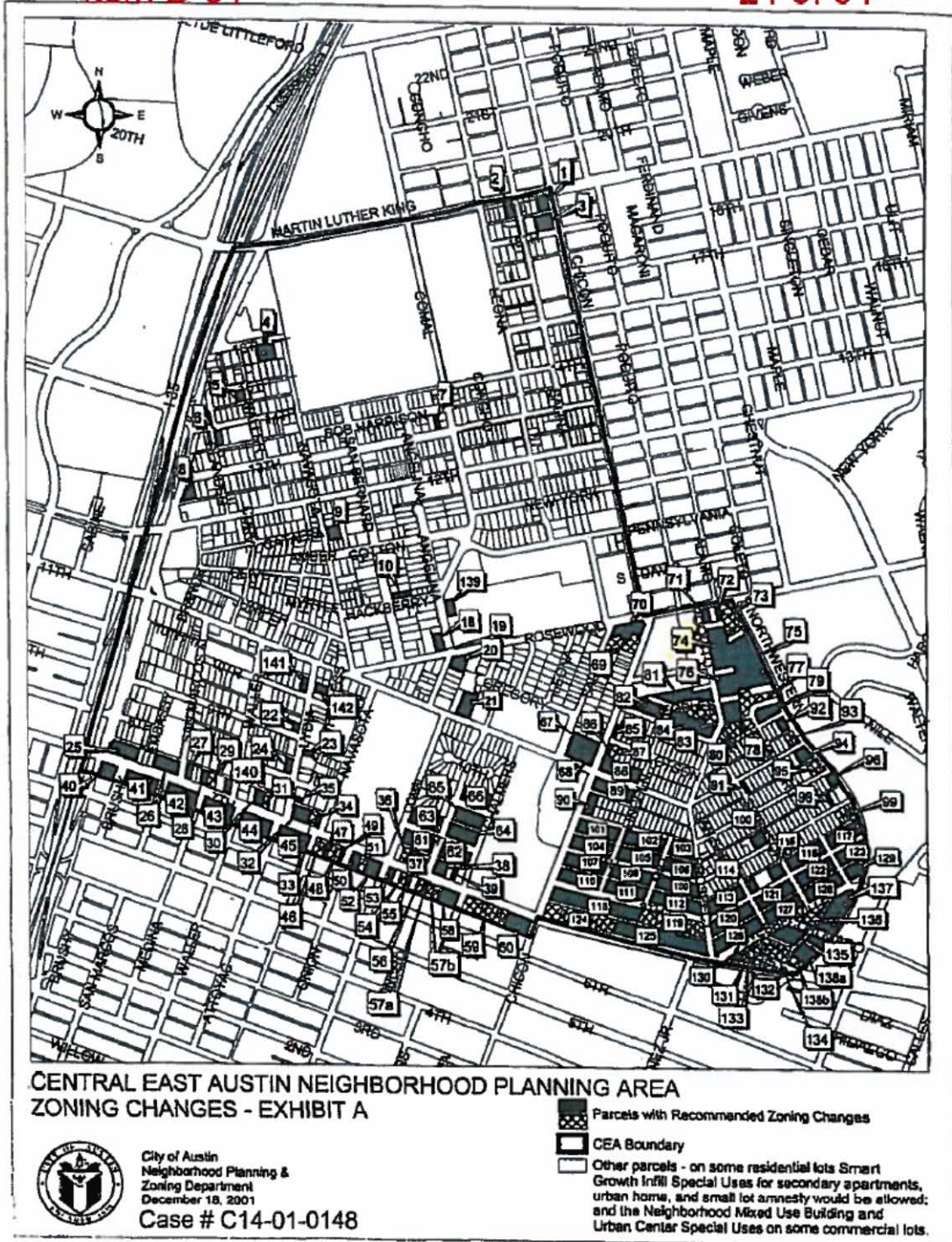
ATTEST:

*Shirley A. Brown*  
Shirley A. Brown  
City Clerk



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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-01-0148 (Central East Austin Neighborhood Plan)

**P.C. DATE:** November 14, 2001

**AREA:** Approximately 618.9 acres

**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of Central East Austin Neighborhood Plan area are (see attached list for individual tract information):

North – Martin Luther King (MLK) Boulevard  
East – Chicon and Northwestern  
South – 7<sup>th</sup> Street  
West – Interstate Highway 35

**APPLICANT:** City of Austin

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)  
(Sue K. Hounsell and Sherri Gager)

**PROPERTY OWNERS:** See Attached List (Attachment A)

**ZONING:** See Attached Chart (Attachment A)

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends that a Neighborhood Plan Combining District (NP) be created covering the entire plan area to allow the following SMART Growth Infill Special Uses: Secondary Apartment, Urban Home, and Small Lot Amnesty (Attachment C & D). In addition, staff proposes the Neighborhood Mixed Use Building Special Use for Tracts 1-5, 7-11, 12a-e, 13-16, 17a-c, 18-34, 36-56, 57a-b, 58-60, 67, 68, 70-72, 85, 86, 96, 97, and 124-138. Staff also recommends the Neighborhood Urban Center Special Use for Tracts 11 and 130-138 (Attachment C & D).

Staff recommends base district zoning changes for the 142 tracts as described on the attached zoning map (Attachment B).

**Specific base district recommendations include:**

Zoning From:	To:
CS	CS-CO-MU-NP
CS	MF-4-NP
CS, MF-4	CS-CO-MU-NP, MF-4-NP
CS, MF-4	MF-4-NP
CS-1	CS-1-CO-MU-NP
CS-1	CS-CO-MU-NP
CS-1, LI	CS-CO-MU-NP
CS-1-CO	CS-1-CO-MU-NP
GO	GO-MU-NP
GO-CO-H	GO-CO-MU-H-NP
GR	LO-MU-NP
LI	CS-CO-MU-NP
LI	LI-CO-NP

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LO	LO-MU-NP
LO	SF-3-NP
LO-H	LO-MU-H-NP
LR	LR-MU-NP
GR	GO-CO-MU-NP
GR-CO-MU	GR-CO-MU-NP
SF-3, CS	SF-3-NP, CS-CO-MU-NP
CS	SF-3-NP
MF-3	SF-3-NP
LI	SF-3-NP
LR	SF-3-NP
LR-H	LR-H-MU-NP
MF-4	SF-3-NP
SF-3-NCCD, LO-NCCD	SF-3-NCCD-NP, LO-NCCD-NP
SF-3, SF-3-H	GR-CO-MU-NP, GR-CO-MU-H-NP
SF-3	MF-2-NP
SF-3	SF-3-H-NP
MF-4	GO-CO-NP
P	P-H-NP
LO-NCCD	LO-NCCD-NP
LR-NCCD	LR-NCCD-NP
GR-NCCD	GR-NCCD-NP
GR-CO-MU-NCCD	GR-CO-MU-NCCD-NP
CS-NCCD	CS-NCCD-NP
CS-CO-NCCD	CS-CO-NCCD-NP
CS-MU-NCCD	CS-MU-NCCD-NP
CS-1-NCCD	CS-1-NCCD-NP
CS-1-H-NCCD	CS-1-H-NCCD-NP

Conditional overlay is proposed for Tracts 1, 3, 7, 8, 11, 18-21, 24-27, 29-34, 37-53, 55,56, 57a, 57b, 60-68, 70-72, 85, 86, 96, 97, and 124-138 that would prohibit or make conditional certain uses (Attachment E). Some properties have existing conditional overlays that are recommended to remain and are reflected in Attachment E. In general the Central East Austin Neighborhood Plan proposes making conditional or prohibiting certain uses that are less neighborhood friendly and contrary to creating pedestrian friendly corridors. Some of these uses are restricted in the current East Austin Overlay (EAO). Once neighborhood plans are adopted and specific land use/zoning recommendations are implemented, for the planning areas covered by the current East Austin Overlay those areas will be removed from that overlay. The conditional overlays proposed in the plan would affect GR or more intensively zoned properties in the following areas:

*For Seventh Streets (north and south) between IH-35 and Prospect; and Webberville "triangle" (south side of Webberville) at 7<sup>th</sup> and Northwestern. And other IH-35 frontage properties outside of the Bennett Tract and ARA Corridors:*

Conditional

Auto Sales  
Auto Rental  
Commercial Off-street Parking  
Communication Service Facilities  
Building Maintenance Services  
Convenience Storage  
Kennels  
Construction Sales  
Limited Warehousing and Distribution

Prohibited

Drop-off recycling  
Scrap & Salvage  
Equipment sales  
Equipment repair  
Campground  
Vehicle storage  
Laundry services (other than personal services)

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**STAFF RECOMMENDATION**

See Zoning Review Sheet

**BACKGROUND**

The Central East Austin Neighborhood Planning Area is bordered by Interstate-35 to the west, Martin Luther King Boulevard (MLK) to the north, Chicon Street and Northwestern Avenue to the east, and East 7<sup>th</sup> Street to the south. In February 2000, City staff held a "kick-off" meeting to introduce the neighborhood planning process to residents, business owners, and property owners. Beginning in March 2000, a Neighborhood Planning Team (NPT) composed of these stakeholders began meeting with City staff to develop the Central East Austin Neighborhood Plan. Since then the NPT has held regular meetings twice a month that were open to the entire neighborhood.

Other community outreach efforts included two neighborhood surveys, one at the beginning and one at the end of the planning process. Additional targeted mailings were sent to neighborhood associations, churches, businesses, and property owners to encourage participation and to seek input. A Community Workshop or "Open House" was held on March 17, 2001 to present a draft plan to the community at large. To date, at least 140 individuals have participated in this process by either attending a planning team meeting or the workshop. A list of Neighborhood Planning Team meetings is included as Attachment I.

Members of the NPT have also met with representatives of the Austin Revitalization Authority (ARA) and presented to the full ARA Board to encourage coordination between the neighborhood plan efforts and the ARA Master Plan and the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan (URP). The Central East Austin Neighborhood Plan is considered an extension but not a replacement for the ARA Master Plan or the URP. The CEA Neighborhood Plan incorporates by reference the current and previous planning efforts of the ARA, the City and other institutions including:

- The ARA Central East Austin Master Plan and East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan (URP). Implementation of the URP is underway and this plan will not impact the ARA scope of work.
- The 11<sup>th</sup> Street Neighborhood Conservation Combining District (NCCD).
- Anderson Hill Redevelopment (former SCIP II Project).
- Carver Library and Museum Expansion Project.
- The Huston-Tillotson College Master Plan.

The CEA Neighborhood Plan was passed on first reading by the City Council on October 4, 2001. The goal of the Neighborhood Plan is to guide future development, preserve historic resources, protect existing residential areas, and provide opportunities to improve the quality of life for everyone in the neighborhood. Primary goals related to land use include historic preservation, housing, and encouraging commercial and mixed-use development on major corridors. The proposed zoning changes are consistent with these goals.

The City's Smart Growth Initiative includes an option for neighborhoods to add a Neighborhood Plan Combining District (NP) to the entire planning area. Generally, the purpose of the NP is to allow infill and mixed-use development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. Within the NP combining district are special uses that can be applied to a specific property or to the entire plan area. These options were adopted in April 2000 by City Council. The following are Special Uses allowed under a NP that can be applied to an entire planning area: Cottage Lot, Urban Home, Secondary Apartment, Small Lot Amnesty, and Corner Store. The following are special uses allowed only on specific sites: Neighborhood Urban Center, Neighborhood Mixed Use Building, and Residential Infill.

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The Central East Austin NPT is interested in applying five of the Smart Growth Special Uses to the Central East Austin Neighborhood, consistent with the plan. The proposed zoning change creates a NP covering the entire area. Three of the options would apply neighborhood wide: Secondary Apartment, Urban Home, and Small Lot Amnesty. The fourth option, Neighborhood Mixed Use Building Special Use would apply to Tracts 1-5, 7-11, 12a-e, 13-16, 17a-c, 18-34, 36-56, 57a-b, 58-60, 67, 68, 70-72, 85, 86, 96, 97, and 124-138. Staff also recommends the Neighborhood Urban Center Special Use for Tracts 11 and 130-138.

### BASIS FOR RECOMMENDATION

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Central East Austin Neighborhood Plan:

1. Preserve, restore, and recognize historic resources and other unique neighborhood features.  
Objective: Maintain and preserve the integrity of current residential districts.  
Objective: Identify and explore the creation of local, state, or federal historic districts or landmarks.
2. Create housing that is affordable, accessible, and attractive to a diverse range of people.  
Objective: Increase opportunities for home ownership.  
Objective: Increase the amount of housing units available.  
Objective: Maintain and create affordable, safe, well-managed rental housing.  
Objective: Preserve the existing housing stock.  
Objective: Make it possible for existing residents (both homeowners and renters) to stay.
3. Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.  
Objective: Recognize that this is an urban area and identify areas for increased residential density.  
Objective: Provide incentives for creating and maintaining neighborhood serving businesses.  
Objective: Increase mixed-use opportunities where appropriate on commercial corridors.  
Objective: Where appropriate, address mis-matches between desired land use and zoning.

### EXISTING CONDITIONS

#### Zoning and Land Use

##### Existing Land Use:

Single-Family	30%
Multifamily	2%
Office	1%
Commercial	3%
Mixed Use	0%
Industrial	1%
Civic/Open Space	24%
Transportation/ROW	29%
Vacant	10%



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Attachment ACENTRAL EAST AUSTIN NEIGHBORHOOD PLAN  
PROPOSED BASE DISTRICT ZONING CHANGES

Neighborhood Plan Combining District (NP)  
Conditional Overlay (CO)  
\*Neighborhood Mixed Use Bldg. Special Use  
\*Neighborhood Urban Center Special Use

The following table lists the properties with proposed base district zoning changes  
[for example: LI (Limited Industrial) to CS (Commercial Services)]. Tract numbers refer to the enclosed map.

TRACT	ADDRESS	OWNER	TAX ID	FROM	TO: staff recom.
1	1809 M L KING JR BV E	TARBOX VENTURES INC	0209090203	CS	CS-CO-MU-NP*
1	1810 CHCON ST	TARBOX VENTURES INC	0209090206	CS	CS-CO-MU-NP*
2	1709 M L KING JR BV E	TAYLOR BOBBY RAY	0209090104	LO	LO-MU-NP*
3	1804 CHCON ST	TARBOX VENTURES INC	0209090207	CS	CS-CO-MU-NP*
3	1808 18 ST E	TARBOX VENTURES INC	0209090210	SF-3, CS	SF-3, CS-CO-MU-NP*
4	1007 18 ST E	TOLLESON R MICHAEL	0209081003	LR-H	LR-H-MU-NP*
4	1007 18 ST E 1/2	TOLLESON R MICHAEL	0209081004	LR	LR-MU-NP*
4	1009 18 ST E	STERZING PHIL TRUSTEE	0209081005	LR	LR-MU-NP*
5	1408 WALLER ST	KUMAR-SALDANA SAVITRI	0209080505	GR	LO-MU-NP*
6	901 14 ST E	TEXAS OPTOMETRIC	0209080401	LO	SF-3-NP*
7	1408 13 ST E	OWENS MURRAY M	0209070908	CS	CS-CO-MU-NP*
8	808 13 ST E	DRYDEN S HOR	0209050119	CS-1, LR	CS-CO-MU-NP*
9	1191 NAVASOTA ST	PEASE ELLA	0207080301	LO	LO-MU-NP*
10	1171 SAN BERNARD ST	ZETA PHI BETA SORORITY	0207080301	LO-H	LO-H-MU-NP*
11	1180 BRANCH ST	TEXAS GENERAL	0208060404	CS-NCCD	CS-NCCD-NP**
11	0 INTERSTATE HY 35 N, 84% Int In 448 ac, OR 55, Div B	WARD LIQUOR STORE	0208060408	CS-NCCD	CS-NCCD-NP**
11	0 INTERSTATE HY 35 N, 84% Int In 448 ac, OR 55, Div B	WARD LIQUOR STORE	0208060406	CS-NCCD	CS-NCCD-NP**
11	0 BRANCH ST, 252 Acr of OR 55, Div B	TALASEK R D	0208060407	CS-CO-NCCD	CS-CO-NCCD-NP**
11	0 BRANCH ST, .049 Acr of OR 55, Div B	WARD LIQUOR STORE	0208060408	CS-1-NCCD	CS-1-NCCD-NP**
11	0 & 1101 INTERSTATE HY 35 N, .669 Acr of OR 55, Div B	TRAVIS COUNTY EMPLOYEES	0208060409	CS-NCCD	CS-NCCD-NP**
12a	809 10 ST E	ROCCA GREGORY J &	0208050409	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	813 10 ST E	ROCCA GREGORY J &	0208050410	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	817 10 ST E	ROCCA GREGORY J &	0208050411	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	801 10 ST E	ROCCA GREGORY J &	0208050412	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	805 10 ST E	ROCCA GREGORY J &	0208050413	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	807 10 ST E	ROCCA GREGORY J &	0208050414	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 10 ST E	ROCCA GREGORY J &	0208050415	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	815 10 ST E	ROCCA GREGORY J &	0208050416	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	812 9 ST E	ROCCA GREGORY J &	0208050417	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	810 9 ST E	ROCCA GREGORY J &	0208050418	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	816 9 ST E	ROCCA GREGORY J &	0208050419	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	812 9 ST E	ROCCA GREGORY J &	0208050420	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	810 9 ST E	ROCCA GREGORY J &	0208050421	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	808 9 ST E	ROCCA GREGORY J &	0208050422	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	0 8 ST E, W 12th of Lot 7, OR 1, Div B, Burchard	STATE OF TEXAS	0208050423	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 10 1/2 ST E	ROCCA GREGORY J &	0208050508	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	818 10 ST E	ROCCA GREGORY J &	0208050509	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	800 10 ST E	ROCCA GREGORY J &	0208050510	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 10 ST E A	ROCCA GREGORY J &	0208050511	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	808 10 ST E	ROCCA GREGORY J &	0208050512	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	806 10 ST E	ROCCA GREGORY J &	0208050513	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1004 SAN MARCOS ST	ROCCA GREGORY J &	0208050518	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	814 10 1/2 ST E	ROCCA GREGORY J &	0208050518	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	807 11 ST E	WOOTEN ANNE GREENWOOD	0208050564	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	809 11 ST E	ROCCA GREGORY J &	0208050565	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	811 11 ST E	ROCCA GREGORY J &	0208050566	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	813 11 ST E	ROCCA GREGORY J &	0208050567	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	816 11 ST E	ROCCA GREGORY J &	0208050568	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	817 11 ST E	ROCCA GREGORY J &	0208050569	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	807 11 ST E	ROCCA GREGORY J &	0208050570	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	811 11 ST E	ROCCA GREGORY J &	0208050571	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1018 SAN MARCOS ST	ROCCA GREGORY J &	0208050572	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1014 SAN MARCOS ST	ROCCA GREGORY J &	0208050573	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	1012 SAN MARCOS ST	ROCCA GREGORY J &	0208050574	CS-MU-NCCD	CS-MU-NCCD-NP*
12a	808 10 1/2 ST E	ROCCA GREGORY J &	0208050575	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	811 9 ST E	ROCCA GREGORY J &	0208050309	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	817 9 ST E	ROCCA GREGORY J &	0208050310	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	818 9 ST E	ROCCA GREGORY J &	0208050311	CS-MU-NCCD	CS-MU-NCCD-NP*
12b	816 9 ST E	ROCCA GREGORY J &	0208050312	CS-MU-NCCD	CS-MU-NCCD-NP*

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TRACT	ADDRESS	OWNER	TAX ID	FROM	TO: staff recom.
68	804 CHALMERS AV	HUSTON-TILLOTSON COLLEGE	0205080235	MF-4	GO-CO-NP
68	802 CHALMERS AV	HUSTON-TILLOTSON COLLEGE	0205080236	MF-4	GO-CO-NP
68	1628 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080237	MF-4	GO-CO-NP
68	1628 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080238	MF-4	GO-CO-NP
68	1624 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080239	MF-4	GO-CO-NP
68	1622 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080240	MF-4	GO-CO-NP
68	1618 9 ST E	HUSTON-TILLOTSON COLLEGE	0205080241	MF-4	GO-CO-NP
68	903 CONCHO ST	HUSTON-TILLOTSON COLLEGE	0205080242	MF-4	GO-CO-NP
68	903 CONCHO ST	HUSTON-TILLOTSON COLLEGE	0205080243	MF-4	GO-CO-NP
67	1803 13 ST E	MT OLIVE BAPTIST CHURCH	0205080240	CS, MF-4	CS-CO-MU-NP*, MF-4
68	1160 CHICON ST	MOUNT OLIVE BAPTIST	0205080242	CS	CS-CO-MU-NP*
69	0 CHICON ST, 13030808 & 780228 & 380228, Oil St, Div B	HOUSING AUTHORITY OF	0205080248	CS	MF-4-NP
69	1143 SALINA ST	HOUSING AUTHORITY OF	0205080249	CS, MF-4	MF-4-NP
70	1801 ROSEWOOD AV	ROSEWOOD MISSIONARY	0205080251	CS	CS-CO-MU-NP*
70	1803 ROSEWOOD AV	ROSEWOOD MISSIONARY	0205080252	CS	CS-CO-MU-NP*
70	1809 ROSEWOOD AV	ROSEWOOD MISSIONARY	0205080253	CS	CS-CO-MU-NP*
70	1813 ROSEWOOD AV	POTTS DORIS ATTAL ET AL	0205080254	CS	CS-CO-MU-NP*
70	1819 ROSEWOOD AV	AINSWORTH FORREST	0205080255	CS	CS-CO-MU-NP*
70	1148 CHICON ST	ROSEWOOD MISSIONARY	0205080256	CS	CS-CO-MU-NP*
70	0 CHICON, 230308, Oil St, Div B	POTTS DORIS ATTAL ET AL	0205080257	CS	CS-CO-MU-NP*
71	2101 ROSEWOOD AV	SHACKLES C J	0206100249	CS	CS-CO-MU-NP*
72	2103 ROSEWOOD AV	MAVS GENE A	0206100251	CS	CS-CO-MU-NP*
73	1148 NORTHWESTERN AV	SNEED OLA LEE MRS	0206100251	MF-4	SF-3-NP
73	1148 NORTHWESTERN AV 1/2	DAVIDSON JOHN EDDIE & ORTENCIO	0206100252	MF-4	SF-3-NP
73	1148 NORTHWESTERN AV	MARTINEZ GILBERT M	0206100253	MF-4	SF-3-NP
73	1144 NORTHWESTERN AV	GARCIA FELIPE & MARIA	0206100254	MF-4	SF-3-NP
73	1142 NORTHWESTERN AV	WALKER GLADYS	0206100255	MF-4	SF-3-NP
74	1139 POQUITO ST	NORRIS EDGAR W	0206100240	MF-4	SF-3-NP
74	1139 POQUITO ST 1/2	MOSSBY JAMES E JR &	0206100241	MF-4	SF-3-NP
74	1141 POQUITO ST	JONES ESTER	0206100242	MF-4	SF-3-NP
74	1141 POQUITO ST 1/2	ALEJO BANTOS	0206100243	MF-4	SF-3-NP
74	1143 POQUITO ST	CITY OF AUSTIN	0206100244	MF-4	SF-3-NP
74	1143 POQUITO ST	MCCULLOUGH OTIS	0206100245	MF-4	SF-3-NP
74	1145 POQUITO ST	HART BERNICE	0206100246	MF-4	SF-3-NP
74	1145 POQUITO ST 1/2	MCMILLAN BILLY R &	0206100247	MF-4	SF-3-NP
75	1138 NORTHWESTERN AV	FIGUEROA JULIAN	0206100207	MF-4	SF-3-NP
75	1134 NORTHWESTERN AV	ESPINOSA REYNALDA	0206100208	MF-4	SF-3-NP
75	1138 NORTHWESTERN AV	CITY OF AUSTIN	0206100209	MF-4	SF-3-NP
75	1132 NORTHWESTERN AV	MARRELL ALLEN L	0206100210	MF-4	SF-3-NP
75	1130 NORTHWESTERN AV	MEDINA REYES	0206100211	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV 1/2	RICHARDSON JAMES M	0206100212	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV	LOPEZ EVA	0206100213	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV	SIMENTAL MADELENO	0206100214	MF-4	SF-3-NP
75	1128 NORTHWESTERN AV	AZAR SAM	0206100215	MF-4	SF-3-NP
75	1118 NORTHWESTERN AV	WILEY THOMAS E JR	0206100216	MF-4	SF-3-NP
75	1118 NORTHWESTERN AV	WILEY THOMAS E JR	0206100217	MF-4	SF-3-NP
75	1123 POQUITO ST 1/2	HOLMES ETHEL NELL	0206100218	MF-4	SF-3-NP
75	1135 POQUITO ST	THOMAS MARY ANN & LEON	0206100219	MF-4	SF-3-NP
75	1135 POQUITO ST 1/2	ANDERSON MIKE	0206100220	MF-4	SF-3-NP
75	1137 POQUITO ST	JONES RUTHIE MAE &	0206100221	MF-4	SF-3-NP
77	1114 NORTHWESTERN AV	DEAN EMMA J &	0206100219	MF-4	SF-3-NP
77	2508 WALTER ST	BRAY REGINALD S	0206100222	MF-4	SF-3-NP
77	2504 WALTER ST	ELLISON SHAWN C	0206100223	MF-4	SF-3-NP
77	2502 WALTER ST	LARA GUSTAVO & ROSANA	0206100224	MF-4	SF-3-NP
77	2500 WALTER ST	TELLO JUANITA ALVAREZ	0206100225	MF-4	SF-3-NP
78	1127 POQUITO ST	PUEENTE ARMANDO & MARGARITA	0206100226	MF-4	SF-3-NP
78	1129 POQUITO ST	SEPEDA GLORIA	0206100227	MF-4	SF-3-NP
78	1131 POQUITO ST	BILLINGSLEY JOHNSON	0206100228	MF-4	SF-3-NP
78	1131 POQUITO ST 1/2	ALEXANDER MILTON	0206100229	MF-4	SF-3-NP
79	2507 WALTER ST	SCOTT GWENDOLYN	0206101201	MF-4	SF-3-NP
79	1108 NORTHWESTERN AV	SANTANA PERDO L &	0206101202	MF-4	SF-3-NP
79	2504 BRYAN ST	GARCIA VICTORINA	0206101203	MF-4	SF-3-NP
79	2503 WALTER ST	MIRELES BARBARA PEREZ	0206101204	MF-4	SF-3-NP
80	2412 BRYAN ST	CITY OF AUSTIN	0206100221	MF-4	SF-3-NP
80	2410 BRYAN ST	MCHALE KEVIN	0206100224	MF-4	SF-3-NP
80	2408 BRYAN ST	MCHALE KEVIN	0206100225	MF-4	SF-3-NP
80	2408 BRYAN ST	AVALES NORMA	0206100226	MF-4	SF-3-NP
80	2404 BRYAN ST	VILLARREAL ELIAS & MARIA M	0206100227	MF-4	SF-3-NP
80	2402 BRYAN ST	PROUITT ELIJAH	0206100228	MF-4	SF-3-NP
80	2400 BRYAN ST	CITY OF AUSTIN	0206100229	MF-4	SF-3-NP

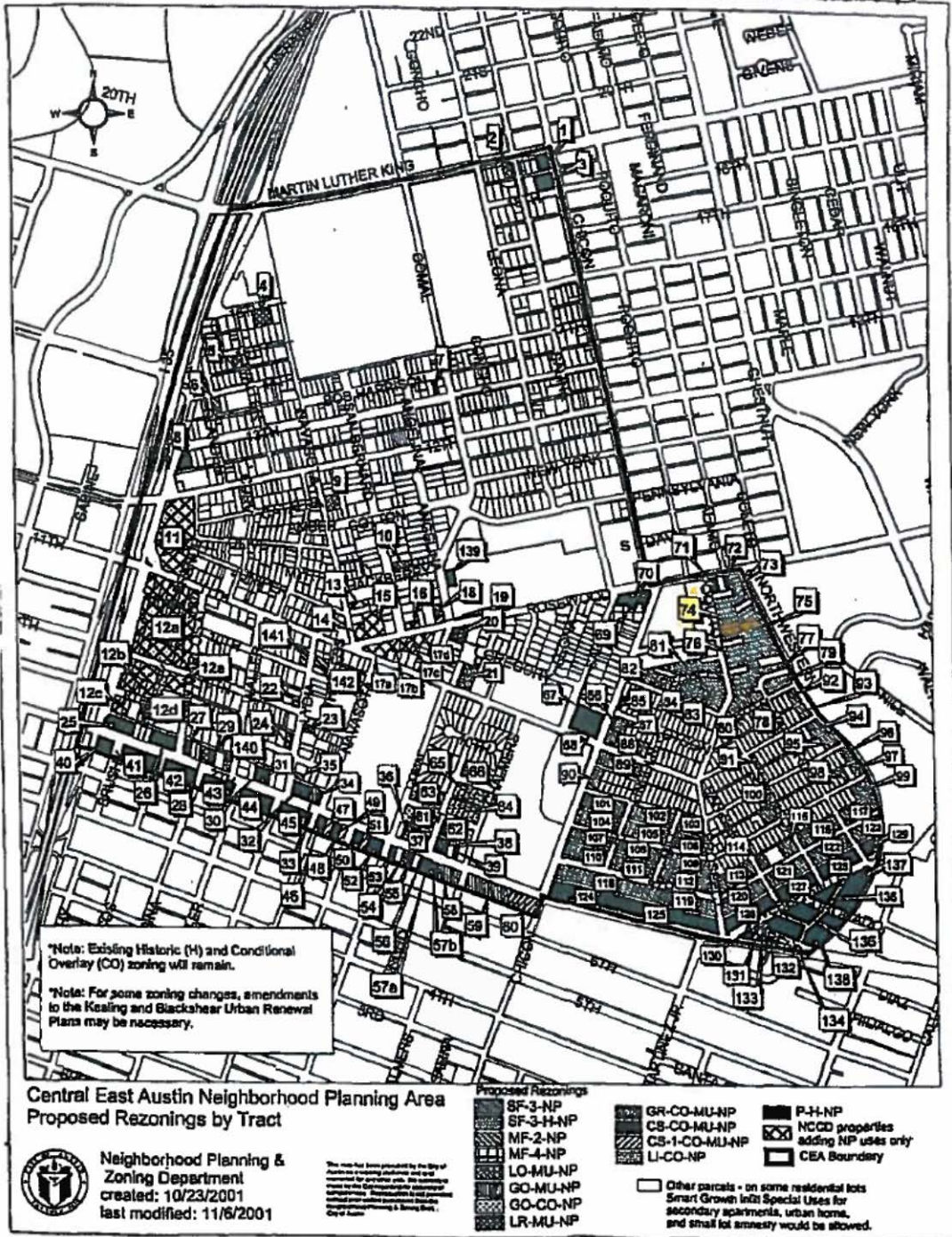
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Rhoades, Wendy

**From:** Meredith, Maureen  
**Sent:** Tuesday, October 11, 2016 9:26 AM  
**To:** [REDACTED]; Rex Bowers ([REDACTED]); Paul Barnes ([REDACTED])  
**Cc:** Rhoades, Wendy; Walters, Mark  
**Subject:** FW: Please postpone or deny Item E-01--Initiation of rezoning. 1139 1/2 Poquito Street  
**Attachments:** btw eastside to bowers and barnes.pdf; mosby to btw eastside.pdf

Gayle, Rex, and Paul:  
FYI.  
Maureen

**From:** OCEAN Contact Team  
**Sent:** Tuesday, October 11, 2016 8:24 AM  
**To:** Oliver, Stephen - BC; Kazi, Faye - BC; White, Trinity - BC; Shieh, James - BC; McGraw, Karen - BC; Zaragoza, Nuria - BC; Seeger, Patricia - BC; Thompson, Jeffrey - BC; Wilson, Michael - BC; Nuckols, Tom - BC; PineyroDeHoyos, Angela - BC; Vela, Jose - BC; Mathias, Jayme - BC; Meredith, Maureen; [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
**Cc:** Houston, Ora; [cj.huchins@austintexas.gov](mailto:cj.huchins@austintexas.gov); Nathan Jones; Thomas Van Dyke, Sr.; Tracy Witte; David Thomas; nell.pete; Maegan Ellis  
**Subject:** Please postpone or deny Item E-01--Initiation of rezoning, 1139 1/2 Poquito Street

Dear Chair Oliver, Vice Chair Kazi, Commissioner White and Planning Commission:

The Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan contact team for Central East Austin in District 1, respectfully requests postponement or denial of Item E-01.

Staff represented to us in a meeting last week that they first spoke with one of the new owners (Rex Bowers) and Ms. Gayle Rosenthal (an adjacent property owner and real estate agent) about rezoning 1139 ½ Poquito Street from SF-3 to MF-4 in late 2015, long before Mr. Bowers and his partner Paul Barnes purchased the property and many others in East Austin in March 2016. In all that time, neither the previous owners nor the new owners contacted Blackshear-Prospect Hill Neighborhood Association or OCEAN regarding any proposed change of zoning or redevelopment of the property.

Neither the neighborhood, adjacent neighbors, nor the contact team has had time to meet to publicly discuss the proposed initiation of rezoning, which, when achieved, will enable the Acting Assistant Director, Mr. Jerry Rusthoven, to initiate a neighborhood plan amendment out of cycle to also "correct" the property's FLUM designation. Based on our conversation with Staff last week, OCEAN officers are not convinced that either the zoning or the FLUM designation are in error.



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Please allow OCEAN at least one month to gather more facts and collect stakeholder input, and please encourage Mr. Bowers and Mr. Barnes to reach out to OCEAN and Blackshear-Prospect Hill Neighborhood Association, which so far they have not done despite Ms. Meredith's representation to us that she has encouraged them to do so.

Thank you for your thoughtful attention to this case and for your service to Austin.

Sincerely,

Nate Jones

President, Organization of Central East Austin Neighborhoods



