

**ZONING CHANGE REVIEW SHEET**

P.C. DATE: December 8, 2020

CASES: C14-2020-0105 David Chapel Missionary Baptist Church Tract 1  
C14-2020-0106 David Chapel Missionary Baptist Church Tract 3  
C14-2020-0107 David Chapel Missionary Baptist Church Tract 4

ADDRESSES: Tract 1- 2201, 2203, 2205, 2207, 2209, 2211 E. MLK Jr. Blvd. and 1807 Ferdinand St.  
Tract 3 - 2301 E. Martin Luther King Jr. Boulevard  
Tract 4 - 1803, 1805, and 1807 Chestnut Avenue

AREA: Tract 1 - 1.563 acres (68,075 square feet)  
Tract 3 - 0.4089 acres (17,813 square feet)  
Tract 4 - 0.4089 acres (17,813 square feet)

DISTRICT AREA: 1

OWNER: David Chapel Missionary Baptist Church (Joseph C. Parker, Jr.)

APPLICANT: Husch Blackwell (Nikelle Meade)

ZONING FROM: Tract 1 – P-NP  
Tract 3 – P-NP  
Tract 4 – P-NP and SF-3-NP

ZONING TO: CS-MU-V-NP (all tracts)

SUMMARY STAFF RECOMMENDATION:

**Staff recommends CS-MU-V-CO-NP for Tract 1 and Tract 3**, with the following conditions:

1. The following land uses shall be prohibited: Adult oriented business (any type), Automotive sales, Automotive repair services, Campground, Equipment sales, Maintenance and service facilities, Vehicle storage, Monument retail sales, Limited warehousing and distribution, Automotive washing (of any type), Agricultural sales and services, Automotive rentals, Drop-off recycling collection facilities, Exterminating services, Kennels, Equipment repair services, and Pawn shop services.
2. The following land uses shall be conditional: Service station, Laundry services, and Construction sales and services.

**Staff recommends LO-MU-CO-NP for Tract 4**, with the following prohibited land uses: Medical offices (exceeding 5,000 square feet).

PLANNING COMMISSION RECOMMENDATION:

December 8, 2020:

November 10, 2020: Postponed to December 8, 2020 on the consent agenda at the request of staff.

October 27, 2020: Postponed to November 10, 2020 on the consent agenda at the request of staff.

CITY COUNCIL DATE:

December 3, 2020:

November 12, 2020: Postponed to December 3, 2020 on the consent agenda at the request of staff.

ORDINANCE READINGS: 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin

PHONE: 512-974-2122

e-mail: heather.chaffin@austintexas.gov

ISSUES:

The proposed rezonings are for properties owned and occupied by David Chapel Missionary Baptist Church which intends to move the congregation to a new location.

The parties have discussed and are working toward the long-term relocation and preservation of the David Chapel sanctuary building which was designed by renowned architect John Chase, the first licensed African American architect in the state of Texas and the first African American to serve on the United States Commission of Fine Arts. The goal is to relocate the structure to a location where it can be accessible as a public building in perpetuity.

Additionally, the applicant and the Chestnut Neighborhood Plan Contact Team (CNPCT) have agreed to a list of conditions and alternate zoning categories that are outlined in the attached letter. ***Please see Exhibit C – Neighborhood Letter.***

DEPARTMENT COMMENTS:

The rezoning tracts are located south of East Martin Luther King, Jr. Boulevard (East MLK) between Ferdinand Street and Maple Avenue. Tract 1 is at the southwest corner of E MLK and Chestnut Street; Tract 3 is immediately to the east across Chestnut Avenue. Tracts 3 and 4 are separated by a lot zoned LR-MU-CO-NP which is developed with a single family residence. Tract 4 has frontage on Chestnut Street. All three tracts are under the same ownership and zoned P-NP. Tract 1 is developed with the David Chapel Missionary Baptist Church and related buildings; Tracts 3 and 4 are used as accessory parking for the church. Surrounding land uses along East MLK include medical offices, restaurant (limited), personal services, professional and administrative offices, and single family residential land uses. These properties have a mix of zoning, including CS-MU-V-CO-NP, LO-MU-V-CO-NP and SF-3-HD-NP (the Rogers Washington Holy Cross Historic District). To the south, southwest, and east of the rezoning properties is a single family residential neighborhood zoned SF-3-NP. This segment of East MLK is a Core Transit Corridor. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

The applicant is requesting CS-MU-V-NP for all three tracts but has worked with the NPCT to agree on some conditions and different zoning categories. The NPCT supports the applicant's request of CS-MU-V-NP on Tracts 1 and 3 and supports the alternative of GR-MU-V-CO-NP on Tract 4. In addition to some site development standards, the NPCT proposes the following prohibited land uses on Tract 4: Automotive rentals, Automotive repair services, Automotive sales, Automotive washing, Bail bonds, Commercial off-street parking, Drop off recycling, Outdoor entertainment, Pawn shop, Pedicab storage and dispatch, and Service Station. The applicant agrees with the NPCT recommendation.

Staff recommends CS-MU-V-CO-NP on Tracts 1 and 3 with a conditional overlay (CO) prohibiting several intense land uses. The conditional overlay recommended by staff reflects the conditional overlay of the nearby CS-MU-V-CO-NP property west of Tract 1. This recommendation would provide consistent and orderly planning and would treat the similarly situated parcels in a similar manner.

Staff recommends LO-MU-CO-NP for Tract 4. Tract 4 is surrounded by SF-3-NP zoning for several blocks to the west, east, and south, and these properties are developed accordingly. The property immediately adjacent to the north is zoned LR-MU-CO-NP and is also developed with a single family residence. The conditional overlay on that property prohibits several land uses: Art and craft studio (limited) Consumer repair services, Food sales, Off-site accessory parking, Plant nursery, Restaurant (limited), Custom manufacturing, Cultural services, Hospital services (limited), Consumer convenience services, Financial services, Medical offices, Pet services, Restaurant (drive-in, fast food), Service station, Club or lodge, and Guidance services. Tract 4 is located mid-block on Chestnut

Avenue, which is predominately zoned and used for single family residences for several blocks in both directions, with commercial zoning only at intersections with Manor Road, East MLK and East 14<sup>th</sup> Street. The CS-MU-V-NP request by the applicant and the GR-MU-V-CO-NP are both significantly more intensive than the adjacent LR-MU-CO-NP property and would create a step-up in intensity moving from the East MLK corridor into this single family neighborhood. City Code defines CS zoning as “the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.” Code also defines GR as “the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.” Staff recommends LO-MU-NP as a step-down in intensity from East MLK into the neighborhood. This would allow office and a few low-intensity commercial uses, as well as residential.

Staff has received correspondence regarding the proposed rezonings. ***Please see Exhibit D-Correspondence.***

#### BASIS OF RECOMMENDATION

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

Granting CS-MU-V-CO-NP on Tract 1 and 3 would be consistent with nearby properties along East MLK.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

Granting LO-MU-CO-NP on Tract 4 would provide a transition from the commercial zoning along East MLK to the single family zoning to the south.

#### EXISTING ZONING AND LAND USES:

|              | ZONING   | LAND USES  |
|--------------|--|--|
| <i>Site</i>  | P-NP   | Religious assembly, Off site accessory parking   |
| <i>North</i> | CS-MU-V-CO-NP,<br>LO-V-MU-CO-NP,<br>SF-3-HD-NP | Administrative/Business office, Professional office,<br>Personal services, Single family residential |
| <i>South</i> | SF-3-NP  | Single family residential  |
| <i>East</i>  | SF-3-NP  | Single family residential  |
| <i>West</i>  | CS-MU-V-CO-NP, SF-3-NP                         | Medical offices, Restaurant (limited), Single family residential                                     |

#### CASE HISTORIES:

There are no recent rezoning cases in the vicinity in the past ten years.

NEIGHBORHOOD PLAN AREA: Chestnut

TIA: Deferred to site plan(s)

WATERSHED: Boggy Creek

EXISTING STREET CHARACTERISTICS:

| Name             | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|------------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| E. MLK           | ~58'         | 80'               | 40'      | 3                   | Yes       | Yes           | Yes                           |
| Ferdinand Street | ~47'         | Existing          | 30'      | 1                   | No        | No            | No                            |
| Chestnut Avenue  | ~60'         | 74'               | 40'      | 3                   | Yes       | Yes           | No                            |
| Public Alley     | 20'          | Existing          | 20'      | 0                   | No        | No            | No                            |

NEIGHBORHOOD ORGANIZATIONS:

|  |  |
|--|--|
| Rodgers Washington Holy Cross                    | East Austin Conservancy                      |
| Del Valle Community Coalition                    | Preservation Austin                          |
| Austin Neighborhoods Council                     | Friends of Austin Neighborhoods              |
| Neighborhood Empowerment Foundation              | Neighbors United for Progress                |
| Chestnut Addition Neighborhood Assoc.            | Sierra Club, Austin Regional Group           |
| Homeless Neighborhood Association                | Austin ISD                                   |
| Blackland Neighborhood Association               | Austin Lost and Found Pets                   |
| Chestnut Neighborhood Plan Contact Team          | Upper Boggy Creek Neighborhood Planning Team |
| Chestnut Neighborhood Revitalization Corporation |  |

ADDITIONAL STAFF COMMENTSEnvironmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

#### Site Plan

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. This section of East MLK is a Core Transit Corridor.

SP 4. The site is subject to compatibility standards.

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

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

#### Parkland

PR1: Parkland dedication will be required for any new residential units proposed by this development, mixed use with CS-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu or land will be allowed.

#### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient existing right-of-way for Ferdinand Street and the public alley. Up to 40' of right-of-way should be dedicated from the existing centerline of E. MLK and 34' of right-of-way from the existing centerline of Chestnut Avenue should be dedicated at the time of subdivision or site plan. The traffic impact analysis will be deferred to the time of site plan application when land uses and intensities will be known.

| Name             | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|------------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| E. MLK           | ~58'         | 80'               | 40'      | 3                   | Yes       | Yes           | Yes                           |
| Ferdinand Street | ~47'         | Existing          | 30'      | 1                   | No        | No            | No                            |
| Chestnut Avenue  | ~60'         | 74'               | 40'      | 3                   | Yes       | Yes           | No                            |
| Public Alley     | 20'          | Existing          | 20'      | 0                   | No        | No            | No                            |

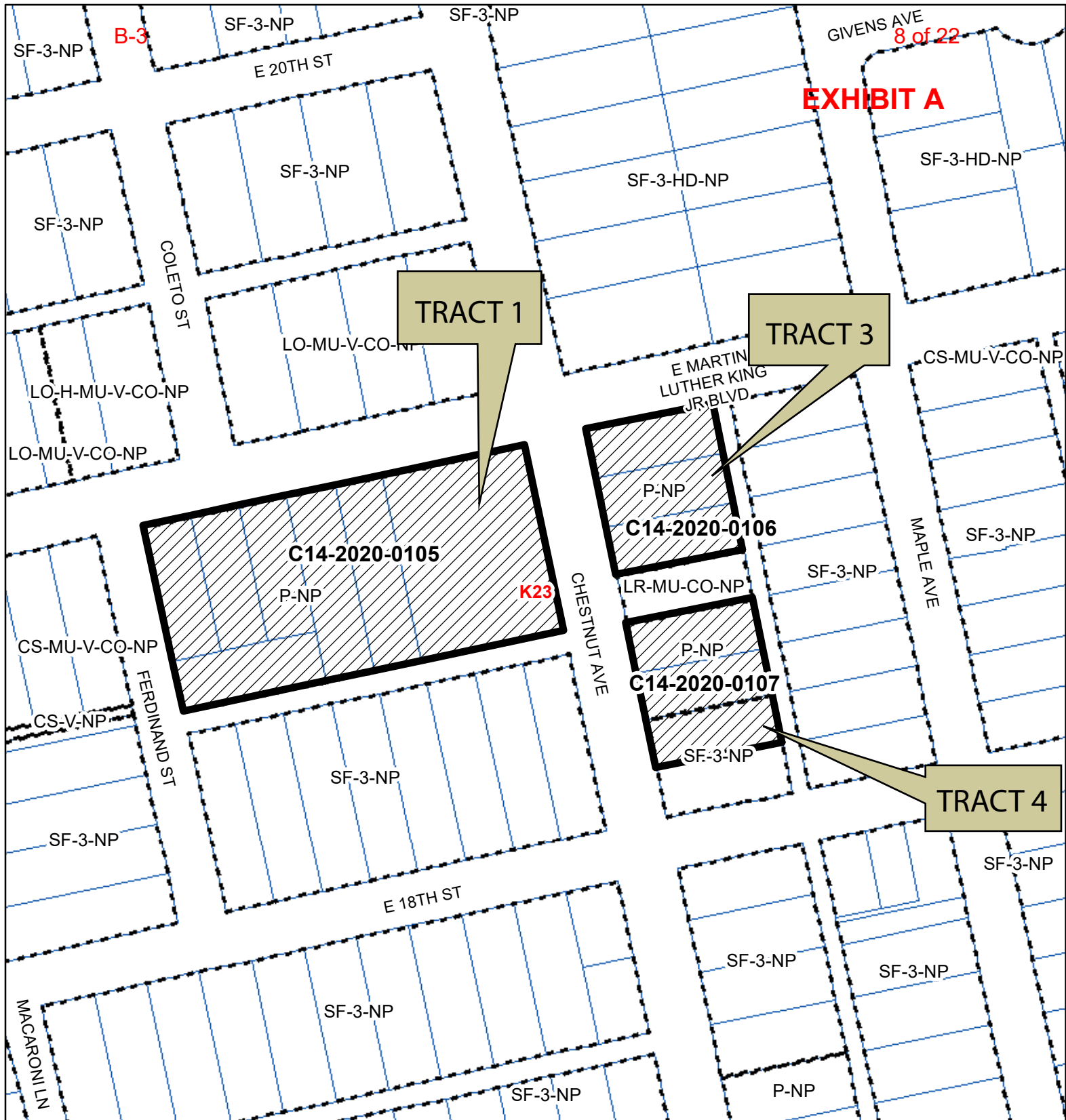
#### Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water utilities. There is currently no public wastewater service available to this tract. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required.

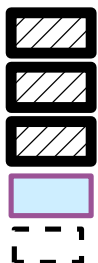
Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

#### INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Exhibit
- C. Neighborhood Letter
- D. Correspondence



**David Chapel Missionary Baptist Church Tracts 1, 3, 4**



C14-2020-0105 - Tract 1  
 C14-2020-0106 - Tract 3  
 C14-2020-0107 - Tract 4  
 Creek Buffers  
 ZONING BOUNDARY

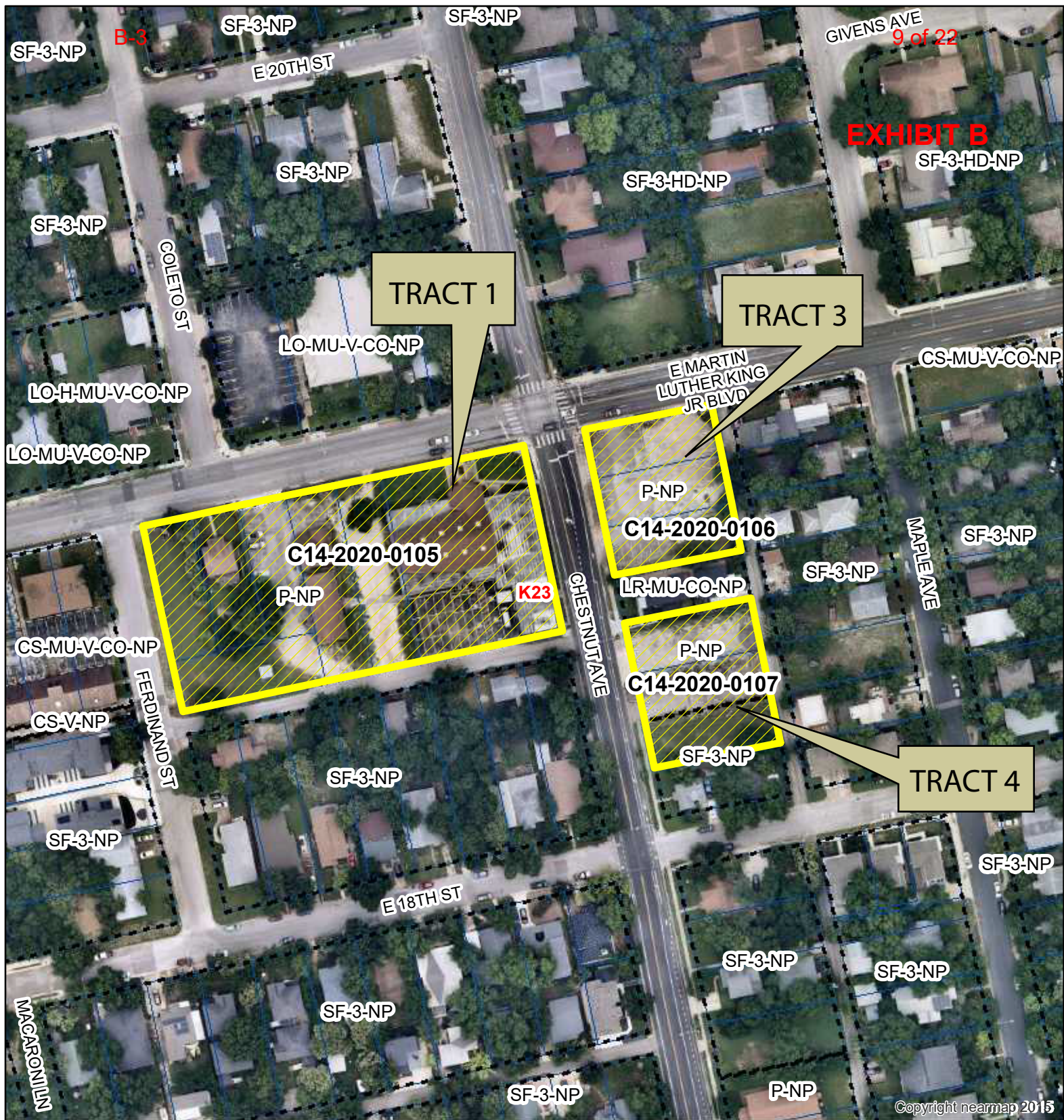
ZONING CASE#: C14-2020-0105, C14-2020-0106, C14-2020-0107  
 LOCATION: 2301 E Martin Luther King Jr. Blvd  
 1803, 1805, and 1807 Chestnut Ave  
 SUBJECT AREA: 1.563, .4089, .4089 Acres  
 GRID: K23  
 MANAGER: Heather Chaffin



1" = 125'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





**David Chapel Missionary Baptist Church Tracts 1, 3, 4**



- C14-2020-0105 - Tract 1
- C14-2020-0106 - Tract 3
- C14-2020-0107 - Tract 4
- Creek Buffers
- ZONING BOUNDARY

ZONING CASE#: C14-2020-0105, C14-2020-0106,  
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November 30, 2020

## EXHIBIT C

City of Austin Planning Commission

**Re: NPA-2019-0003.01 – David Chapel Missionary Baptist Church**  
**C14-2020-0105 – David Chapel Missionary Baptist Church Tract 1**  
**C14-2020-0106 – David Chapel Missionary Baptist Church Tract 3**  
**C14-2020-0107 – David Chapel Missionary Baptist Church Tract 4**

### Recommendation:

This letter is to inform the Planning Commission that the Chestnut Neighborhood Plan Contact Team has voted to support the proposed rezoning and FLUM revisions to our Neighborhood Plan for the David Chapel properties listed, including a Conditional Overlay on Tract 4.

### Rationale:

Dear Planning Commissioners,

We greatly appreciate David Chapel Missionary Baptist Church and their lasting positive influence on the Chestnut Neighborhood. While we are sad to see them leave Chestnut, we are also excited for them as they embark on a new chapter in their long history. That said, we are pleased to inform you that the Chestnut Neighborhood Plan Contact Team has voted to support of the proposed rezoning of properties and FLUM revisions as follows:

*Tract 1* (1807 Ferdinand Street & 2201, 2203, 2205, 2207, 2209, 2211 East MLK, Jr. Blvd.)

Proposed Zoning: CS-V-MU-NP

Proposed FLUM: Mixed-Use

*Tract 3* (2301 East MLK, Jr. Blvd.)

Proposed Zoning: CS-V-MU-NP

Proposed FLUM: Mixed-Use

*Tract 4* (1803, 1805, & 1807 Chestnut Avenue)

Proposed Zoning: GR-V-MU-CO-NP

Proposed FLUM: Mixed-Use

\*The Contact Team & Applicant have agreed to a Conditional Overlay on Tract 4. The Conditional Overlay is to modify the GR Site Development Standards to be the following:

|                            |          |                   |       |
|----------------------------|----------|-------------------|-------|
| Minimum Lot Size:          | 5,750 SF | Minimum Setbacks: |       |
| Minimum Lot Width:         | 50 FT    | Front Yard        | 25 FT |
| Maximum Building Coverage: | 50%      | Street Yard       | 15 FT |
| Maximum Floor Area Ratio:  | 0.5:1    | Int. Side Yard    | N/A   |
| Maximum Height:            | 40 FT    | Rear Yard         | N/A   |

\*\*The Conditional Overlay shall also serve to prohibit the following uses on Tract 4:

Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing  
Bail Bonds  
Commercial Off-Street Parking

Drop Off Recycling  
Outdoor Entertainment  
Pawn Shop  
Pedicab Storage & Dispatch  
Service Station

The Chestnut Neighborhood Plan Contact Team spent a great deal of time working closely with the David Chapel team on these cases to reach this mutually beneficial proposal; particularly the Conditional Overlay on Tract 4. Therefore, we respectfully request the Planning Commission approve these cases as outlined above.

Sincerely,



David Carroll  
Vice-Chair  
Chestnut Neighborhood Plan Contact Team

**EXHIBIT D**

**From:** Roric Fink  
**Sent:** Thursday, October 8, 2020 1:25 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Rezoning

\*\*\* External Email - Exercise Caution \*\*\*

Case C14-2020-0105  
Case C14-2020-0107  
And ???

Heather,

Just trying to figure out what is happening with the David Chapel Missionary Baptist Church? It was previously all under one rezoning application. Now it seems they have broken it up into at least two (probably 3 or 4?) separate zoning applications. Has the project scope changed? Is it easier to get smaller properties passed? Is this all part of one vertical mixed use building project?

Is there anything that can be done to fight this rezoning? It seems that although there is a lot of CS-MU-V-NP housing in the area, there is nothing within at least ½ mile in all directions. It seems like this isn't what this part of the neighborhood is centered around, especially with a historic district across the street? I am also concerned with reduced views and dropping of property values in the immediate area.

Let me know and thanks

Roric Fink  
1814 Maple Ave  
512-748-4082

**From:** Malik, Brenda  
**Sent:** Monday, October 26, 2020 11:27 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Case Number: C14-2020-0105

Hi Heather,

Please add me to Citizen Comments on this case in opposition for the October 27th Hearing. My number is 512-653-8750.

Thanks,  
Brenda Malik  
Rogers-Washington-Holy Cross Neighborhood Association



### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0105

Contact: Heather Chaffin, 512-974-2122

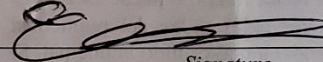
Public Hearing: Oct 27, 2020, Planning Commission  
Nov 12, 2020, City Council

ALAN HAMPTON

Your Name (please print)

2106 EAST 20TH

Your address(es) affected by this application



Signature

☒ I am in favor  
☐ I object

11-6-2020  
Date

Daytime Telephone: \_\_\_\_\_

Comments: NO OBJECTION TO THEIR PLANS

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

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

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)



## PUBLIC HEARING INFORMATION

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo en línea a través de internet y tiene la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para información sobre cómo participar en la audiencia pública en línea a través de internet. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning. However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Written comments must be submitted to the board or commission (15 of 22 the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0107

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Oct 27, 2020, Planning Commission  
Nov 12, 2020, City Council

*V. Sandra Kirk*

Your Name (please print)

*1908 Maple Avenue*

Your address(es) affected by this application

*V. Sandra Kirk*

Signature

*11/3/2020*

Date

Daytime Telephone: *(512) 447-1058*

Comments: *Although I have not objected to other rezonings in the David Chapel Church's case, I oppose this one because this zoning is too intense and incompatible with the single-family homes on Maple Avenue that it backs up to. I do not oppose a mixed-use, but the vertical general commercial is incompatible w/ SFB.*

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

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

☐ I am in favor  
☒ I object

## INFORMACIÓN DE AUDIENCIA PÚBLICA

B-3

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo en línea a través de internet y tiene la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para información sobre cómo participar en la audiencia pública en línea a través de internet. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgará una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2020-0106

Persona designada: Heather Chaffin, 512-974-2122

Audiencia Publica: Oct 27, 2020, Planning Commission

Nov 12, 2020 City Council

LAWRENCE BROWN JR

Su nombre (en letra de molde)

☒ I am in favor  
☐ I object

1800 FERNAND ST AUSTIN

Su domicilio(s) afectado(s) por esta solicitud 78702

Firma

Fecha

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

O: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)



## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo en línea a través de internet y tiene la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para información sobre cómo participar en la audiencia pública en línea a través de internet. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

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Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2020-0105

Persona designada: Heather Chaffin, 512-974-2122

Audiencia Publica: Oct 27, 2020, Planning Commission  
Nov 12, 2020, City Council

Su nombre (en letra de molde)

LAURENCE BROWN JR

Su domicilio(s) afectado(s) por esta solicitud

1800 FERDINAND ST AUSTIN, TX 78702

Firma

Fecha

Daytime Telephone: 512-477-1549

Comments:

☒ I am in favor  
☐ I object

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin  
Planning & Zoning Department

Heather Chaffin

P. O. Box 1088  
Austin, TX 78767-8810

O: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

## PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2020-0105**  
**Contact: Heather Chaffin, 512-974-2122**  
**Public Hearing: Oct 27, 2020, Planning Commission**  
**Nov 12, 2020, City Council**

Molly Martin

Your Name (please print)

1805 Maple Ave Austin Tx 78702

Your address(es) affected by this application

[Signature]

Signature

10/17/20

Date

Daytime Telephone: 512-586-9833

Comments:

I strongly object to this  
rezoning

☐ I am in favor  
☒ I object

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

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

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

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Case Number: C14-2020-0107

Contact: Heather Chaffin, 512-974-2122

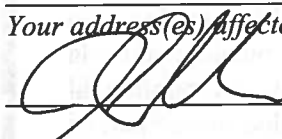
Public Hearing: Oct 27, 2020, Planning Commission  
 Nov 12, 2020, City Council

JOHN MAURO

Your Name (please print)

1809 Chestnut Ave

Your address(es) affected by this application



Signature

☐ I am in favor  
☒ I object

10/25/2020  
 Date

Daytime Telephone: 315 406 7961

Comments: I have spent nearly 1 year working with Husch Blackwell to come to a compromise, but sadly they rejected any effort. The CS-MU-VNP zoning puts my house directly between two towering structures dwarfing my home and yard. I object and recommend an LR MU or SF zoning to preserve the neighborhood.

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

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)



## PUBLIC HEARING INFORMATION

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Written comments must be submitted to the board or commission <sup>20 of 22</sup> (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0107

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Oct 27, 2020, Planning Commission

Nov 12, 2020, City Council

Ms. Dra Houston

Your Name (please print)

1902 Maple Ave

Your address(es) affected by this application

D Houston

Signature

Daytime Telephone: 512-472-2951

☐ I am in favor  
☒ I object

19 Oct. 2020

Date

Comments:

Continue to object to the  
deconstruction of the historic  
Church. Physical example of  
the work of the 1st Black male to graduate

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

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

from the  
School of Arch  
from U.T

## PUBLIC HEARING INFORMATION

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Case Number: C14-2020-0106  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: Oct 27, 2020, Planning Commission  
Nov 12, 2020, City Council

Ms. Ora Houston  
Your Name (please print)

1902 Maple Ave.  
Your address(es) affected by this application

Ora Houston  
Signature

☐ I am in favor  
☒ I object

19 Oct. 2020  
Date

Daytime Telephone: 512-472-2951

Comments:

Continue to object to the destruction  
of the historic church  
Soon all physical structures  
of historic East Austin will be gone

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Heather Chaffin  
P. O. Box 1088  
Austin, TX 78767-8810

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

## PUBLIC HEARING INFORMATION

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**Case Number: C14-2020-0106**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Oct 27, 2020, Planning Commission  
 Nov 12, 2020, City Council**

Molly Martin

Your Name (please print)

☐ I am in favor  
☒ I object

1805 Maple Ave, Austin, Tx 78702

Your address(es) affected by this application

Heather Chaffin

Signature

10/17/20  
 Date

Daytime Telephone: 512-586-9873

Comments:

I strongly object to this  
rezoning

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

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Or: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)