

Thursday, February 01, 2007

[Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 58

Subject: NPA-06-0009.01 - University Enterprises - Conduct a public hearing and approve an ordinance amending Ordinance No. 011213-41, the Central East Austin Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, by amending the future land use map from single family to community commercial for the property located at 1901-1903 E 11th Street Staff Recommendation: To deny community commercial designation. Planning Commission Recommendation: To deny community commercial designation. Applicant: University Enterprises (Bertha Means) Agent: Carter Design Group (Donna Carter). City Staff: Robert Heil, 974-2330

**Additional Backup
Material**

(click to open)

- ☐ [Ordinance](#)
- ☐ [Staff Report](#)

For More Information:

**NEIGHBORHOOD PLAN AMENDMENT AND
ZONING CHANGE REVIEW SHEET**

CASE: NPA-06.0009.01 & C14-06-0159

PC DATE: October 24, 2006

ADDRESS: 1901 & 1903 E. 11th Street and 1904 College Row

APPLICANT: Berta Means **AGENT:** - Carter Design Associates (Donna Carter)

LAND USE FROM Single Family **TO:** Mixed Use

ZONING FROM: SF-3--NP **TO:** GR-MU-NP

AREA: 0.382 acres

STAFF RECOMMENDATION :

Staff recommends denial of the plan amendment and zoning request

PLANNING COMMISSION RECOMMENDATION:

October 24, 2006:

APPROVED STAFF'S RECOMMENDATION TO DENY REQUEST FOR
COMMERCIAL MIXED USE.

[G.STEGEMAN, P.CAVAZOS 2ND] (8-0) M.MOORE – ABSENT

APPROVED STAFF'S RECOMMENDATION TO DENY THE REQUEST FOR GR-MU-
NP ZONING.

[G.STEGEMAN, P.CAVAZOS 2ND] (8-0) M.MOORE – ABSENT

NEIGHORHOOD PLAN: Central East Austin (adopted December 13, 2001)

DEPARTMENT COMMENTS:

The site is surrounded on three sides by single family residential uses, and to the west by Huston-Tillotson College. The Central East Austin Neighborhood Plan calls for single family residential uses on the site. No significant changes have occurred since the adoption of the plan to warrant a plan amendment.

On October 10, OCEAN, the Organization of Central East Austin Neighborhoods, which includes the Blackshear neighborhood association, voted to oppose the neighborhood plan amendment and related zoning change.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single Family Homes
<i>North</i>	SF-3-NP	Single Family Homes
<i>South</i>	SF-3-NP	Single Family Homes
<i>East</i>	SF-3-NP	Single Family Homes
<i>West</i>	GO-CO-NP	Huston Tillotson College

AREA STUDY: Central East Austin **TIA:** Not required**WATERSHED:** Town Lake **DESIRED DEVELOPMENT ZONE:** Yes.**CAPITOL VIEW CORRIDOR:** No **HILL COUNTRY ROADWAY:** No.**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Chicon Street	64'	38'	Minor Arterial	No	Yes	Priority 1
11 th Street	60'	30'	Collector	No	No	Priority 1 west of Chicon
College Row	24'	15'	Local	No	No	No

CITY COUNCIL DATE:**ACTION:**

November 30, 2006

Postponed at the request of the applicant until January 11, 2007 to allow time to meet with the neighborhood again.

January 11, 2007

Postponed to February 1, 2007 to allow one more opportunity for the applicant and neighborhood to meet.

February 7, 2007

ORDINANCE READINGS:1st2nd3rd**ORDINANCE NUMBER:****PLAN AMENDMENT CASE MANAGER:** Katie Halloran**PHONE:** 974-3509**EMAIL:** katie.halloran@ci.austin.tx.us**ZONING CASE MANAGER:** Robert Heil **PHONE:** 974-2330**EMAIL:** Robert.Heil@ci.austin.tx.us

STAFF RECOMMENDATION :

Staff recommends denial of the plan amendment and zoning request.

BASIS FOR RECOMMENDATION:

- The CEA Neighborhood Plan seeks to preserve existing residential areas.
- The Blackshear/Prospect Hill Neighborhood Association opposes this rezoning and plan amendment
- The GR (Community Commercial) base zoning district allows uses which are not compatible with an older residential neighborhood (for example automotive oriented uses, large parking facilities, hotel-motel uses.)
- The GR (Community Commercial) base zoning district's site development standards would allow for a much more intense project than that which is called for in the CEA Future Land Use Map (FLUM).
Maximum building coverage: SF-3= 40%, GR-MU = 75%
Maximum impervious cover: SF-3= 45%, GR-MU = 90%
- College Row is a narrow one-way residential lane and commercial access would be difficult.

BACKGROUND:

The Central East Austin Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 13, 2001. The boundaries of the planning area are: Martin Luther King on the north, Interstate Highway Thirty-Five (I-35) on the west, the alley between East 6th and 7th Streets and East 7th Street on the south and Northwestern Avenue, Rosewood Avenue, and Chicon Street on the East.

RELEVANT NEIGHBORHOOD PLAN RECOMMENDATIONS

(p. 3) Neighborhood Plan Goals

- #2. Create housing that is affordable, accessible, and attractive to a diverse range of people.
- #3. Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.
- #9. Ensure compatibility and encourage a complimentary relationship between adjacent uses.

(p. 4) Top Ten Neighborhood Planning Priorities

- #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.

(p. 6) Historic Preservation

Objective 1.1: Maintain and preserve the integrity of current residential districts. Action 1: Preserve residential character as shown on the Future Land Use Map (page 12), implement the land use plan.

(p. 13) **Land Use and Public Infrastructure**

Goal 3- Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.1 Recognize that this is an urban area and identify areas for increased residential density. Action 15- Permit additional residential development as stated in other action items related to allowing garage apartments, homes on smaller lots (urban home and small lot amnesty), mixed-use development along commercial corridors, and new multi-family as noted on the Future Land Use Map, page 12.

Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.

Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors.

Sub-district established to remove Residential Infill Options from the Blackshear/Prospect Hill Neighborhood

On January 29, 2004, the City Council passed and approved Ordinance 040129-Z-7 to create Sub-district 1. Secondary Apartment and Urban Home Special Use Infill Options are only allowed within Sub-district 1. The Blackshear/Prospect Hill Neighborhood and the subject tracts are located outside the boundaries of Sub-district 1.

TRANSPORTATION

No additional right-of-way is needed at this time. Dedication of additional right-of-way for College Row may be required upon completion of the neighborhood traffic analysis.

The trip generation under the requested zoning is estimated to be 2,118 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Chicon Street	64'	38'	Minor Arterial	No	Yes	Priority 1
11 th Street	60'	30'	Collector	No	No	Priority 1 west of Chicon
College Row	24'	15'	Local	No	No	No

SITE PLAN

Any development on this site will be subject to compatibility requirements and limitations including setbacks, buffers, light shielding, and building height.

ENVIRONMENTAL

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

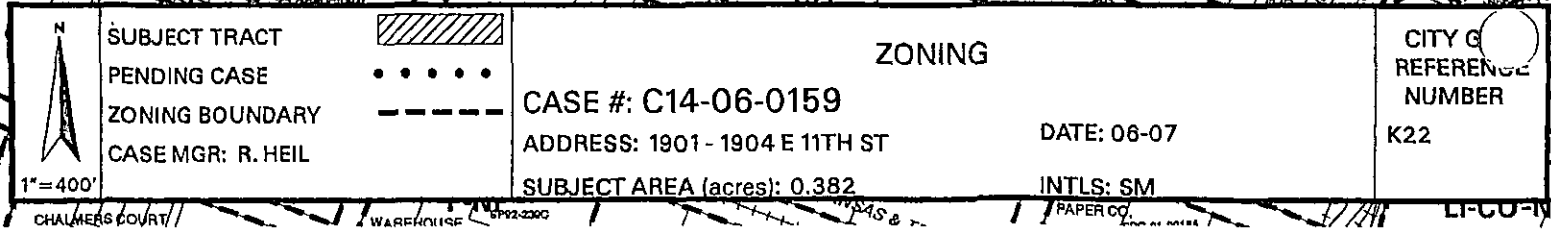
According to flood plain maps, there is no flood plain within the project area.

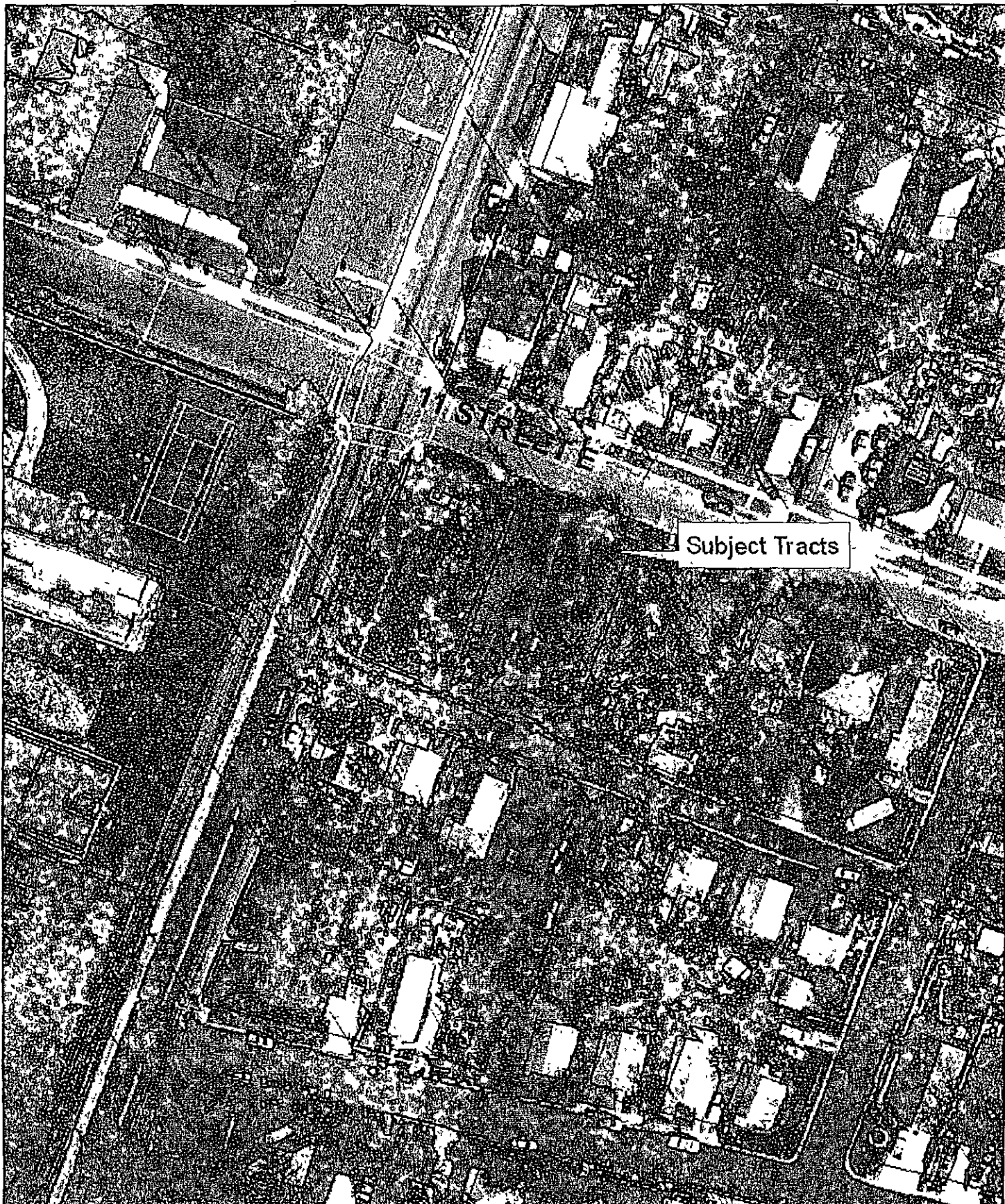
At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

WATER AND WASTEWATER

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.



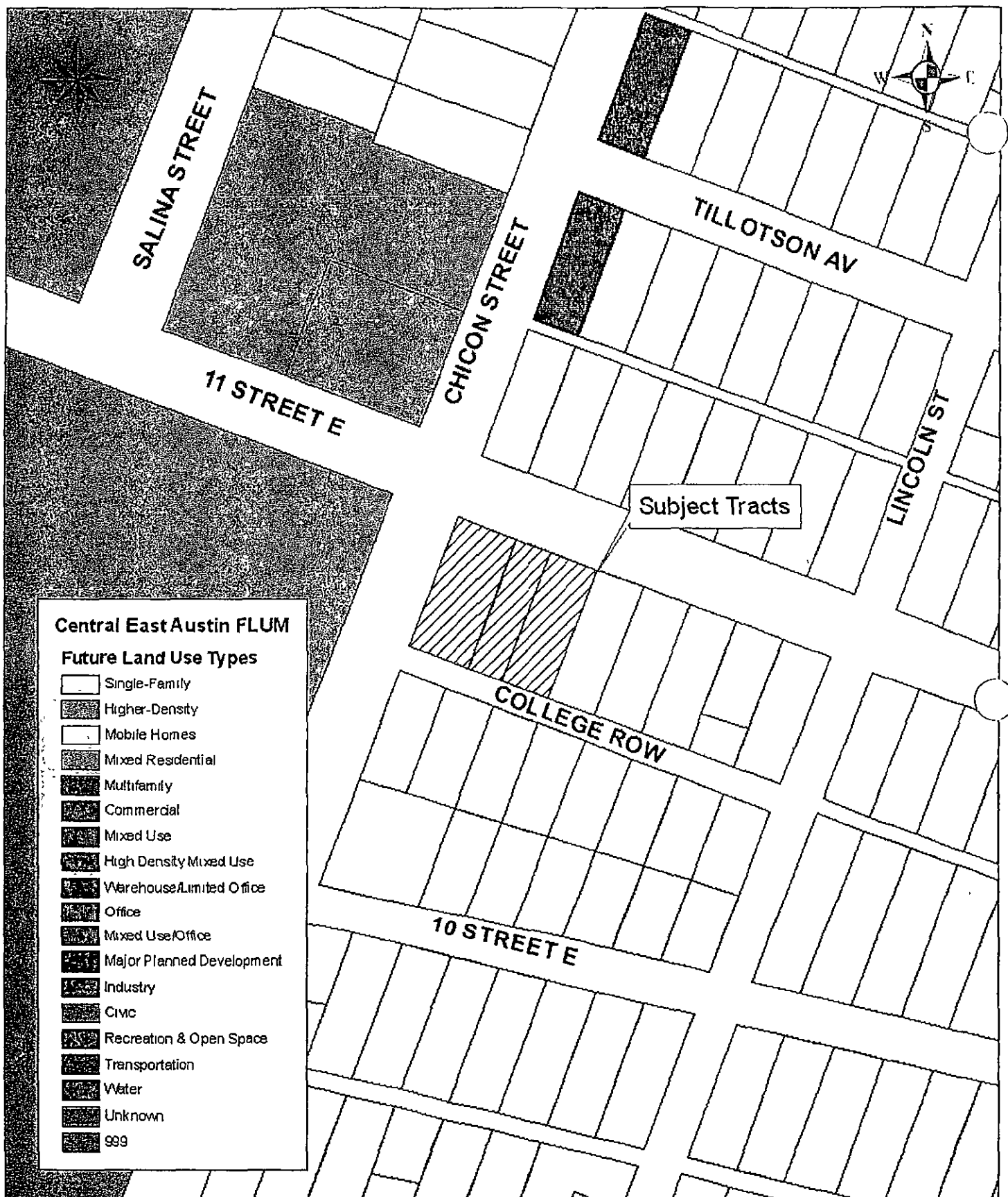


2003 Aerial Photograph
Plan Amendment Case NPA-06-0009.01



City of Austin
Neighborhood Planning & Zoning Department

A comprehensive plan shall not constitute zoning regulations
or establish zoning district boundaries



Future Land Use Map: Central East Austin Neighborhood Plan Plan Amendment Case NPA-06-0009.01

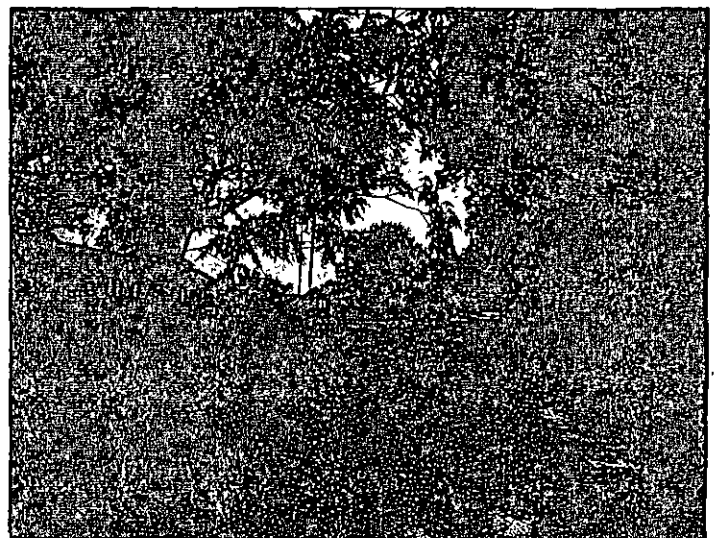
Looking south at site



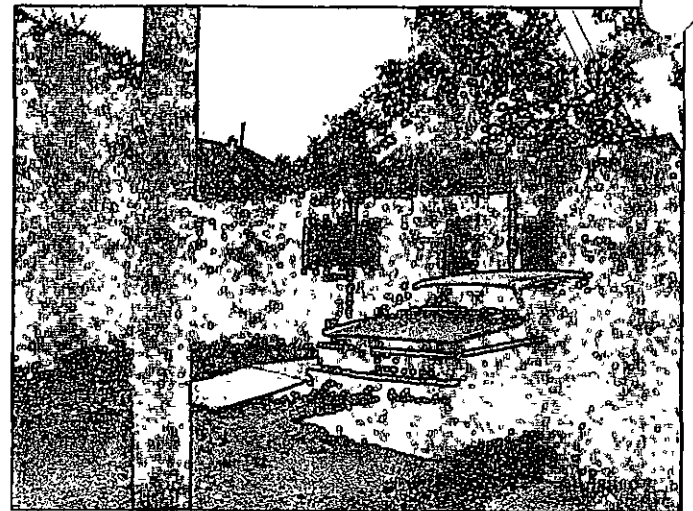
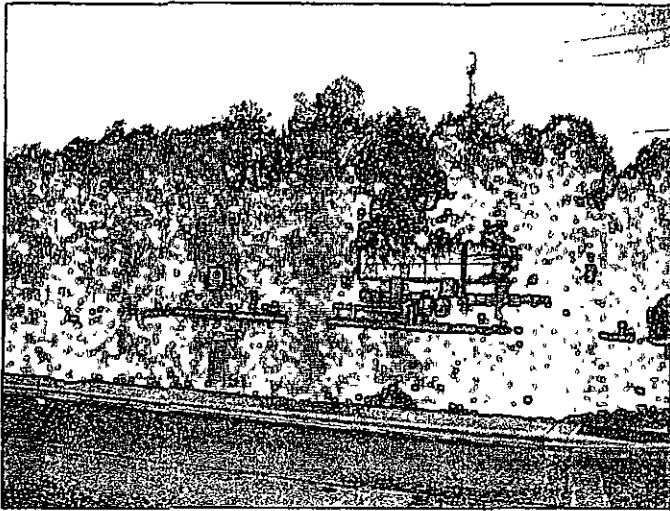
Looking south on Chicon, site on left



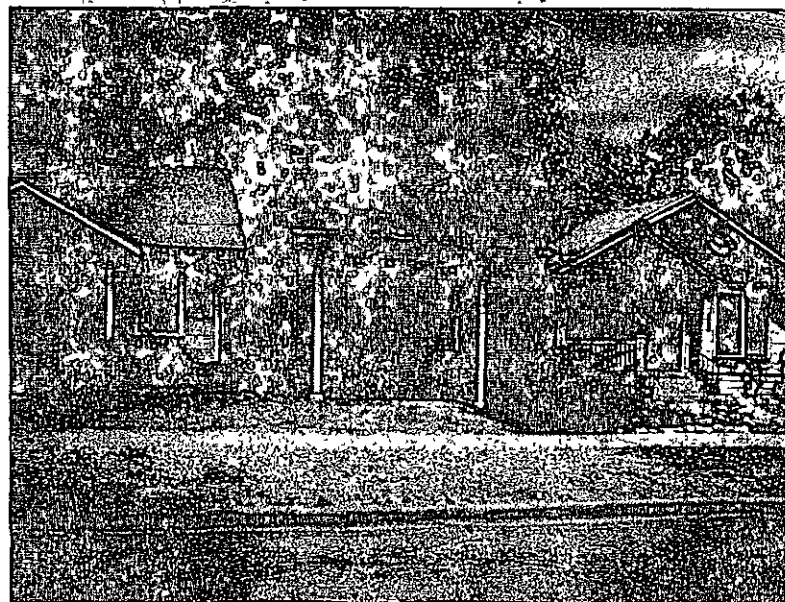
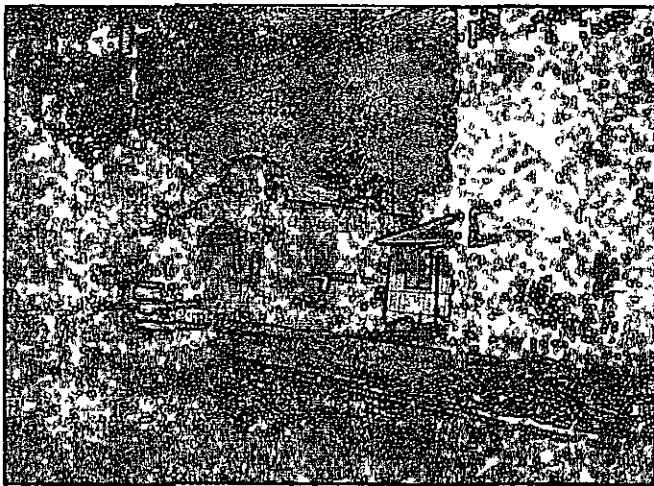
Looking north at site



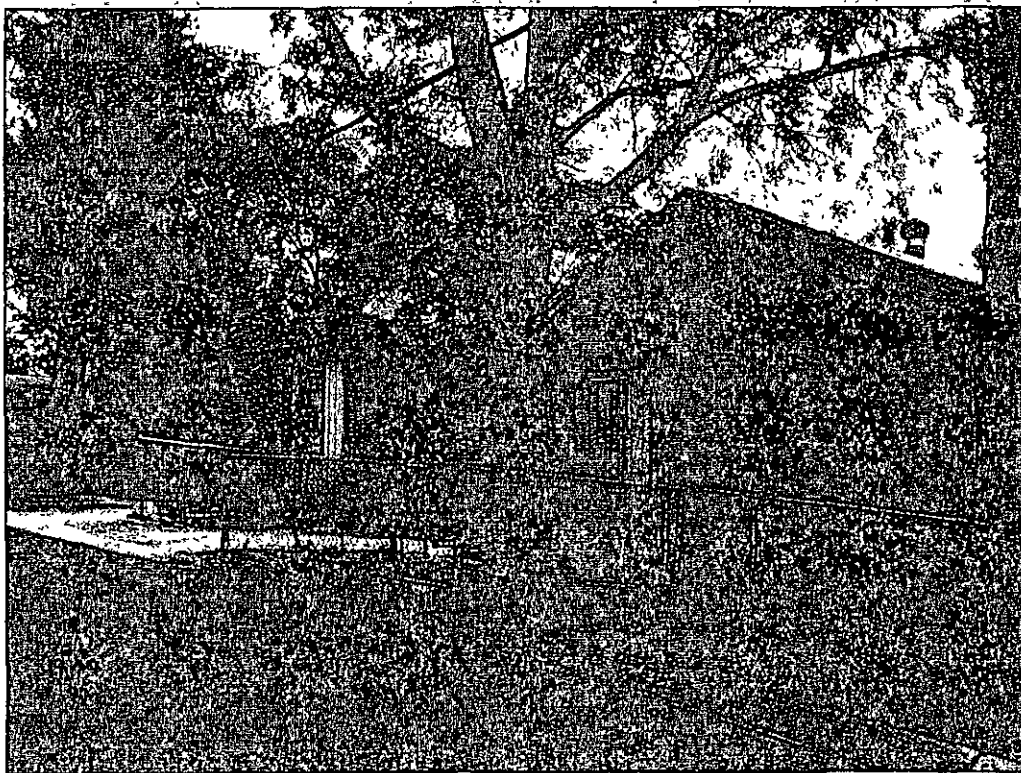
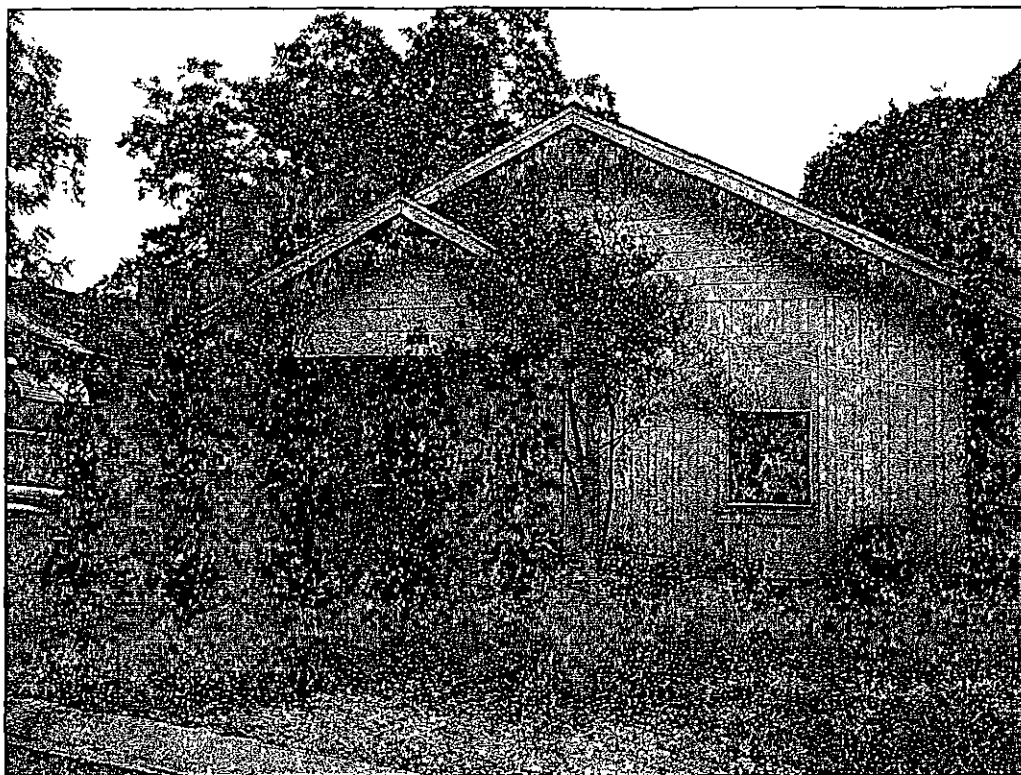
Property west (across Chicon)
GO-CO-NP (Huston Tillotston)



Properties north, SF-3-NP



Properties south, SF-3-NP





October 17, 2006

**RE: Opposition to Rezoning of 1901-1904 East 11th Street
from SF-3 to GR-MU-NP**

On October 10, 2006 the Central East Austin Neighborhood Association (OCEAN) voted unanimously in opposition to zoning changes in the Blackshear Neighborhood at 1901-1904 East 11th Street from SF-3 to GR-MU-NP. Donna Carter, representing the owner, presented changes to the project made since the last meeting, responding to comments from the meeting. Rudy Williams, OCEAN president and a Blackshear Neighborhood resident; spoke in opposition to the zoning change request. The Blackshear Neighborhood supports the Adopted Neighborhood Plan and opposes any zoning changes of SF-3 zoned lots in the neighborhood. A vote was held, there were no votes in support of the zoning change and 14 votes in opposition to the zoning change. OCEAN respectfully requests that the Planning Commission respect the vote of the neighborhood and retain the existing SF-3 zoning for these lots that is in the adopted Neighborhood Plan.

Sincerely,

Rudy Williams
President, Central East Austin Neighborhood Association

Organization of Central East Austin Neighborhood Associations (OCEAN)

Tuesday, September 12, 2006

Carver Library

MEETING SUMMARY NOTES

NOTE. No official Neighborhood Plan Contact Team (OCEAN) vote was taken regarding the following cases on September 12. OCEAN will vote to support or disapprove each case at their October 10, 2006, meeting and will provide the Neighborhood Planning and Zoning Department with a letter describing as much following that meeting. Property owners or their agents presented information on the following cases during this meeting.

Neighborhood plan amendment case # NPA-06-0009.01

Project name: University Enterprises

Project address: 1901 and 1904 E. 11th Street and 1904 College Row

Owner name: Berta Means

Agent: Donna Carter- Carter Design Associates

Existing land use: Single Family, Proposed land use: Community commercial, mixed use

Related zoning case # C14-06-0159

Existing base zoning: SF-3-NP, Proposed base zoning: GR-MU-NP

Comments:

The Blackshear Neighborhood Association opposes this request plan amendment and related zoning case for the following reasons. (They have also submitted a signed petition in opposition.)

- The Central East Austin Neighborhood Plan was approved in 2001 and they feel the zoning approved with that plan is valid and appropriate.
- They don't want Chicon to be commercialized and are concerned about land use changes.
- Hope to maintain SF-3 base zoning district.
- College Row is one-way and would be difficult for business access, it is a one car at a time type street.
- There are sufficient neighborhood services already in the surrounding area.
- There are other existing commercially zoned parcels with vacant storefronts in need of repair. The neighborhood would like to see redevelopment and commercial use focused on those parcels.

Representatives from Huston-Tillotson University support this plan amendment/rezoning to provide services beneficial to students and the neighborhood.

- Additionally, they anticipate this project would result in some affordable housing for students.

Neighborhood plan amendment case # NPA-06-0009.02

Project name: Los Abogados Gueros

Project address: 1214 E. 7th Street

Owner name: Guero's Realty LLC

Agent: Amelia Lopez-Phelps, Lopez-Phelps & Associates LLC

Existing land use: Single family, Proposed land use: General office, mixed use

Related zoning case # C14-06-0162

Existing zoning: SF-3-NP, Proposed zoning: GO-MU-NP

Comments:

The Guadalupe Neighborhood Association (GAIN) has voted to oppose this plan amendment/rezoning for the following reasons:

- The CEA Neighborhood Plan was recently adopted and the existing zoning is appropriate.
- There is no access from E. 7th Street and all traffic will have to come from residential streets, Lydia or Waller.
- Los Abogados Gueros are now operating illegally.
- Adjacent property owners do not want office traffic along the alley and adjacent to their back yards.

Neighborhood plan amendment case # NPA-06-0009.03

Project name: Calavan II

Project address: 1204 Salina Street

Owner name: Brooks Calavan

Agent: Brooks Calavan

Existing land use: General Commercial Services and Single family, Proposed land use: General Commercial Service Mixed Use and

Related zoning case # C14-06-0163 Limited Office Mixed Use

Existing zoning: CS-NP and SF-3-NP, Proposed zoning: CS-MU-CO-NP (with a CO to limit some of the CS uses) and LO-MU-NP

Comments:

Meeting participants requested that the applicant provide more detailed information on his plans for redevelopment for this site. Participants want to see the alley extended to connect with the rear alleyways on adjacent blocks. They also do not support the removal of African American owned businesses (such as the auto shop on Mr. Calavan's CS-NP parcel).

For concerns regarding this meeting summary please contact: Katie Halloran, Katie.halloran@ci.austin.tx.us, or call 974-3509.

OCEAN/ COA CEA Plan Amendment Meeting: September 12, 2006

FIRST NAME	LAST NAME	EMAIL (if applicable)	BEST DAYTIME PHONE	HOME ADDRESS	Which case?
D'Ann Johnson					
Amelia	Lopez-Phelps	alp@lopez-phelps.com	236-8707		
Bobbie	Medden		472-6685	1161 Graham Street (possible street name? - ille	1214 E 7th Street
Darrell	Meuth	dmeuth@grandecom.net	652-8845		
Terry S.	Smith	tssmith@htu.edu	505-3004		Huston-Tillotson University
Steven	Edmond	ssedmond@htu.edu	505-3130		
Linda M.	Hutchins	austin1807@yahoo.com	495-6588		
Richard	Ferris	ferris444@aol.com	477-1000	P.O. Box 44	
Busk	McKinney	bmckinney7@grandecom.net	236-0150	1161 Graham Street	1214 E 7th Street
Jesse	Wecklers		472-6334		
Bill	Hardison	billh@lsjohnston.com	478-4952		
Gina	Fuenter	gee@mail.utexas.edu	232-7639	1601 East 7th Street	
Tomás	Pantun	east@pantun.com	474-9968		
Michael	Casias	mcasias@esperanzadevelopmen	480-9844	2800 Dancy	
Eliza and John	Morehead		476-2922		1214 E. 7th Street
Michael	Guajardo		464-3032	1903 Tilotson Avenue	
Sharon	Whitfield		936-6998	1721 E. 12th Street	
Ida	Hunt		478-3451		
Steben Shelly	Sdard		477-3158		
Jimmy	Butler		476-3088		
Paul	Anaejione	pnaejione@htu.edu	947-1454		1214 E 7th Street
John	Plyler		472-4210		1214 E. 7th Street
Mary Helen	Lopez		474-7083		University
Bertha	Means	berthameans@aol.com	656-6726		
Luther C.	Simond		476-9831		
Mark	Rogers	grndc@sbcglobal.net	479-6275	2001 Tilotson Ave.	
Neil	Peters		427-4261		
Joe	Pacheco	joepache@yahoo.com	258-3968		1214 E 7th Street 1720 E. 12th/1204
Brooks	Calavan	bcalavan@austin.rr.com	626-6547		Salina and 1701-1705 E. MLK
Charles	King		794-8333		
Laurence	Collins	ll@lawrencecollins.com	657-4903	1307 W 13th Street	
Bobby	Taylor		476-1812		E. 11th Street and College Row
Donna	Carter	cda@carterdesign.net	476-1812		College Row
Barbara	Frische	maray_firch@hotmail.com	480-9409		
Gavino	Fernandez	razagavino@aol.com	477-7512	1700 E. 12th Street	
Robert	Guajardo		417-8792		1214 E. 7th Street
Jesse	Guajardo		476-1884	2206 E. 8th Street	1214 E. 7th Street
Lucile	Vaughen		472-8949	2000 E. 11th Street	
JR	Mangum	mangumjr@earthlink.net	481-0112		

Organization of Central East Austin Neighborhood Associations (OCEAN)

Tuesday, October 10, 2006

Carver Library

MEETING SUMMARY NOTES

NOTE: The President of the OCEAN organization, Rudy Williams, chaired this meeting. The Neighborhood Plan Contact Team (OCEAN) reviewed and then voted on the three plan amendment cases and related rezoning cases listed below. OCEAN will provide the Neighborhood Planning and Zoning Department with a letter describing their position on these cases.

Neighborhood plan amendment case # NPA-06-0009.01

Project name: University Enterprises

Project address: 1901 and 1903 E. 11th Street and 1904 College Row

Owner name: Berta Means

Agent: Donna Carter- Carter Design Associates

Existing land use: Single Family, Proposed land use: Community commercial, mixed use

Related zoning case # C14-06-0159

Existing base zoning: SF-3-NP, Proposed base zoning: GR-MU-NP

Comments:

Donna Carter, the agent's owner for this case, updated Berta Means' proposal. All commercial services would front Chicon Street with multifamily uses on 1904 E. 11th Street and 1904 College Row. All access to the site would be taken from E. 11th Street and lower level parking would be accessed from Chicon. The owner/developer would plant trees and install sidewalks on College Row and Chicon.

The Meeting Chairperson explained that the Blackshear Neighborhood Association opposed this plan amendment. Blackshear wants to see single family homes on these tracts and opposes significant changes in density throughout their neighborhood. They feel their neighborhood is unique and mostly free from large structures.

OCEAN opposes plan amendment NPA-06-0009.01 and C14-06-0159.

Neighborhood plan amendment case # NPA-06-0009.02

Project name: Los Abogados Gueros

Project address: 1214 E. 7th Street

Owner name: Guero's Realty LLC

Agent: Amelia Lopez-Phelps, Lopez-Phelps & Associates LLC

Existing land use: Single family, Proposed land use: General office, mixed use

Related zoning case # C14-06-0162

Existing zoning: SF-3-NP, Proposed zoning: GO-MU-NP

Comments:

Amelia Lopez-Phelps, the owners' agent for this case, explained that her clients are willing to apply a Conditional Overlay to their property to limit height to their existing structure's height. If need more parking than what is provided on their site they will seek off-site parking. If off-site parking cannot be found they swill close off park of their building or pursue a variance to comply with City codes.

The Guadalupe Neighborhood Association (GAIN) has voted to oppose this plan amendment/rezoning. This was Opal Washington's house. Ms. Washington was a neighborhood activist and worked to preserve her property's single family status. GAIN respects her work and disapproves of parking on residential streets that results from Los Abogados Gueros practice.

Some meeting participants believe E. 7th Street is a mixed use corridor and that a mixed use overlay for this property would be appropriate. They point to other mixed use parcels near this subject tract in the CEA Neighborhood Plan.

OCEAN opposes plan amendment NPA-06-0009.02 and C14-06-0162.

Neighborhood plan amendment case # NPA-06-0009.03

Project name: Calavan II

Project address: 1204 Salina Street

Owner name: Brooks Calavan

Agent: Brooks Calavan

Existing land use: General Commercial Services and Single family, Proposed land use: General Commercial Service Mixed Use and

Related zoning case # C14-06-0163 Limited Office Mixed Use

Existing zoning: SF-3-NP, Proposed zoning: LO-MU-NP

Comments:

The owner/applicant Brooks Calavan presented changes in his request. He proposed LO-MU-NP for 1204 Salina Street. He would operate his real estate business and his wife would operate her interior design business from the front structure on 1204 Salina. The two rear structures would continue to be leased to tenants as residential structures.

Brooks Calavan promised to continue to allow JT Auto enterprises to remain in his structure. He will provide written confirmation of his plans to continue to lease his property to this businessperson to OCEAN.

OCEAN votes to support plan amendment NPA-06-0009,03 and C14-06-0163.

For concerns regarding this meeting summary please contact: Katie Halloran,
Katie.halloran@ci.austin.tx.us, or call 974-3509.

SIGN IN SHEET: October 10, 2006

This sign-in sheet used as official city record for participation at this public meeting and to keep participants informed of future public meetings for discussion of these cases.

First name	Last name	Email	Best daytime phone	Mailing address (only if no email)
Jeff	Peek	jeff@evansandpeek.com	474-4445	1214 E 7th Street, 78704
James	Evans	jimmv@evansandpeek.com	474-4445	1214 E 7th Street, 78704
Marlen	Kraemer			1916 Tillotson, 78702
Helen	Hart		477-3158	1906 Eli, 78702
Ima	McCarver		478-1208	1007 Chicon, 78702
Amelia	Lopez-Phelps	alp@lopez-phelps.com	236-8707	611 S. Congress #340, 78704
Jesse	Medders		472-6334	1161 Graham St, 78702
Bobbie L.	Medders		472-6685	1161 Graham St, 78702
Nicole	Blair	nblair711@hotmail.com	970-4497	1902 E. 11th St., 78702
Grace	Riggan	grace@homeplace.biz	474-1461	1906 Tillotson Ave., 78702
Joshua	Bauros		474-1461	1906 Tillotson Ave., 78702
Robert	Guajardo	brguajardo@grandecom.net	417-8792	1111 E. 8th St., 78702
P. (illegible)	Petez (illegible)		438-5030	2001 Tillotson Ave., 78702
Linda	Johnston	lsj@johnston.com	478-4752	1101 E. 9th St., 78702
Tomas	Pantin			
Mark	Rogers	gmdc@sbcglobal.net	479-6275	1104 E. 10th St., 78702
Richard	Ferris	ferris444@aol.com	477-1000	904-908 E. 12th, 78702
Richard (illegible)	Lee (illegible)			
Luuk	Vaughn		472-8949	2206 E. 8th Street
Julia	Mitchell		472-4246	2014 E. 9th
Michael	Guajardo	hector.guajardo@com	464-3032	1111 E. 8th St., 78702
Mary Helen	Lopez		474-7083 (unlisted number)	1012 Catalpa St., 78702
Ann	Armstrong		415-407-9880	1902 E. 11th St
Luther	Simond			
Darrell	Meuth	dmeuth@grandecom.net	220-8540	
Claire	McCullough	claire.mccullough@gmail.com	796-9295	
Judith	Clarkson	judithclarkson@cs.com	495-9207	
Janice	Lee	scooterlearningcenter@yahoo.com	472-0003	1182 Navasota, 78702
Jean	Allen	scooterlearning center	472-0003	1182 Navasota, 78702
Neil	Peterson	neilh.peterson@dads.state.tx.us	438-5030	
Ann	Magana	rwilliams163@austin.rr.com	480-3190	
Nathan & Toni	Jones	toniakones@austin.rr.com	461-0187	
Rudy	Williams	rwilliams163@austin.rr.com	480-3190	
Susan	Collins	scollins1@hotmail.com	469-0448	1713 E. 13th Street
Bill	Hardison	bulh@johnston.com	478-4952	

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood organization that is within the planning area.

The proposed amendment will be reviewed and acted upon at two public hearings. by the Planning Commission and then, by the City Council.

The Planning Commission, after evaluating City staff's recommendation and public input, may recommend that the Council:

- approve the application as proposed;
- approve a more restrictive zoning classification than requested;
- approve the proposed or a more restrictive classification subject to conditions; or
- deny the application.

After a public hearing, the Council may:

- approve the application as proposed,
- approve a more restrictive zoning classification than requested;
- approve the proposed or a more restrictive classification subject to conditions; or
- deny the application.

For additional information on Neighborhood Plans, visit the website: www.ci.austin.tx.us/zoning/.

City of Austin

Neighborhood Planning and Zoning Department

Katy Halloran

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-06-0009.01

Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission



OCTAVIA L. SMITH
Your Name (please print)

1907 Tillotson Ave.

Your address(es) affected by this application

Octavia L. Smith
Signature

Date _____

Comments:

PUBLIC HEARING INFORMATION

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Written comments may be submitted to:

City of Austin

Neighborhood Planning and Zoning Department

Katy Halloran

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-06-0009.01

Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

Your Name (please print) MARVIN M. Doughty

☒ I am in favor
☐ I object

Your address(es) affected by this application 1909 C WEST WUT AVE.

Signature M. Doughty Date 10-26-2006

Comments:

I am a Resident of East Austin since 1943. There is a need for facilities in the area. Facilities will help H.T.H. Students as well as others in the Community. My dedication to H.T.H. is needed badly. Local Area has passed many measures over the years.

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Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

Paul Angelionis, Professor
Your Name (please print) HTU

900 Chicon Street

Your address(es) affected by this application

Signature Date 10-23-06

Comments: I strongly support the University Enterprises project at 1901-1903 E. 11th and 1904 College Row. There is a great need for the type of technology support services as well as personal care and development services that will be made available to HTU students as community residents through the project when completed.

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Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

STANLEY MURPHY

Your Name (please print)

Stanley Murphy

Your address(es) affected by this application

5800 Golden Creek

Signature

Date

Comments:

MRS MEANS HAS BEEN
A LONGTIME RESIDENT OF
THIS COMMUNITY AND HAS
A HISTORY OF POSITIVE
CONTRIBUTIONS TO IT.

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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City of Austin

Neighborhood Planning and Zoning Department

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Case Number: NPA-06-0009.01

Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

DAVID M. COX

Your Name (please print)

1111 A+B Chicon, 1113 Chicon St.

Your address(es) affected by this application

[Signature]

Signature

Date

11/12/06

Comments:

I am in support of Commercial and mixed-use property along Chicon near Huston Tillotson University. Students need access to retail, restaurant and other facilities within walking distance.

[Signature]

PUBLIC HEARING INFORMATION

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Case Number: NPA-06-0009.01

Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

☒ I am in favor
☐ I object

Your Name (please print): Katy T. Halloran

10/15/06

Your address(es) affected by this application

1000 E. 11th St

Signature: [Signature] Date: 10/15/06

Comments: I am in favor

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. 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.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at 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: C14-06-0159

Contact: Robert Heil, (512) 974-2330

Public Hearing:

September 26, 2006 Planning Commission

Debra James

Your Name (please print)

1904 E 11th st

Your address(es) affected by this application

Debra James

Signature

Date

9-24-06

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810



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Neighborhood Planning and Zoning Department
Katy Halloran
P. O. Box 1088
Austin, TX 78767-8810.

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Case Number: **NPA-06-0009.01**

Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

Charles Carter
Your Name (please print)

☒ I am in favor
☐ I object

1911 11th Street

Your address(es) affected by this application

Charles Carter

Signature

Date

9-24-06

Comments: I think that it would better

the surrounding neighborhood

PUBLIC HEARING INFORMATION

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Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

BERTHA MEANS

Your Name (please print)

☒ I am in favor
☐ I object

SEE LIST OF PROPERTIES AFFECTED IN COMMENTS:

Your address(es) affected by this application

Bertha Means 10-24-06

Signature

Date

Comments:

PROPERTIES AFFECTED ARE:

1911 East 11th

1909 College Row

1915 Tillotson Avenue

2502 East 9th

2115 E. 9th & Prospect

~~2416~~ Webberville Rd.

~~2412~~ Webberville Rd.

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Contact: Katy Halloran, (512) 974-3509

Public Hearing:

September 26, 2006 Planning Commission

Minnie M. Miles

Your Name (please print)

3418 E Mlk Jr Blvd Austin, Tx 78721

Your address(es) affected by this application

Minnie M. Miles

Signature

Date

10/24/06

Comments: I believe that Mrs. Miles

proposal would greatly benefit the
East Austin Community especially
with the proximity to Austin-Texas
University. Also, this area is in
dire need of accessible community
related resources.

☒ I am in favor
☐ I object

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Contact: Katy Halloran, (512) 974-3509
Public Hearing:
September 26, 2006 Planning Commission

Willie Lewis
Your Name (please print)

☒ I am in favor
☐ I object

5708 Springdale Rd

Your address(es) affected by this application

2006 + 2008 E 11th St

Willie Lewis

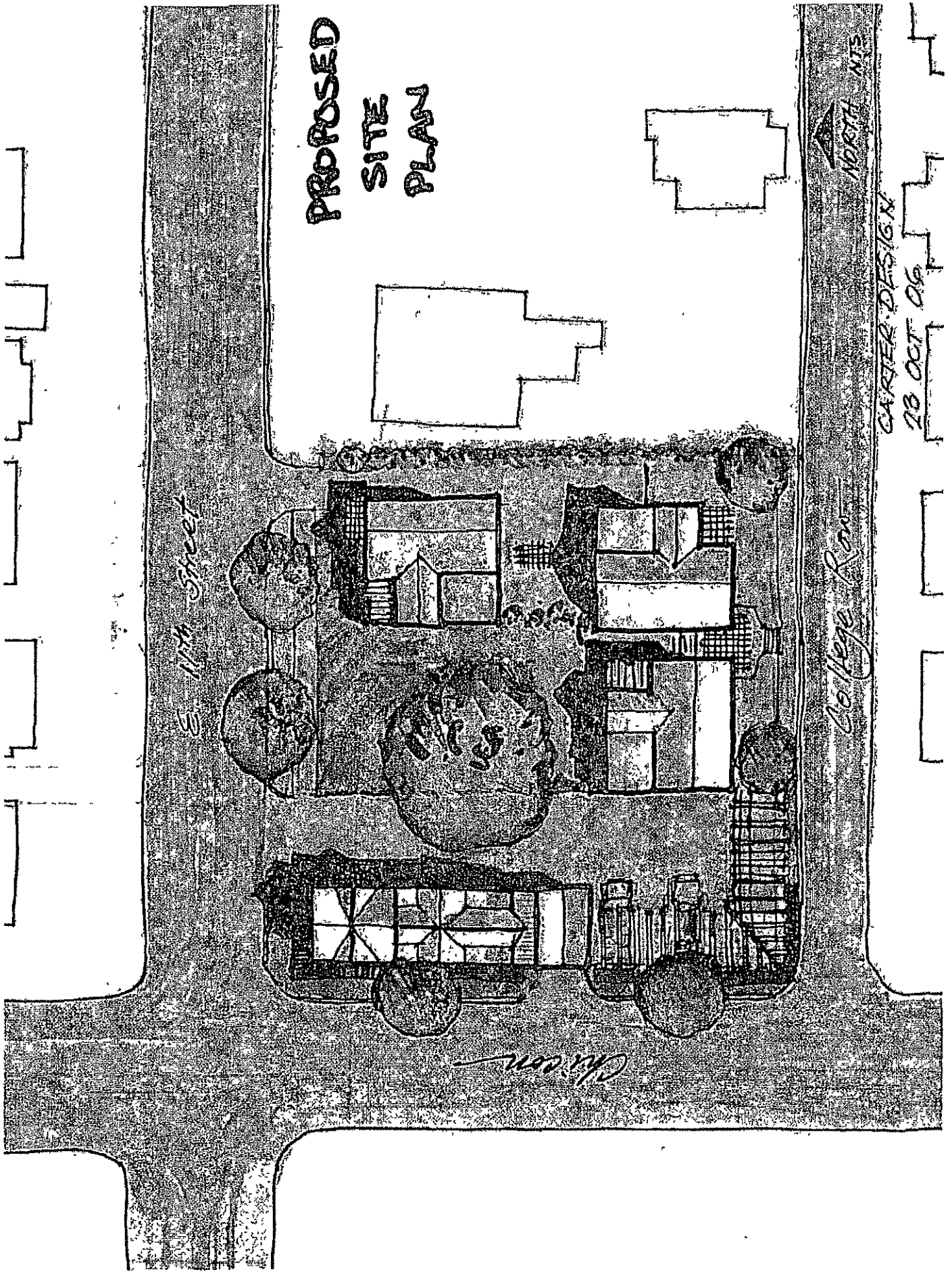
Signature

Date

10/24/06

Comments:

PROPOSED
SITE
PLAN



CARTER DESIGN
23 OCT 06

NORTH

College Road

E 11th Street