

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

**CASES**

NPA-06.0009.02  
C14-06-0162  
C14H-07-0002

**PC DATE:**

October 24, 2006  
November 14, 2006  
November 28, 2006  
December 12, 2006  
January 30, 2007  
March 27, 2007

**CASE NAME:** Los Abogados Gueros / Duncan-Washington House

**ADDRESS:** 1214 E. 7<sup>th</sup> Street

**AREA:** 0.158 acres

**OWNER:** Los Abogados Gueros, LLC, owners

**AGENT:** Lopez-Phelps & Associates (Amelia Lopez-Phelps)

**HISTORIC NAME:** Duncan-Washington House

**LAND USE FROM:** Single Family

**TO:** Office – Mixed Use

**ZONING FROM:** SF-3-NP

**TO:** GO-MU-H-CO-NP

**STAFF RECOMMENDATION :**

Staff recommends the proposed neighborhood plan amendment to designate this property as office-mixed use on the Central East Austin Neighborhood Plan future land use map.

Additionally, staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to general office-mixed use-historic-conditional overlay-neighborhood plan (GO-MU-H-CO-NP) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:**

**February 26, 2007:** Recommended Historic Zoning.

**PLANNING COMMISSION RECOMMENDATION:**

**October 24, 2006:** Postponed to November 14 at the request of the applicant.

**November 14, 2006:** Postponed to November 28 at the request of the applicant

**November 28, 2006:** Postponed to December 12 at the request of the applicant

**December 12, 2006:** Postponed to January 30 at the request of the applicant

**January 30, 2007:** Postponed to March 27 at the request of the applicant.

**March 27, 2007:** Approved staff's recommendation of Office-Mixed Use and general office-mixed use-historic-conditional overlay-neighborhood plan (GO-MU-H-CO-NP) combining district zoning

**DEPARTMENT COMMENTS:**

The applicants seek to continue the operation of their law practice at this location. On June 28, 2006, the property owner was cited for land use code violations, specifically failure to obtain an approved site plan, building permit or certificate of occupancy.

The site is currently zoned family residence – neighborhood plan (SF-3-NP) combining district and is designated for single family use on the future land use map of the Central East Austin neighborhood plan. The continuation of the professional office use would require a change to the base district zoning and an amendment to the neighborhood plan.

In addition, the applicant is requesting historic zoning for the structure, and this designation is recommended by staff and the Historic Land Use Commission.

Existing adjacent land uses include single family residences on the east and north and mixed use and commercial uses on the west and across E. 7<sup>th</sup> Street to the south.

Since the adoption of the Central East Austin Neighborhood Plan, the Commercial Design Standards Ordinance was approved on August 31, 2006. E. 7<sup>th</sup> Street was designated a Core Transit Corridor. This designation for E. 7<sup>th</sup> St. is significant and should be considered in this plan amendment/ rezoning case.

Historically, the 1912 Duncan-Washington House is an excellent example of a story-and-a-half bungalow, and has significant historical associations with African-American life and education in Austin and deserves formal historic designation.

The applicant is requesting, and staff is recommending, a change to Office-Mixed Use land use and general office-mixed use-historic-conditional overlay-neighborhood plan (GO-MU-H-CO-NP) combining district zoning.

**Neighborhood Support and Opposition:**

More than 100 letters of support have been submitted for the zoning case and neighborhood plan amendments from various individuals and organizations. These have been presented to the Commission in the past and are available for review.

On September 12, 2006, the Organization of Central East Austin Neighborhoods (OCEAN) voted to oppose the rezoning and plan amendment request. In the following months, the neighborhood and applicant have continued to negotiate in an effort, and the decision to pursue historic zoning for the site is one of the results of these discussions. Staff has not received formal notice of a change in the neighborhood's position.

There is a valid petition against the zoning request. It may be that signers of the petition may wish to remove their objections in light of the possibility of historic designation. Written notice is required from the individual to remove his or her name from a petition. No requests have been received by staff to date, and as such the petition remains valid at 21.52%

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Law Office
<i>North</i>	SF-3-NP	Single Family Homes
<i>South</i>	CS-CO-MU-NP	Commercial and office uses
<i>East</i>	GR-MU-CO-NP	Single Family Homes
<i>West</i>	GR-CO-MU-NP and CS-CO-MU-NP	Commercial

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

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.

**TIA:** A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].

**WATERSHED:** Waller Creek & Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Guadalupe Neighborhood Development Corporation
- GAIN (Guadalupe Association for the Improvement of the Neighborhood)
- OCEAN (Organization of Central East Austin Neighborhoods)
- Austin Neighborhood Council
- PODER (Peple in Defense of Earth and her Resources)
- SPEAK (Sentral Plus East Austin Koalition)
- Austin Independent School District
- Homebuilders' Association of Greater Austin

**SCHOOLS: (AISD ISD)**

Mathews Elementary School    O Henry Middle School    Austin High School

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike
E. 7 <sup>th</sup> Street	80'	60'	Major Arterial	Yes	Yes	Priority 2

**CITY COUNCIL DATE:**

May 3, 2007

**ACTION:**

Postponed to May, 24 at the request of staff

May 24, 2007

**ORDINANCE READINGS:**

1<sup>st</sup>

2<sup>nd</sup>

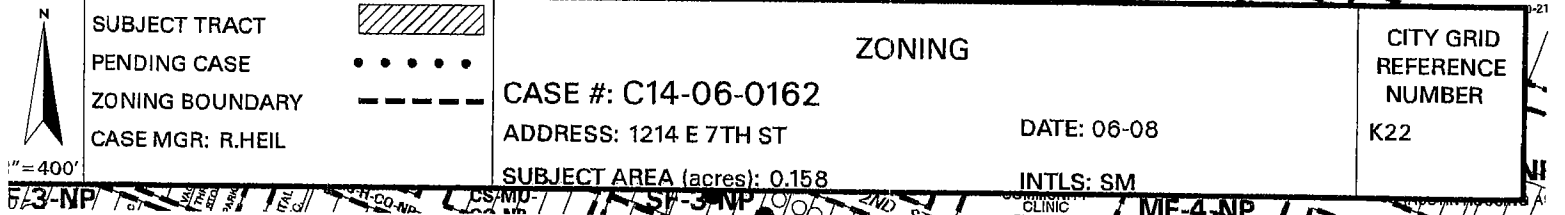
3<sup>rd</sup>

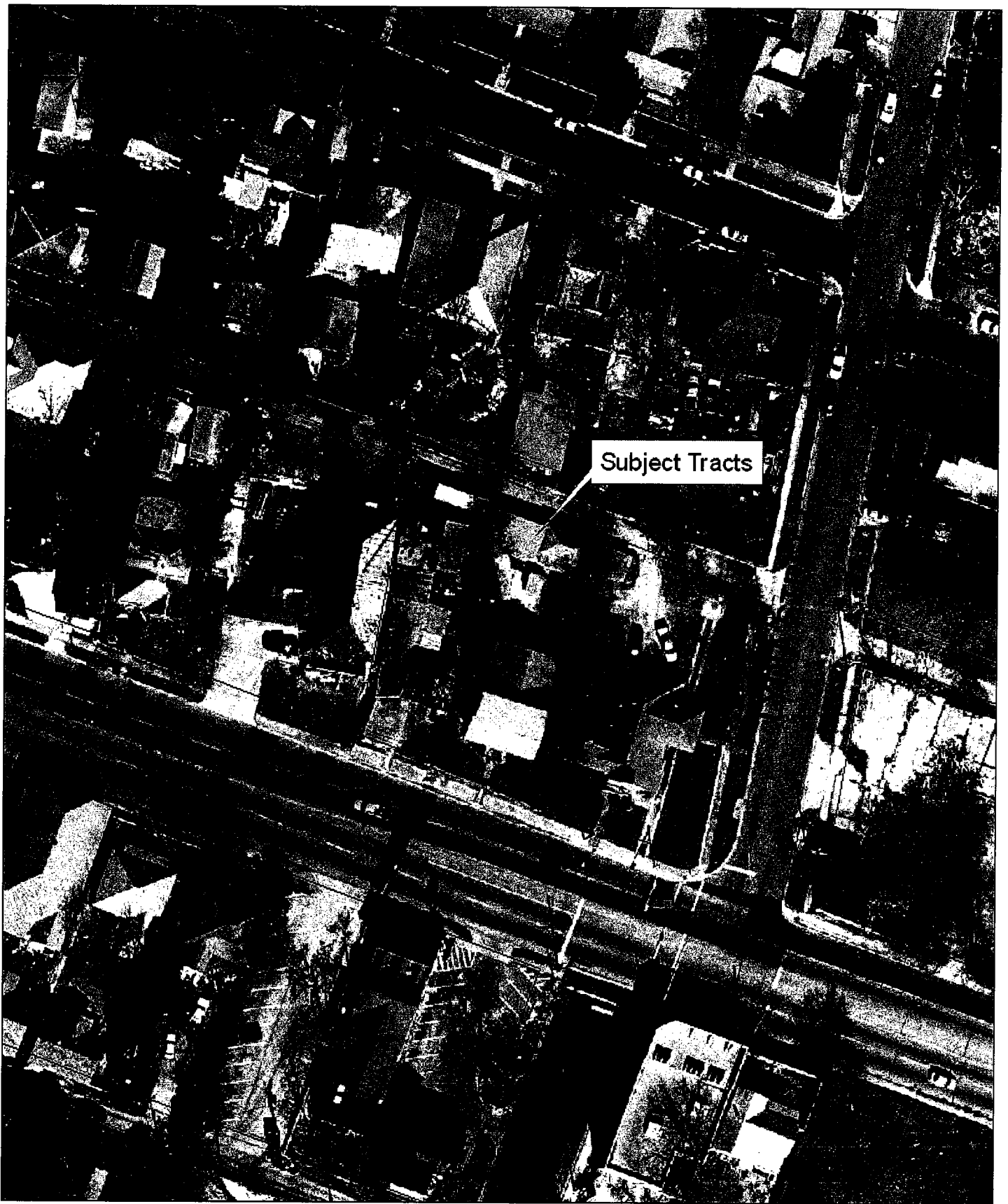
**ORDINANCE NUMBER:**

**PLAN AMENDMENT CASE MANAGER:** Katie Halloran    **PHONE:** 974-3509  
**EMAIL:**    [katie.halloran@ci.austin.tx.us](mailto:katie.halloran@ci.austin.tx.us)

**ZONING CASE MANAGER:** Robert Heil    **PHONE:** 974-2330  
**EMAIL:** [Robert.Heil@ci.austin.tx.us](mailto:Robert.Heil@ci.austin.tx.us)

**HISTORIC ZONING MANAGER:** Steve Sadowsky    **PHONE:** 974-6454  
**EMAIL:** [Steve.Sadowsky@ci.austin.tx.us](mailto:Steve.Sadowsky@ci.austin.tx.us)





**2003 Aerial Photograph**  
**Plan Amendment Case NPA-06-0009.02**



City of Austin  
Neighborhood Planning & Zoning Department

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

### **STAFF RECOMMENDATION :**

Staff recommends the proposed neighborhood plan amendment to designate this property as office-mixed use on the Central East Austin Neighborhood Plan future land use map.

Additionally, staff recommends the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to general office-mixed use-historic-conditional overlay-neighborhood plan (GO-MU-H-CO-NP) combining district zoning.

### **BASIS FOR RECOMMENDATION:**

The ca. 1912 Duncan-Washington House is an excellent example of a story-and-a-half bungalow, and has significant historical associations with African-American life and education in Austin as the home of James and Parthenia Duncan, who taught at Blackshear School, and with Opal Washington, Travis County's Home Extension Agent for African-American families from 1952 through 1965, when the office was desegregated.

E. 7<sup>th</sup> Street is a mixed use corridor as reflected by the approved Central East Austin Neighborhood Plan Future Land Use Map (FLUM), however, this subject tract is shown as a Single Family Residential tract. Since the adoption of the Central East Austin Neighborhood Plan, the Commercial Design Standards Ordinance was approved on August 31, 2006. E. 7<sup>th</sup> Street was designated a Core Transit Corridor. This designation for E. 7<sup>th</sup> St. calls for a re-evaluation of the land use designation on the property.

The CEA Plan strives to preserve housing stock where possible. (p. 10). The granting of Mixed Use designation would allow the property to be used for residential uses if desired. Additionally the historic designation would preserve the single family character of the structure, even if the use remains non-residential.

It is apparent CEA Plan stakeholders identified the need to preserve the historic character of their neighborhood. The East 7<sup>th</sup> Street Corridor Concept Plan is referenced in the CEA Neighborhood Plan (p. 22) 1214 E. 7<sup>th</sup> Street lies within a segment of E. 7<sup>th</sup> Street designated as, "The Residential/Historic District." Historic designation would support CEA Plan goals to prevent the demolition of significant structures.

### **HISTORIC**

The ca. 1912 Duncan-Washington House is an excellent example of a story-and-a-half bungalow, and has significant historical associations with African-American life and education in Austin as the home of James and Parthenia Duncan, who taught at Blackshear School, and with Opal Washington, Travis County's Home Extension Agent for African-American families from 1952 through 1965, when the office was desegregated.

### **Architecture:**

One-and-a-half story rectangular-plan side-gabled frame bungalow with a full-width inset porch on battered posts and brick piers; a full-width shed dormer on the front, and deep eaves with triangular knee braces, all distinguishing features of the bungalow style. The house has 5:1 windows, a Craftsman-style front door, and a multi-light transom over the front door, indicating its adherence to traditional historical styles in the composition of the bungalow. The house is very notable as an early example of a bungalow, and especially unusual on the east side of Austin. The house is in excellent condition and maintains its historic appearance.

**Historical Associations:**

The house appears to have been built around 1912, and was first occupied by James W. and Minnie Duncan, an African-American family. James W. Duncan was born in Texas in 1878; his wife Minnie was also born in Texas. The 1920 U.S. Census confirms that city directory listings are correct in that James worked as a postal clerk on the railroad, an upper-level occupation for African-American men in Austin at the time. The 1930 U.S. Census shows that the Duncans owned the house at 1214 E. 7<sup>th</sup> Street, which was worth \$3,000, a substantial sum. Minnie Duncan died November 11, 1936; James apparently re-married Parthenia, a teacher at Blackshear School. James died February 29, 1944, and Parthenia continued to live in the house.

Opal Washington (1925-1997) was born in Crockett, Texas, graduated from Prairie View A&M University with a degree in home economics, and began working with African-American families in Lee, Bastrop, and McLennan counties in home extension work before coming to Austin in 1952. She moved in with Mrs. Duncan, and eventually owned the house, where she lived until the 1990s. Mrs. Washington served the home extension needs of Travis County's African-American community for many years, and continued working in the home extension program after the program was desegregated in 1965. After her retirement in 1982, Mrs. Washington edited cookbooks and continued her work in home economics education. She was a major figure in African-American education and home economics in Travis County. She died in Austin in 1997.

**ENVIRONMENTAL**

The site is not located over the Edwards Aquifer Recharge Zone. The site appears to be split between the Waller Creek and Town Lake Watersheds of the Colorado River Basin, which are both classified as Urban Watersheds 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.

### **SITE PLAN**

Any new development on this site will be subject to compatibility requirements, including height restrictions, setbacks, screening and fencing.

### **TRANSPORTATION**

FYI: The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for E. 7<sup>th</sup> Street. Dedication of additional right-of-way may be required during the subdivision or site plan permitting process. [LDC, Sec. 25-6-51 and 25-6-55]

The trip generation under the requested zoning is estimated to be 66 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 not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

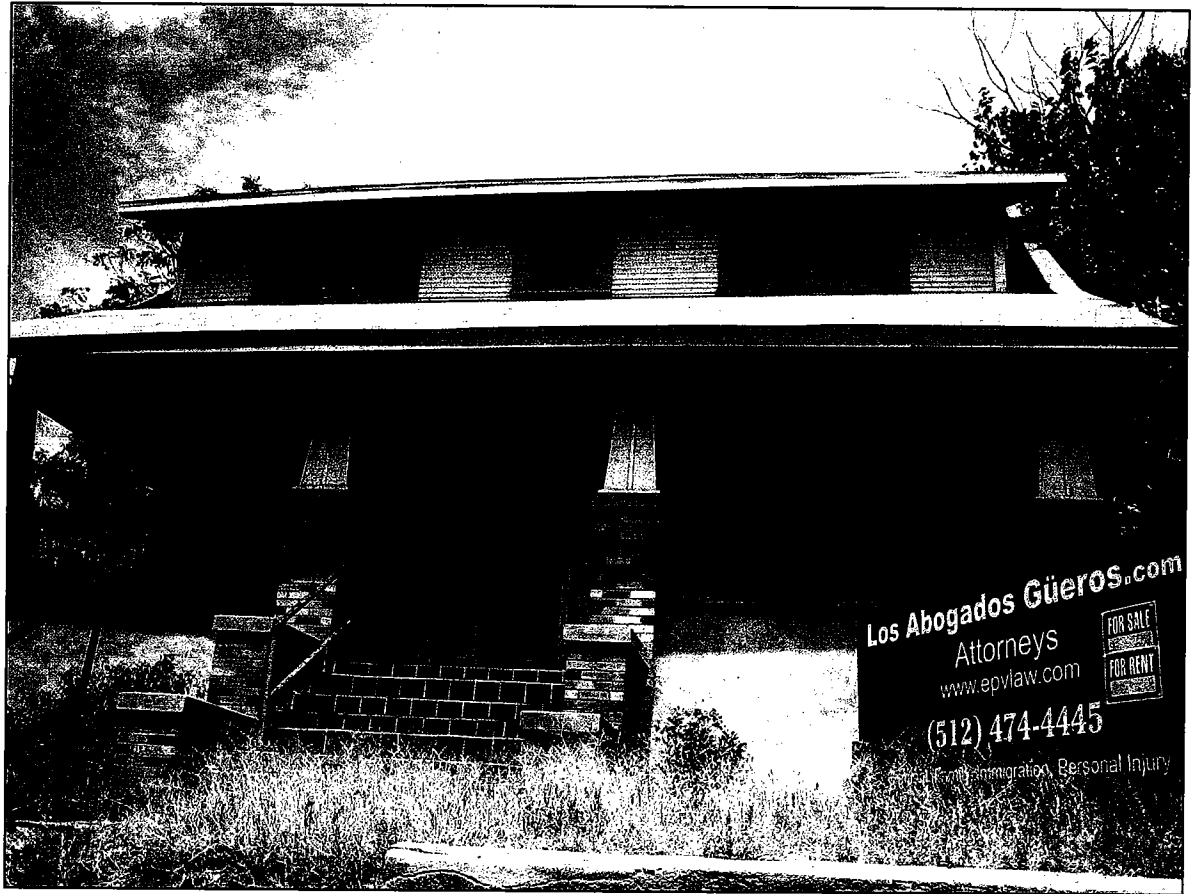
#### **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
E. 7 <sup>th</sup> Street	80'	60'	Major Arterial	Yes	Yes	Priority 2

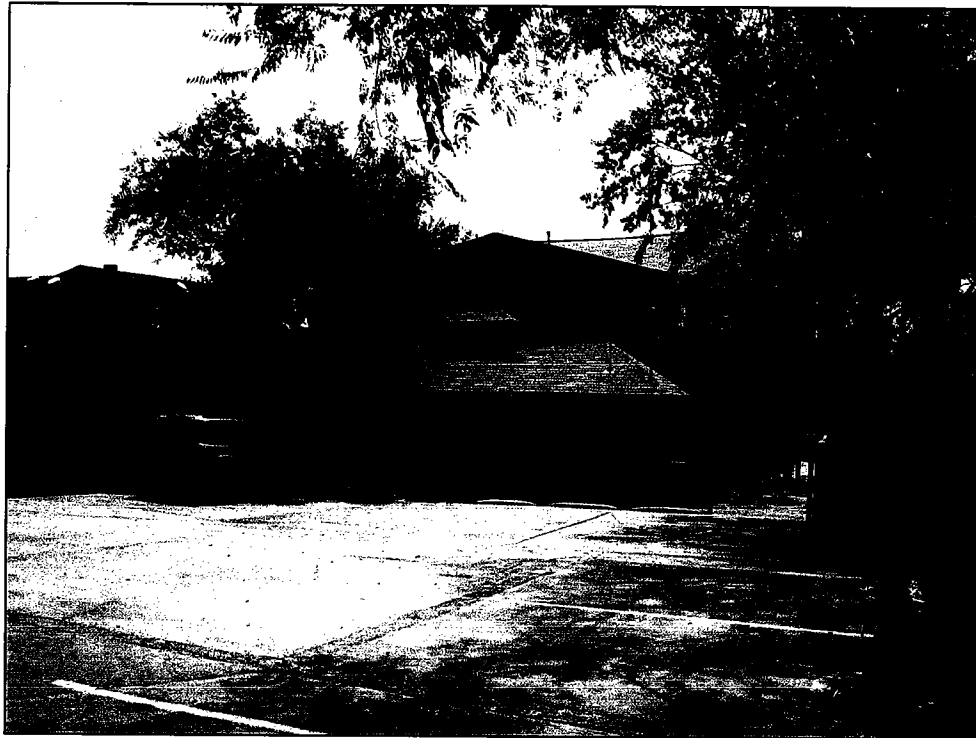
### **WATER AND WASTEWATER**

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 adjustments, and utility relocation. 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 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.

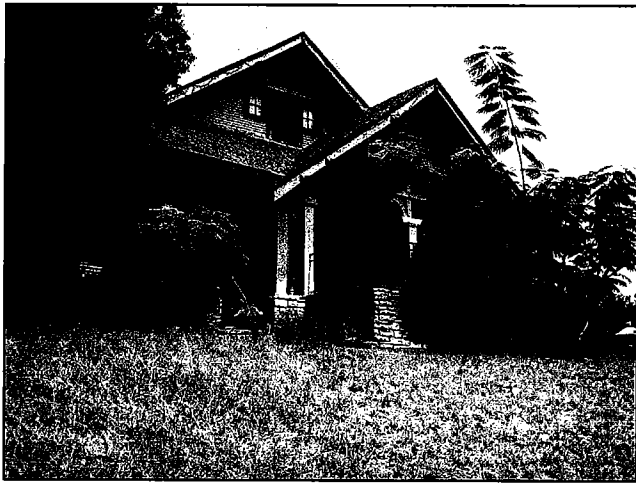
Site: looking north from E. 7<sup>th</sup> Street



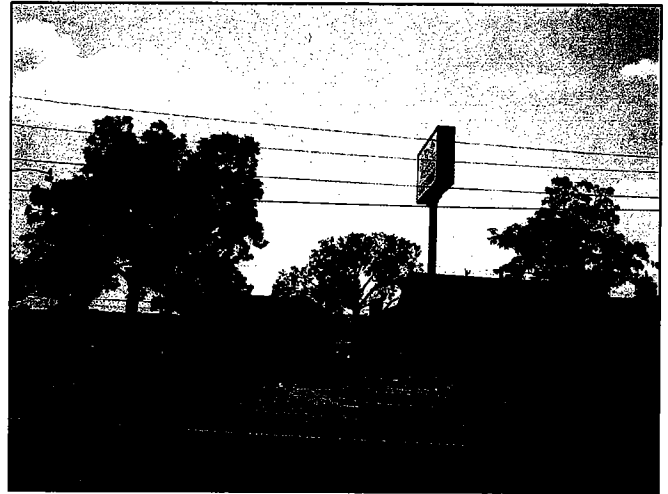
Site looking south from rear alley



Property to the east, SF-3-NP



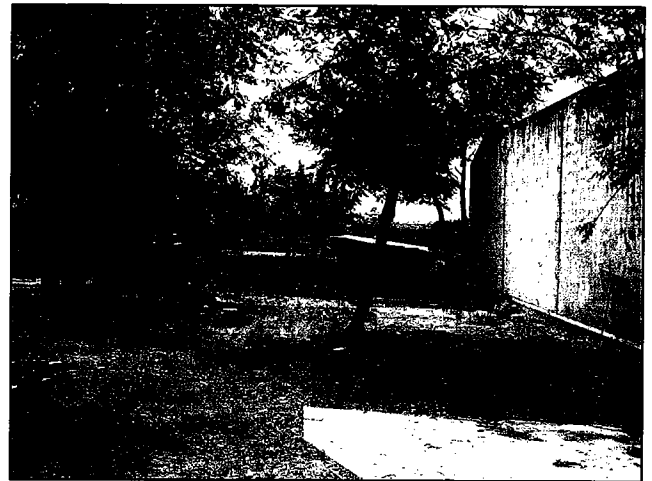
Property south,  
CS-CO-MU-NP



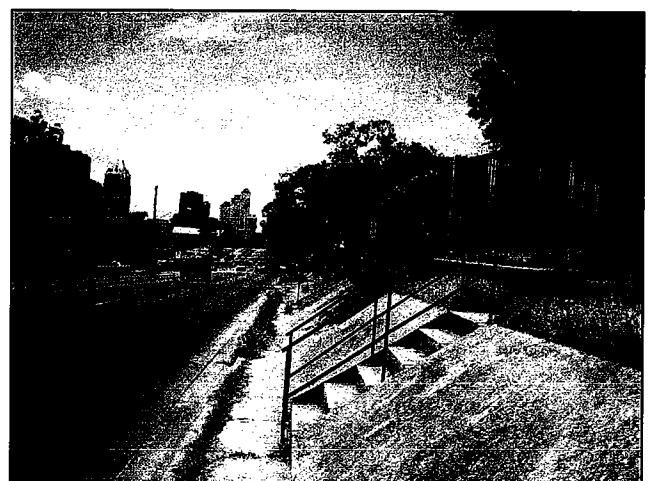
Property west of site, GR-CO-MU-NP  
View from the south



View from the alley north



E. 7<sup>th</sup> Street sidewalk in front of site: view east and west



Rear alley, view east



Lopez-Phelps & Associates, LLC  
611 S. Congress, # 340  
Austin, Tx. 78704  
236-8707 / fax 236-8722  
[alp@lopez-phelps.com](mailto:alp@lopez-phelps.com)

Sept. 12, 2006

Los Abogados Gueros  
1214 E. 7<sup>th</sup> Street  
Austin, Texas 78702

On behalf of our clients, we are asking for your consideration and support to change the zoning from SF-3 to GO-NP, and the use to allow a small law office.

In following explains the reason we are here before you:

Our client purchased this site and closed on June 30, 2006, with the seller telling them their law office would be an allowable use on this site, as a commercial use. The clients pulled the zoning map and it did appear to show the site as commercial zoned. What actually triggered the zoning was the parking space in the back of the lot and along the alley, which was repaved by the previous owner, due to the bad conditions of the parking. The client installed a deck to allow a safer and more convenient access from the parking at the back, to get to the front of the house. In doing so, this triggered a red tag by the city inspector for violations, including the requirements for Certificate of Occupancy, Bldg. Permit and Site Plan requirements. Our client proceeded to the city to find out what their next step should be to resolve this matter correctly. It was at this time the city discovered through further research, that the zoning was actually zoned SF-3. This is why we are here asking for your support.

The use would be primarily for our client's law practice. At this time the space is occupied during the day working hours by 3 attorneys and 3 administrative staff. In most cases, they may have 1 to 2 clients visiting on site at one given time. A law firm may be allowed to operate under LO-NP, however, due to parking requirements, we would need the allowable impervious cover under GO to provide on site parking as required by the City of Austin.

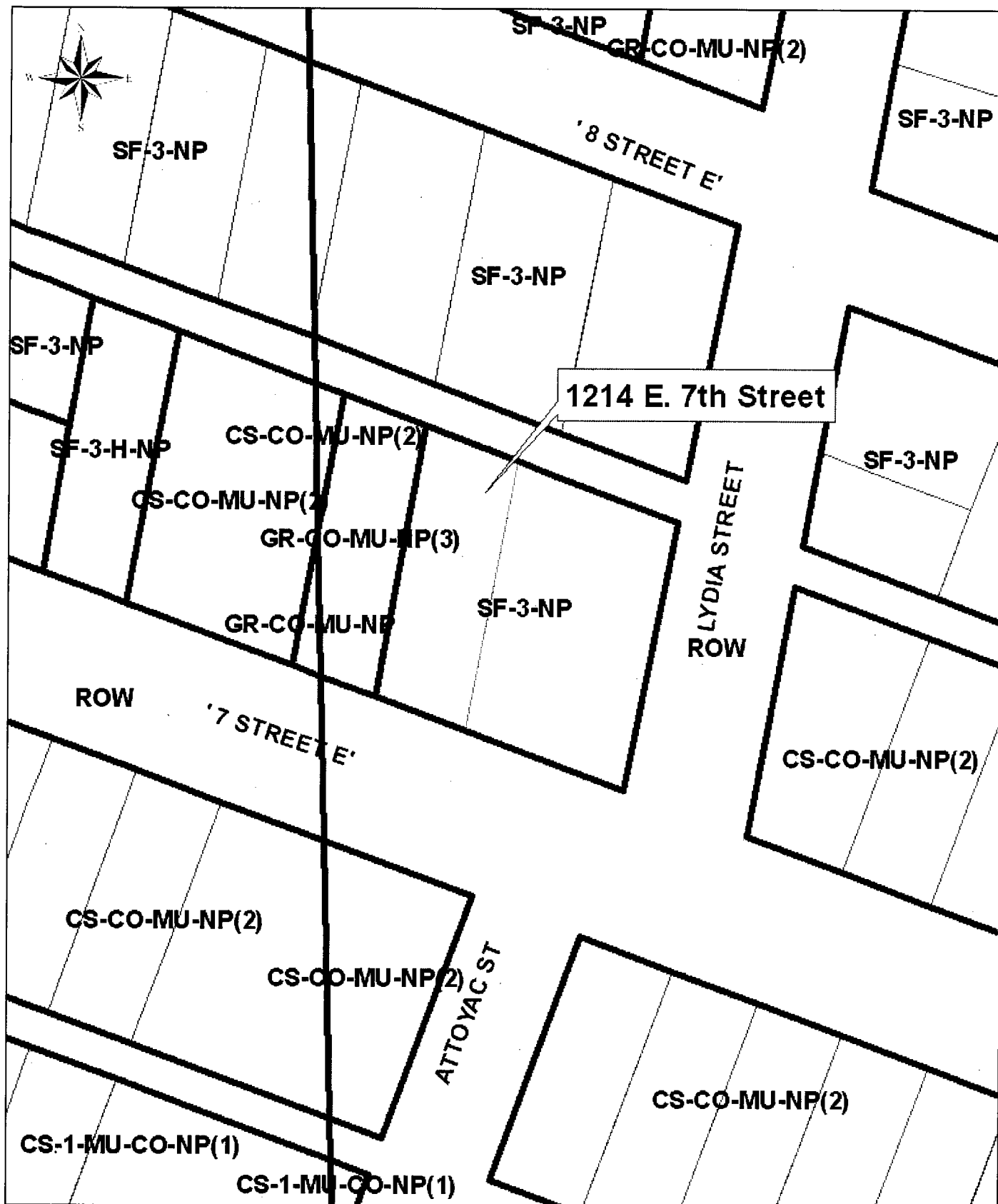
We understand there may be a concern about height and uses under the GO category, and would consider prohibiting certain uses under the GO category, and a certain height limit. At this time we have an architect reviewing the existing conditions, parking requirements and impervious cover calculations. We should have this information available by the beginning of next week. Once we receive this information, we will be able to determine whether or not we are able to modify our request.

Jimmy Evans and Jeff Peek have provided legal services to various residences in the area for approximately three years. The legal services include items related to issues from family services, labor dispute, tenant rights, immigration law, and other civil matters. The services are provided at a more affordable costs with a payment plan available to their clients. They provide free legal presentations in Spanish at community centers, churches, and other community special events. Free legal services include providing advise to individuals in the process of signing a contract to purchase a house, a car or other major decision making issues which require a contract. Los Abogados Gueros used to provide free legal information on a radio program, which they paid for themselves, on a Spanish station in Austin. Unfortunately that station was shut down. However, as soon as another begins again, they will provide the same free service.

I have known Jimmy Evans for over 15 years, and consider him, his family and his partner honorable folks and know that in his heart, he and his partner's intentions are to provide a service to residences and businesses in East Austin, for those who are of limited income, need legal assistance, and in many cases, have Spanish as their primary language.

Your time and consideration would be appreciated. I hope you will see our clients as a positive and supportive addition to your community. Any new information we are able to acquire prior to your next meeting, will be provided as soon as possible.

Sincerely,  
Amelia Lopez-Phelps



**CEA Neighborhood Plan: Current Zoning  
Plan Amendment Case NPA-06-0009.02**

# PETITION

Case Number:

**C14-06-0162**

Date:

Nov. 7, 2006

Total Area within 200' of subject tract: (sq. ft.)

202,913.72

1	02-0507-0202	MCGARRAHAN EDWARD E & LETESIA	794.89	0.39%
2	02-0507-0203	MCGARRAHAN EDWARD E & LETESIA	5,051.47	2.49%
3	02-0507-0204	GUAJARDO ELIAS JESSE	7,687.20	3.79%
4	02-0507-0205	RIOS FRANK JR & GUADALUPE	12,052.21	5.94%
5	02-0507-0210	CANCINO AGUSTIN GUADALUPE	8,838.98	4.36%
6	02-0507-0213	NEIGHBORHOOD TORRES SALLY & HIPOLITO	2,021.19	1.00%
7	02-0507-0214	GUADALUPE	1,205.29	0.59%
8	02-0507-0702	NEIGHBORHOOD	6,017.25	2.97%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%

Validated By:

Stacy Meeks

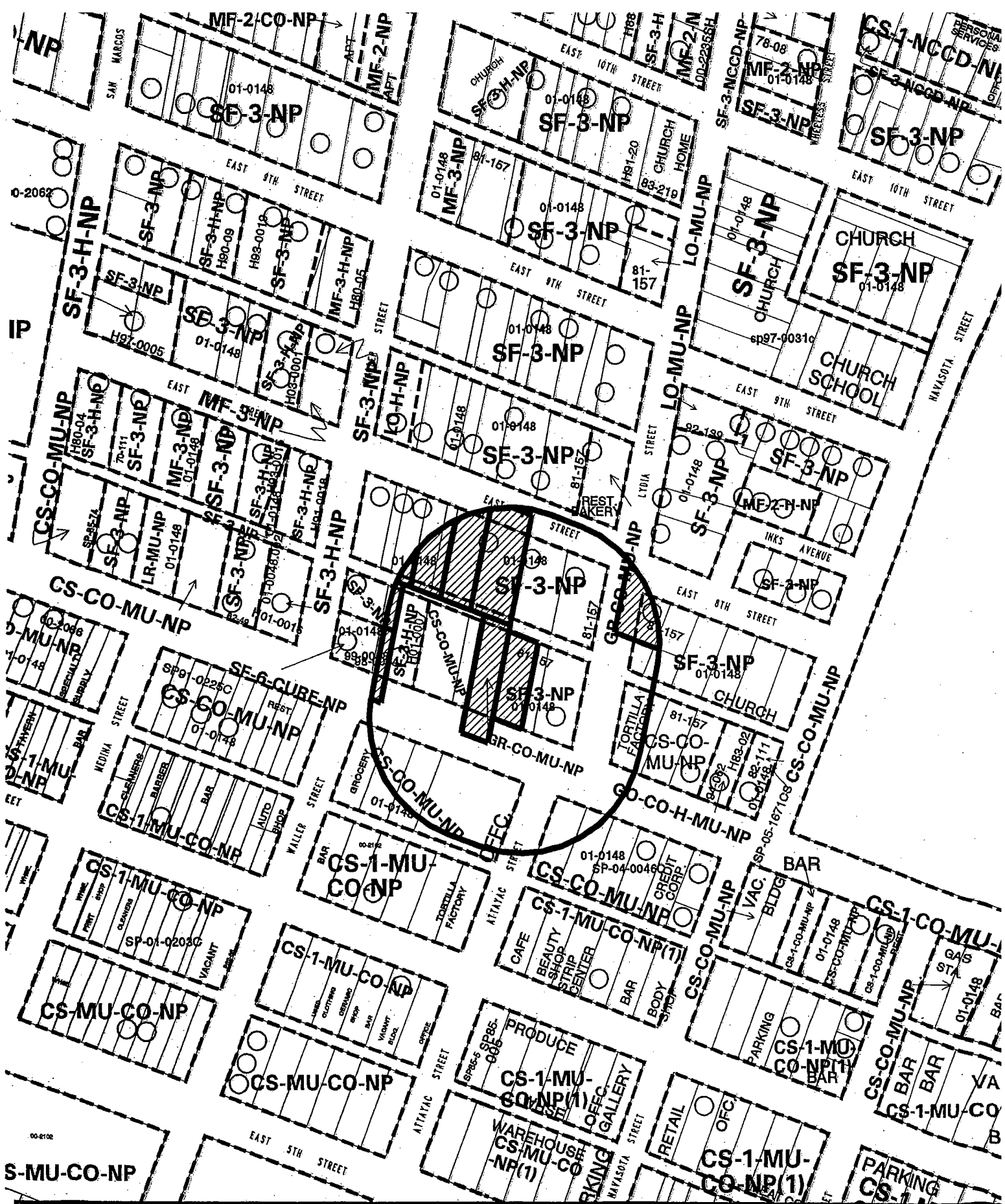
Total Area of Petitioner:

43,668.49

Total %

21.52%





 1" = 200'	SUBJECT TRACT		PETITIONS  CASE #: C14-06-0162 ADDRESS: 1214 E 7TH ST SUBJECT AREA (acres): 0.158	CITY GRID REFERENCE NUMBER  K22
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: R. HEIL			
			DATE: 06-11	
			INTLS: SM	

**ADDITIONAL HISTORICAL NOTES:**

**LEGAL DESCRIPTION:** The west 49.2 feet of Lot 8, Block 2, Outlots 2 and 3, Division B, George L. Robertson Subdivision.

**ANNUAL TAX ABATEMENT:** \$1,414 (income producing); city portion: \$342

**APPRAISED VALUE:** \$189,264

**PRESENT USE:** Law offices

**CONDITION:** Excellent

**PRESENT OWNER**

Guero's Realty, LLC  
1214 E. 7<sup>th</sup> Street  
Austin, Texas 78702

**DATE BUILT:** ca. 1912

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** James W. and Minnie O. Duncan (1912)

**OTHER HISTORICAL DESIGNATIONS:** None.

According to the 1920 U.S. Census, James W. Duncan and his wife Minnie are listed as mulatto, and owned their house at 1214 E. 7<sup>th</sup> Street. He listed his occupation as a postal clerk for the railroad. The 1930 U.S. Census indicates that James W. Duncan was born in 1878 in Texas to parents who were born in Tennessee. He was married to Minnie O. Duncan, who was born in Texas to parents born in Missouri. The Duncans owned their house at 1214 E. 7<sup>th</sup> Street, which was worth \$3,000. They had a daughter named Jean. Minnie Duncan died November 11, 1936 in Travis County. James married a woman named Parthenia, who was a teacher at Blackshear School, before 1940. James W. Duncan died in Travis County on February 29, 1944. Neither James nor Minnie Duncan had an obituary in the Austin newspaper. There is a listing for a Parthenia Duncan dying in Harris County on May 15, 1960, but further research is necessary to determine if this is the same person who occupied this house.

Opal Washington was born in 1925 in Crockett, Texas, and graduated from Prairie View A&M in 1944 with a degree in home economics. She was in charge of war food assistance in Lee and Bastrop Counties, and came to Austin in 1952, becoming the county extension agent for African-American families in Travis County until the office was desegregated in 1965. Mrs. Washington continued to work for the County Extension Office, writing numerous articles on cooking, raising vegetables, and the use of food processors and microwaves until her retirement in 1982. She died in Austin in 1997.

## OCCUPANCY HISTORY

1214 E. 7<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
November, 2006

- 1984 Harold G. and Opal H. Washington, owners  
Retired
- 1978 Harold G. and Opal H. Washington, owners  
Retired
- 1972 Howell (?) and Opal H. Washington, owners  
Howell: No occupation listed  
Opal: Assistant County Home Demonstration Agent  
NOTE: The directory also lists Howard Washington at this address, a cleaner at George Wesley Cleaners.
- Rear: Carrie Dominguez  
Maid
- 1966 Howell G. and Opal H. Washington (not listed as owners)  
Howell: No occupation listed  
Opal: County Home Demonstration Agent, 1309 E. 12<sup>th</sup> Street
- 1962 Mrs. Opal H. Washington, owner  
Negro Branch, County Home Demonstration Agent
- Rear: Carol Dominguez  
No occupation listed
- ½: Roscoe S. Brown  
Teacher, Anderson School
- NOTE: Neither Howell nor Harold Washington is listed in the directory.
- 1958 Mrs. Opal H. Washington  
Clerk, County Negro Agricultural Agent
- Mrs. Parthenia Duncan, owner  
No occupation listed
- Rear: Manuel Dominguez  
Paper hanger

1954        Mrs. Parthenia Duncan, owner  
             No occupation listed

             Mrs. Opal Washington  
             Agent, County Negro Home Demonstration Office

             Lupe Dominguez  
             Not listed in the main directory.

1952        Mrs. Parthenia Duncan, owner  
             Widow, Samuel [sic] Duncan  
             Teacher  
             NOTE: Opal Washington is not listed in the directory.

1949        Mrs. Parthenia Duncan, owner  
             Teacher, Blackshear School

1947        Mrs. Parthenia Duncan, owner  
             Widow, James W. Duncan  
             Teacher, Blackshear School

             Rear: Manuel Dominguez  
                 Painter

1944-45     Mrs. Parthenia Duncan, owner  
             Widow, James W. Duncan  
             Teacher, Public School

             Rear: Manuel Dominguez  
                 Laborer

1942        James W. and Parthenia Duncan, owners  
             James:        No occupation listed  
             Parthenia:    Teacher, Public School

             Rear: Annie Shaw  
                 No occupation listed

1940        James W. and Parthenia Duncan, owners  
             James:        Clerk, Post Office  
             Parthenia:    Teacher, Public School

             Rear: Laura E. McGee  
             No occupation listed

1937        James W. Duncan, owner

Clerk, Railway Mail Service

NOTE: Parthenia Duncan is not listed in the directory.

1935	James W. and Minnie Duncan, owners Clerk, Railway Mail Service
1932-33	James W. and Minnie Duncan, owners Clerk, Railway Mail Service
1930-31	James W. and Minnie D. Duncan (colored), owners Clerk, Railway Mail Service
1929	James W. and Minnie D. Duncan (colored), owners Clerk, Railway Mail Service
1927	James W. and Mineola Duncan (colored), owners Railway mail clerk
1924	James W. and Mineola Duncan (colored), owners No occupation listed
1922	James W. and Mineola Duncan (colored), owners No occupation listed
1920	James W. and Minnie Duncan (colored), owners No occupation listed
1918	James W. and Minnie Duncan (colored), owners Clerk
1916	James W. Duncan Clerk, Railway Mail Service
1914	James W. Duncan Clerk, Railway Mail Service
1912-13	Vacant NOTE: James W. Duncan is listed as a railway postal clerk with 2 children, living at 1409 E. 7 <sup>th</sup> (between Navasota and Onion Streets).

**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. 11<sup>th</sup> 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. 7<sup>th</sup> 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. 7<sup>th</sup> 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](mailto: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	<a href="mailto:alo@lopez-phelps.com">alo@lopez-phelps.com</a>	236-8707		1214 E. 7th Street
Bobbie	Medden		472-6685		1161 Graham Street (possible street name?) - ille
Darrell	Meuth	<a href="mailto:dmeuth@grandecom.net">dmeuth@grandecom.net</a>	652-8845		Huston-Tillotson University
Terry S.	Smith	<a href="mailto:tssmith@htu.edu">tssmith@htu.edu</a>	505-3004		Huston-Tillotson University
Steven	Edmond	<a href="mailto:ssedmond@htu.edu">ssedmond@htu.edu</a>	505-3130		
Linda M.	Hutchins	<a href="mailto:austin1807@yahoo.com">austin1807@yahoo.com</a>	495-6588		
Richard	Ferris	<a href="mailto:ferris444@aol.com">ferris444@aol.com</a>	477-1000	P.O. Box 44	
Busk	McKinney	<a href="mailto:bmckinney7@grandecom.net">bmckinney7@grandecom.net</a>	236-0150		1214 E. 7th Street
Jesse	Mecklers	<a href="mailto:billh@isjohnston.com">billh@isjohnston.com</a>	472-6334	1161 Graham Street	
Bill	Hardison	<a href="mailto:ges@mail.utexas.edu">ges@mail.utexas.edu</a>	478-4952		
Gina	Fuenter	<a href="mailto:east@pantin.com">east@pantin.com</a>	232-7639	1601 East 7th Street	
Tomás	Pantin	<a href="mailto:mccasias@esperanzadevelopmen">mccasias@esperanzadevelopmen</a>	474-9968		
Michael	Casias		480-9844	2800 Dancy	
Eliza and John	Morehead		476-2922		1214 E. 7th Street
Michael	Guajardo		464-3032	1903 Tillotson Avenue	
Sharon	Whitfield		936-6998	1721 E. 12th Street	
Ida	Hunt		478-3451		
Steben Shelly	Sdart		477-3158		
Jimmy	Butler		476-3088		
Paul	Anaejione	<a href="mailto:pnaaejione@htu.edu">pnaaejione@htu.edu</a>	947-1454		
John	Pivler		472-4210		1214 E. 7th Street
Mary Helen	Lopez		474-7083		1214 E. 7th Street
Bertha	Means	<a href="mailto:berthameans@aol.com">berthameans@aol.com</a>	656-6726		University
Luther C.	Simond		476-9831		
Mark	Rogers	<a href="mailto:qndco@sbcglobal.net">qndco@sbcglobal.net</a>	479-6275		
Neil	Peters		427-4261		
Joe	Pacheco	<a href="mailto:joepache@yahoo.com">joepache@yahoo.com</a>	258-3968	2001 Tillotson Ave.	1214 E. 7th Street 1720 E. 12th/1204
Brooks	Calavan	<a href="mailto:bcalan@atx.rr.com">bcalan@atx.rr.com</a>	626-6547		Salina and 1701-1705 E. MLK
Charles	King		794-8333		
Laurence	Collins	<a href="mailto:ll@lawrencecollins.com">ll@lawrencecollins.com</a>	657-4803	1307 W. 13th Street	
Bobby	Taylor		476-1812		E. 11th Street and College Row
Donna	Carter	<a href="mailto:cda@carterdesign.net">cda@carterdesign.net</a>	476-1812		E. 11th Street and College Row
Barbara	Frische	<a href="mailto:maray_firth@hotmail.com">maray_firth@hotmail.com</a>	480-9409	1700 E. 12th Street	
Gavino	Fernandez	<a href="mailto:razagavino@aol.com">razagavino@aol.com</a>	477-7512		
Robert	Guajardo		417-8792		1214 E. 7th Street
Jesse	Guajardo		476-1884		1214 E. 7th Street
Lucile	Vaughen		472-8949	2206 E. 8th Street	
JR	Mangum	<a href="mailto:mangumjr@earthlink.net">mangumjr@earthlink.net</a>	481-0112	2000 E. 11th Street	