

City Council
Oct. 22, 2009

Item #
52

RECEIVED
10/19/09

Congress Avenue Baptist Church amendment request

[This statement applies to all accompanying Public Hearing Comment Forms]

The proposed re-development of the city block owned and occupied by the CABC—specifically the east half of their property facing the 1500 block of Nickerson Street—is a serious incursion into the SRCC n'hood and a damaging precedent to the integrity of the single family homes which constitute the entire length of Nickerson Street, except for the current civic use of three small churches and one lot, which was re-zoned approximately 50 years ago to accommodate the resident's small sign-painting shop in his garage, now closed for many years; the property during that time has always been and continues to be a single family residence in usage.

If the very small CABC fails in its extremely ambitious plans to re-develop its church, it will open the door to maximum development by whomever might buy or lease the property, and it could turn Nickerson Street—especially between The Circle and Milton—into a de facto alleyway serving the commercial property on South Congress in the 1400, 1500, and 1600 blocks. Any suggestion by the CABC of a deed restriction that would apply to subsequent users of the property is ludicrous, since those kinds of restrictions are easily overturned in court.

Connie Todd
1400 Nickerson
107 E. Gibson
1300 Nickerson
1402 Nickerson
1404 Nickerson
1403 South Congress.

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning & Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

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

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning & Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
RIT/01/19/09

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-2009-22.01

Contact: Maureen Meredith
City Council Public Hearing:
September 24, 2009

☐ I am in favor
☐ I object

Your Name (please print)

Connie Todd
1403 South Congress Av (2 lots)

Your address(es) affected by this application

Signature

Date

Comments:

Connie Todd 10/16/09

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Austin, TX 78767-88

RECEIVED
10/19/09

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Case Number: NPA-0022.01

Contact: Maureen Meredith

City Council Public Hearing:

September 24, 2009

☐ I am in favor
☒ I object

Your Name (please print):

Connie Todd
1300 Niverson St.

Your address(es) after this application

Connie Todd 10/16/09

Signature

Date

Comments:

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Austin, TX 78767-8810

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Case Number: NPA-209-0022.01

Contact: Maureen Meredith
City Council Public Hearing:
September 24, 2009

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

Your Name (please print) Connie Todd

1400 Nickerson St. + 107 E. Gibson
Your address(es) affected by this application

Connie Todd 10/16/09
Signature Date

Comments: _____

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Case Number: NPA-2022.01

Contact: Maureen Meredith
City Council Public Hearing:
September 24, 2009

☒ I am in favor
☐ I object

Your Name (please print)

Connie Add

Your address(es) affecting this application

1402 + 140 Nickerson St.

Site

Date

Comments:

10/16/09