ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0109
901 Spence Street

ADDRESS: 901 Spence Street

P.C. DATE: March 22, 2016
February 23, 2016
December 8, 2015
November 10, 2015

DISTRICT: 3

AREA: 6,097.62 square feet

OWNER: Estate of Ananias B. Perez (Margot-Green)

AGENT: Rosenthal Properties (Gayle Rosenthal)

FROM: SF-3-NP

TO: GO-MU-NP

WATERSHED: Waller Creek

TIA: N/A

DESIRED DEVELOPMENT ZONE: Yes

SCENIC ROADWAY: No

NEIGHBORHOOD PLAN AREA: East Cesar Chavez

SUMMARY STAFF RECOMMENDATION:

Staff does not support the rezoning request from family residence-neighborhood plan (SF-3-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

March 22, 2016:

February 23, 2016: *TO GRANT A POSTPONEMENT TO MARCH 22, 2016, AS REQUESTED BY STAFF, ON CONSENT. (11-0) [J. Schissler- 1st, J. Vela- 2nd; J. Shieh- Absent]*

December 8, 2015: *TO GRANT A POSTPONEMENT TO FEBRUARY 23, 2016, AS REQUESTED BY APPLICANT, ON CONSENT. (11-0) [J. Vela- 1st, F. Kazi- 2nd; J. Shieh- Off Dais, J. Thompson- Absent]*

November 10, 2015: *TO GRANT A POSTPONEMENT TO DECEMBER 8, 2015, AS REQUESTED BY APPLICANT, ON CONSENT. (11-0) [N. Zaragoza- 1st, P. Seeger- 2nd; J. Stevens- Absent]*

ISSUES

This area is a small residential neighborhood that created a neighborhood plan in 2000 that sought to preserve its residential character despite its proximity to IH 35 and the commercial corridor of East Cesar Chavez Street. There have been no rezonings from residential to office or commercial in the area since the creation of the neighborhood plan in 2000.

DEPARTMENT COMMENTS:

Existing Conditions. The subject property is located on the south side of Spence Street along the IH 35 Northbound frontage road. The subject property is currently zoned SF-3-NP and is developed with a single family house. Properties immediately to the north, east, and south are all zoned SF-3-NP and developed with single family residences. These properties will trigger compatibility standards for the property, if rezoned. The block where the subject property is located is entirely SF-3-NP and developed with single family residences, except at the southwest corner of Spence Street and San Marcos Street, which appears to be professional offices. The block to the north across Spence Street it is entirely SF-3-NP and developed with single family residences. The block to the northeast across Spence and San Marcos Street consists of lots zoned SF-3-NP and SF-3-H-NP. These lots are

developed with single family residences, except for the property at the northeast corner of Spence Street and San Marcos Street, which appears to be professional offices. The block east of the subject property contains Sanchez Elementary School, which is zoned SF-3-NP.

The nearest commercially zoned property is located northwest of the intersection of San Marcos Street and Holly Street. This property is zoned LR-MU-CO-NP and was previously used as a professional office. The structure currently appears to be unoccupied. The next closest non-residentially zoned property is located on the north side of Willow Street adjacent to the IH 35 Northbound frontage road. This property is zoned LO-MU-CO-NP and is undeveloped. ***Please refer to Exhibits A and B (Zoning Map and Aerial Map).***

Zoning Background. Like their residential neighbors, these properties were zoned in conjunction with the East Cesar Chavez Neighborhood Plan in 2000. These properties were granted office and commercial zoning to reflect the existing zoning and land uses on the sites. Extensive conditional overlays were applied to both properties listed above, as well as others in the neighborhood. These two properties are both limited as follows:

> The following are prohibited land uses: Administrative and business offices, Agricultural sales and services, Automotive repair services, Adult oriented businesses, Automotive rentals, Automotive sales, Automotive washing (of any type), Business or trade school, Campground, Commercial off-street parking, Communications services, Consumer convenience services, Convenience storage, Drop-off recycling collection facilities, Equipment repair services, Exterminating services, Funeral services, General retail sales (general), Hospital services (limited), Indoor entertainment, Kennels, Limited warehousing and distribution, Maintenance and service facilities, Off-site accessory parking, Pawn shop services, Plant nursery, Research services, Restaurant (drive-in, fast food), Restaurant (general), Software development, Veterinary services, Outdoor entertainment, Transitional housing, Building maintenance services, Business support services, College and university facilities, Communications service facilities, Construction sales and services, Consumer repair services, Custom manufacturing, Electronic prototype assembly, Equipment sales, Financial services, General retail sales (convenience), Guidance services, Hotel-motel, Indoor sports and recreation, Laundry services, Local utility services, Medical offices (exceeding 5,000 s. f. of gross floor area), Outdoor sports and recreation, Personal improvement services, Professional office, Residential treatment, Restaurant (limited), Service station, Vehicle storage, Hospital services (general), Club or lodge, Transportation terminal.
>
> The following are conditional land uses: Art and craft studio (general), Congregate living, Cultural services, Medical office-not exceeding 5,000 square feet of gross floor area, Theater, Art and craft studio (limited), Counseling services, Food sales, Personal services, Pet services.

These properties are restricted to very few permitted and conditional land uses. This demonstrates the strong intention of the neighborhood to preserve the residential character of the area as much as possible. If the property is rezoned to an office/commercial district, City of Austin Staff recommends that the same land uses be prohibited, where applicable.

Historic District. The house at 901 Spence Street is located within the boundaries of the Willow Spence National Register Historic District. The Willow-Spence Streets Historic District is comprised of 68 buildings, 38 of which are contributing and 30 of which are noncontributing. There is a variety of structures in the district, including two churches, two stores, and one parsonage. The majority of buildings are single family residential. 901 Spence Street was constructed circa 1917, and is a one story wood-frame house with a gable roof and dormer over the front entry. The property may be rezoned without affecting the historic status of the property; however, physical improvements to the house or other structures may require additional permits or approvals. ***Please refer to Exhibit C (Historic District).***

Vehicular Access. Another concern is vehicular access to the property. Currently, there are no driveways accessing the property at all. As an office/commercial use this site would trigger compatibility setbacks from the residential properties to the north, south, and east. With 47 feet of frontage on Spence Street, there is not adequate room to accommodate a commercial driveway without the driveway being too close to the intersection with IH

35. Only TxDOT can grant driveway permits onto the IH 35 frontage road, but the spacing between the rear alley and Spence Street makes driveway access to the frontage road unlikely. City of Austin Staff recommends that, if the property is rezoned to an office/commercial district, no driveway access be permitted to Spence Street. The property would take access to the improved alley at the rear of the site.

Correspondence. Staff has received correspondence in support and in opposition to the proposed rezoning. Please refer to ***Exhibit D (Correspondence).***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single family residences
North	SF-3-NP, SF3-H-NP	Single family residences
South	SF-3-NP	Single family residences
East	SF-3-NP	Single family residences, professional offices
West	IH 35 Northbound Service Road	IH 35 Northbound Service Road

RELATED CASES:

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-00-2024 808 Spence Street	SF-3 to NO	N/A Withdrawn by Applicant	N/A Withdrawn by Applicant
C14-00-2102 East Cesar Chavez Neighborhood Plan (Associated Zoning File)	SF-3 to SF-3-NP	PC: Approved as Recommended by Staff	12/14/2000: Council approved Ord No. 001214-20 with the following conditions on Tracts 68, 74, & 78. **The following uses are prohibited uses on Tracts 68 and 74:** Administrative and business offices, Agricultural sales and services, Automotive repair services, Adult oriented businesses, Automotive rentals, Automotive sales, Automotive washing (of any type), Business or trade school, Campground, Commercial off-street parking, Communications services, Consumer convenience services, Convenience storage, Drop-off recycling collection facilities, Equipment repair services, Exterminating services, Funeral services, General retail sales (general), Hospital services (limited), Indoor entertainment, Kennels, Limited warehousing and distribution, Maintenance and service facilities, Off-site accessory parking, Pawn shop services, Plant nursery, Research services, Restaurant (drive-in, fast food), Restaurant (general), Software development, Veterinary services, Outdoor entertainment, Transitional housing, Building maintenance services, Business support services, College and university facilities, Communications service facilities, Construction sales and services, Consumer repair services, Custom manufacturing, Electronic prototype assembly, Equipment sales, Financial services, General retail sales (convenience), Guidance services, Hotel-motel, Indoor sports and recreation, Laundry services, Local utility services, Medical offices (exceeding 5,000 s. f. of gross floor area), Outdoor sports and recreation, Personal improvement services, Professional office, Residential treatment, Restaurant (limited), Service station, Vehicle storage, Hospital services (general), Club or lodge, Transportation terminal. **The following uses are conditional uses on Tracts 68 and 74:** Art and craft studio (general), Congregate living, Cultural services, Medical office-not exceeding 5,000 square feet of gross floor area, Theater, Art and craft studio (limited), Counseling services, Food sales, Personal services, Pet services.
C14H-2009-0002 1001 Willow Street	SF-3-NP to SF-3-H-NP	HLC: 2/23/2009 PC: 2/23/2009 App. as Rec. by Staff	4/23/2009: Ord. No. 20090423-085 Approved as Recommended by Staff

A Neighborhood Plan Amendment (NPA) has been filed in conjunction with the proposed rezoning under City File NPA-2015-0002.02. The NPA requests a change from Single Family land use to Mixed Use/Office land use, and is not recommended.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Spence Street	50'	26'	Local	Yes	No	Yes; Approximately 900' away on Waller Street
IH 35	435'	400'	Highway	Yes	Yes; Shared Lane; Rt # 421	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
East Austin Conservancy
Waller Creek Conservancy
East Town Lake Citizens Neighborhood Organization
El Concilio Mexican-American Neighborhoods
The Shore Condominium Association, Inc.
East Cesar Chavez Neighborhood Planning Team
Friends of Rainey Street Historic District
United East Austin Coalition
Sierra Club, Austin Regional Group
AISD
Rainey Neighbors Association, Inc.
Del Valle Community Coalition
PODER
Friends of Austin Neighborhoods
Tejano Town
Downtown Austin Neighborhood Association
Austin Heritage Tree Foundation
Friends of the Emma Barrientos MACC
Preservation Austin
Guadalupe Neighborhood Development Corporation
SELTexas
Rainey Business Coalition

CITY COUNCIL DATE/ACTION:

March 24, 2015:

December 10, 2015: The item was postponed to March 24, 2016 at the request of staff on Council Member Zimmerman's motion, Council Member Garza's second on a 10-0 vote. Mayor Adler was absent.

ORDINANCE READINGS: 1st 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

STAFF RECOMMENDATION:

Staff does not support the rezoning request from family residence-neighborhood plan (SF-3-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. This area is a small residential neighborhood that created a neighborhood plan in 2000 that sought to preserve its residential character despite its proximity to IH 35 and the commercial corridor of East Cesar Chavez Street. There have been no rezonings from residential to office or commercial in the area since the creation of the neighborhood plan.

If the property is rezoned to an office/commercial district, City of Austin Staff recommends that the property be encumbered with the same list of prohibited and conditional land uses as Tracts 68, 74, and 78 in the East Cesar Chavez Neighborhood Plan zoning ordinance, as applicable. Staff would also recommend that vehicular access to Spence Street be prohibited.

1. Granting of the request should result in an equal treatment of similarly situated properties.
There have been no rezonings from residential to office or commercial in the area since the creation of the neighborhood plan. The only office or commercial properties in the area pre-date the Neighborhood Plan, and are extremely restricted.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
This area was zoned in conjunction with the East Cesar Chavez Neighborhood Plan in 2000, which sought to preserve the primarily residential character of the neighborhood. The area is also part of the Willow-Spence Streets Historic District, which also preserves that character. Adding commercial land uses to this residential street will have a detrimental impact.

SITE PLAN

SP 1. Following the rezoning of this property from SF-3-NP to GO-MU-NP, any new development will be subject to the requirements of *Subchapter E: Design Standards and Mixed Use*. For such purposes, the principal street will be Spence Street.

SP 2. Site plans will be required for any new development other than single-family or duplex residential.

SP 3. 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 4. COMPATIBILITY STANDARDS: The site is less than 20,000 square feet and is subject to compatibility standards. Along the north, south, and east property lines, the following standards apply:

- No structure may be built within 15 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.
- No parking or driveways are allowed within 15 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- 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.

SP 2. Additional comments may be provided upon submittal of an application for site development permit.

TRANSPORTATION

TR1. If the requested zoning is granted, it is recommended that access to Spence Street be prohibited as a condition of zoning because of available access from an alley and to discourage commercial driveways from accessing local roads.

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. 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 2,000 vehicle trips per day. [LDC, 25-6-117]

TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird 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.

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.

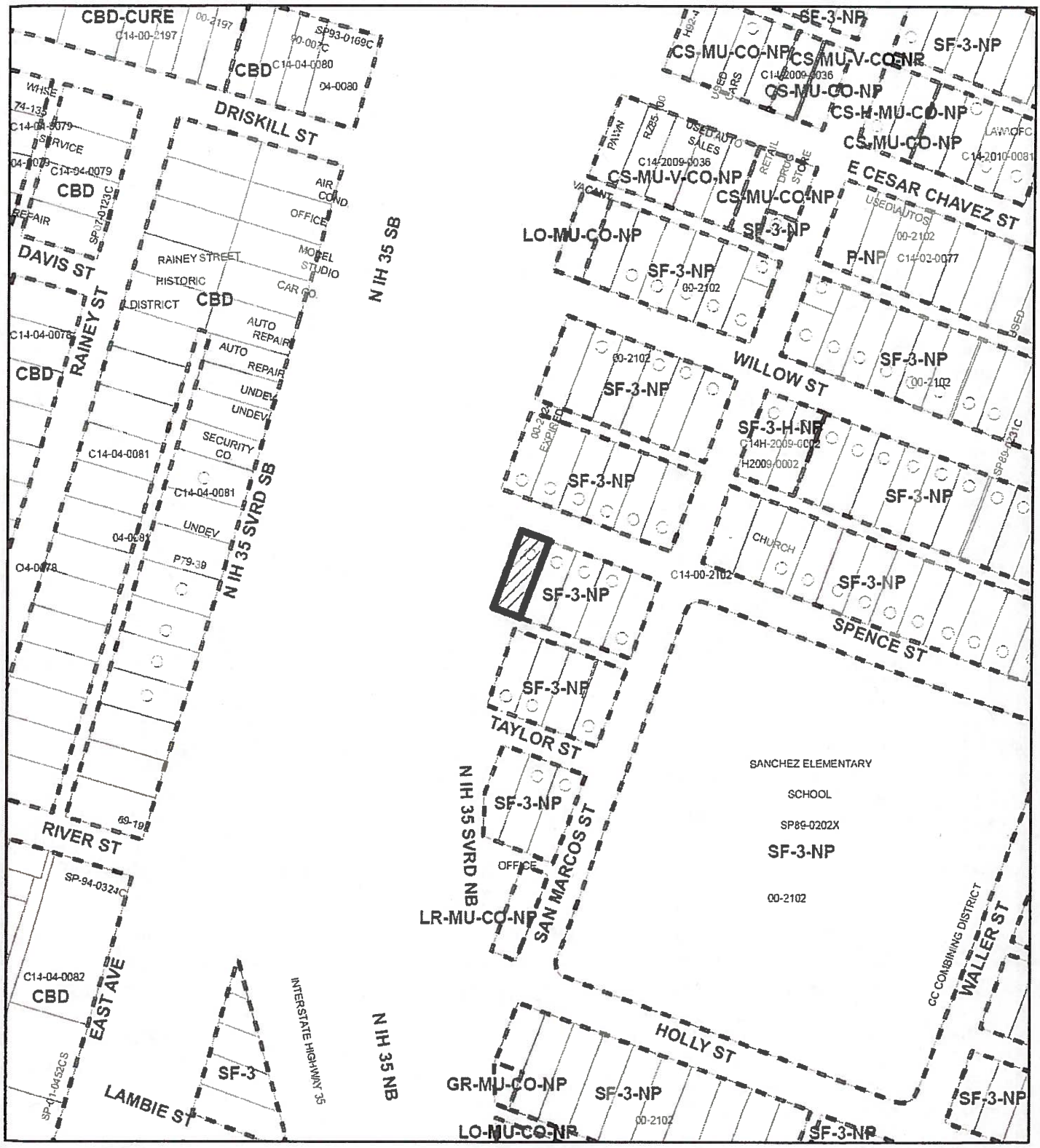
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

WATER UTILITY

WW1. 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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 fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

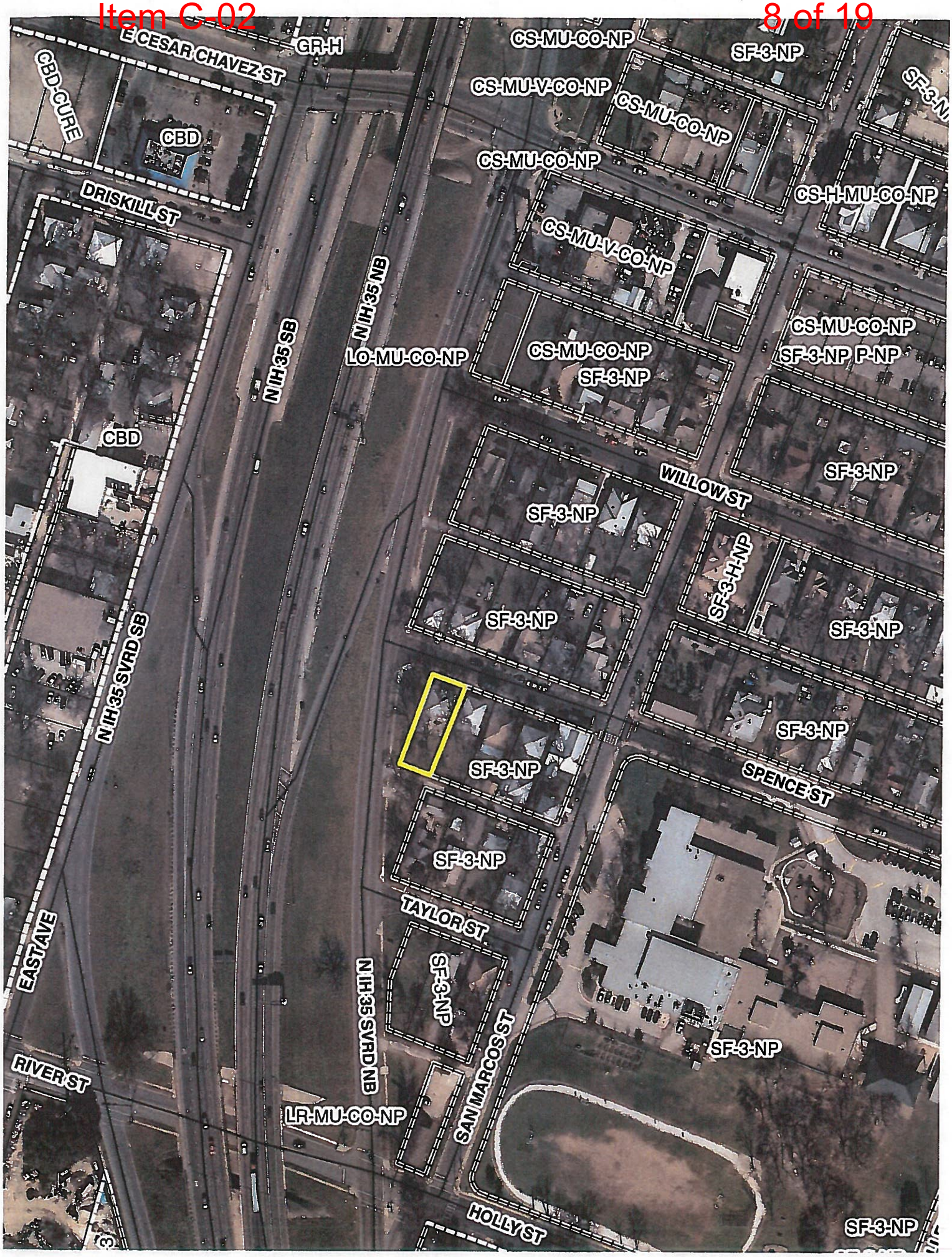
ZONING

CASE#: C14-2015-0109

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839


E CESAR CHAVEZ ST
GR-H
CS-MU-CO-NP
SF-3-NP
CBD-CURE
CBD
CS-MU-V-CO-NP
CS-MU-CO-NP
CS-MU-CO-NP
CS-H-MU-CO-NP
DRISKILL ST
CS-MU-V-CO-NP
N IH 35 NB
N IH 35 SB
LO-MU-CO-NP
CS-MU-CO-NP
SF-3-NP
CS-MU-CO-NP
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CBD
WILLOW ST
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SF-3-H-NP
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N IH 35 SVRD SB
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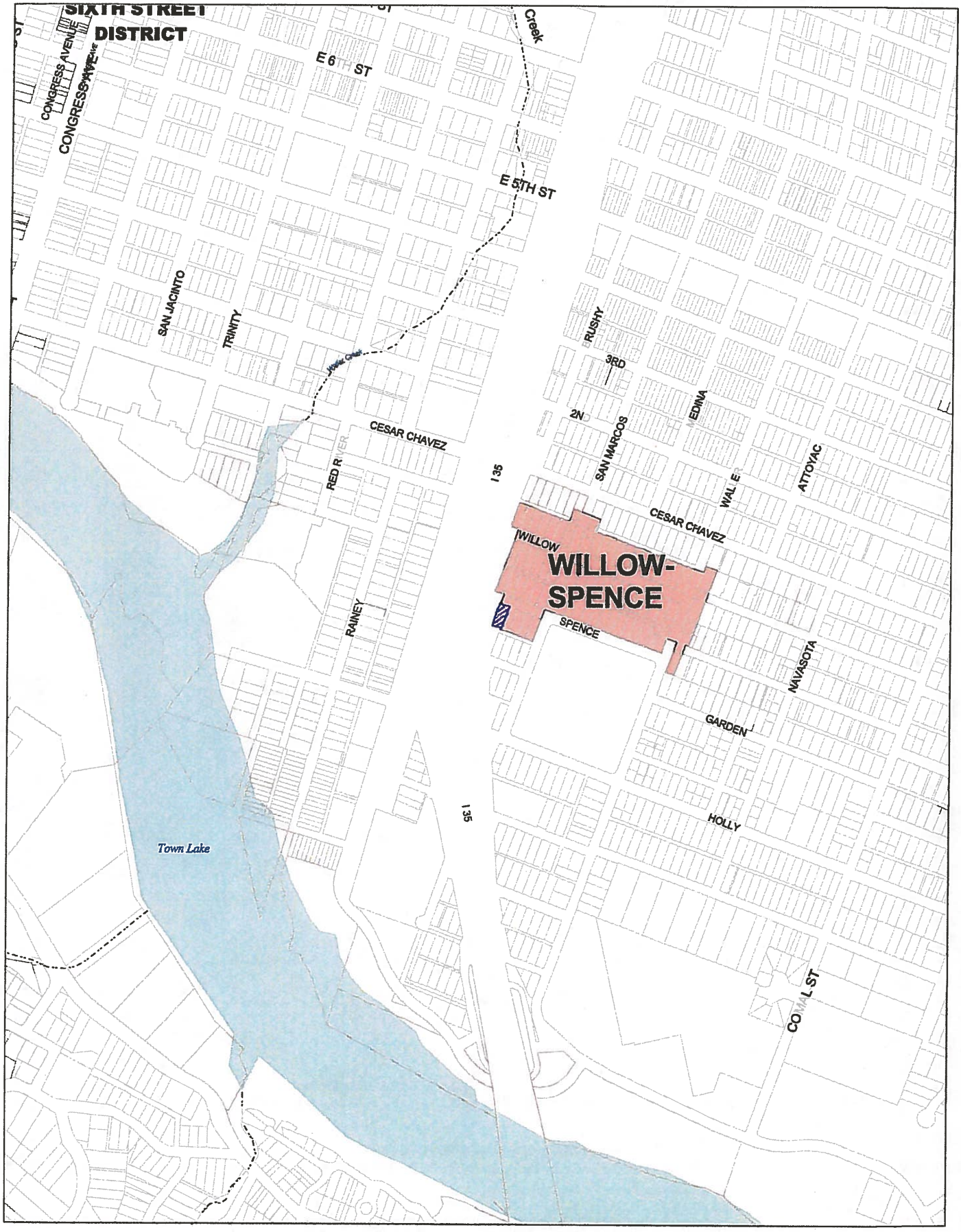
SF-3-NP
SPENCE ST
SF-3-NP
TAYLOR ST
EAST AVE
SF-3-NP
N IH 35 SVRD NB
SAN MARCOS ST
SF-3-NP
RIVER ST
LR-MU-CO-NP
HOLLY ST
SF-3-NP

National Register Historic Districts



Willow-Spence

PUBLIC HEARING INFORMATION

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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.

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: C14-2015-0109
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Maria Palomares
Your Name (please print)

☐ **I am in favor**
☑ **I object**

80 San Marcos St.
Your address(es) affected by this application

Maria Palomares — *Signature*
11-7-15 — *Date*

Daytime Telephone: (512) 947-4341

Comments: We would like to keep our neighborhood a residential, traffic free neighborhood. We do not want to become another Rainey St. As it is now, we consider ourselves lucky to be able to park in front of our home. It's not always the case. My husband who has alzheimers and is handicapped, has to go to end of st. to be let in or out of car. His nurses sometimes are not able to find parking for his visits. We realize the space in front of our home is public but it would be nice to park here like other neighborhoods are able to. It's just plain polite + respectful to be allowed that priveledge. All day we have people coming + going. Construction workers, visitors to Elem School, Actors, people parking for coffee etc. on Cesar Chavez and they park to catch bus for, downtown activities and convention center events. Don't get me started on SXSW wk. Please consider our 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

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Case Number: C14-2015-0109
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Jessica Patino
Your Name (please print)

☐ I am in favor
☑ I object

903 Willow St 78702
Your address(es) affected by this application

Signature

11/11/15
Date

Daytime Telephone: 512 695 9257

Comments: I Object

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

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Contact: Heather Chaffin, 512-974-2122
Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Jessica Pattillo
Your Name (please print)

☐ I am in favor
☒ I object

903 Willow St 78702
Your address(es) affected by this application

[signature] 11/11/15
Signature *Date*

Daytime Telephone: 512 695 9257

Comments: 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

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING

CASE#: C14-2015-0109

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Case Number: C14-2015-0109
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Monica Rivera
Your Name (please print)

☐ I am in favor
☑ I object

1100 E. Cesar Chavez St.
Your address(es) affected by this application

Signature

11/10/15
Date

Daytime Telephone: 7373337166

Comments: no more commercial property in residential space losing access from for actual neighborhood.

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

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.

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

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: C14-2015-0109
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Chip Ross
Your Name (please print)

☑ **I am in favor**
☐ **I object**

806 Willow St Austin TX 78702
Your address(es) affected by this application

806 Willow Series manager 11/20/15
Signature *Date*

Daytime Telephone: (512) 291-1111 x203

Comments:

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

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Public Hearing: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

Chip Ross
Your Name (please print)

☑ **I am in favor**
☐ **I object**

900 Willow St, Austin TX 78702
Your address(es) affected by this application

For Willow Series Manager
Signature

4/20/15
Date

Daytime Telephone: (512) 791-1111 x203

Comments:

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

August 11, 2015

Heather Chaffin
City of Austin

RE: 901 Spence

Dear Heather,

The East Cesar Chavez Neighborhood Planning Team is writing to oppose the zoning change request at 901 Spence, Case no. C14-2015-0109.

After polling the neighbors surrounding this property, we determined that no one supports the request, or believes it is necessary for the sale of the property. The Contact Team voted unanimously to oppose this change. Furthermore, we believe that granting this request would further deteriorate the integrity of the historic value of this area, something that is disappearing quickly and which we are striving to save.

We hope that you join us in our strong opposition of this zoning change.

Sincerely yours,

Alberto Martinez

Chair, ECCNPT

cc: Gayle Rosenthal

1234 MAIN STREET ANYTOWN, STATE ZIP (123) 456-7890

Chaffin, Heather

From: [redacted]
Sent: Sunday, November 08, 2015 6:48 PM
To: austintexas.gov@coaspmp3.ci.austin.tx.us
Subject: Related zoning case C14-2015-0109

Hello,

I hope you will **deny the request to re-zone 901 Spence (related zoning case C14-2015-0109) from SINGLE FAMILY to MIXED USE/OFFICE.**

This is a lovely century + old single family neighborhood, please don't allow this developer under the guise of a realtor working "on behalf of the estate" destroy it.

Gayle Rosenthal listed this property well above market value with the following description:

"***Plan Amendment for office zoning is in progress*** *! Popular, Prestigious, Historic Willow-Spence. Walk & bike to the newest restaurant & entertainment venues, downtown, & the hike & bike trail. Grand, spacious entry, living & dining, & master bedroom. High ceilings. Appraiser says 1,196 SF, larger than TCAD. East Cesar Chavez NP. Alley access - OK for accessory apartment. Possible duplex condo. Zoned SF3 . 24 hour notice to Marilyn, occupant, for showing appointment."*

Ms. Rosenthal has been disingenuous with her clients, promising a higher return if the property is re-zoned, at the expense of the neighborhood. No one wants to lose the Willow-Spence Historic district to greedy developers like Ms. Rosenthal. Please deny this awful request.

Very truly yours,

Jamie Franklin
1002 Willow Street
Austin, TX 78702

Chaffin, Heather

From: Melody Byrd [redacted]
Sent: Tuesday, November 03, 2015 10:24 AM
To: Chaffin, Heather
Subject: Fwd: 901 Spence St. Case #C14-2015-0109

Hello Heather,

I am writing to inform you of our objection to the proposed zoning change to the property at 901 Spence Street. Parking in this neighborhood is already quite challenging. Currently the residents are having to deal with Rainy Street and Cesar Chaves business overflow parking. It is a constant struggle to get a parking spot near your property. Residents have started putting cones in front of their homes to hold their parking places just to make a quick trip to the store.

Rezoning would only invite more parking issues in an already over crowded parking situation. Other neighbors have said if this change is made they will sell their homes and leave the neighborhood. They do not want to live in a commercial neighborhood. They do not want to loose the charm of this nationally registered Willow-Spence Historic District. Please do not make this zoning change. We need more affordable housing in Austin, not more office space.

Sincerely,
Melody Byrd
Executive Assistant
Jim Hightower and Associates
81 San Marcos Street
Austin, TX 78702
512-477-5588 Ext. 4
512-478-8536 fax
www.jimhightower.com