

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0025 – Pompee-Clarke-Cook House**H.L.C. DATE:** April 24, 2017**P.C. DATE:** April 25, 2017**ADDRESS:** 2203 Nueces Street**DISTRICT AREA:** 9**OWNER/APPLICANT:** 2203 Nueces, L.P. (Brad Zucker)**AGENT:** Mike McHone Real Estate (Mike McHone)**ZONING FROM:** GR-MU-H-CO-NP **TO:** GR-MU-CO-NP**TOTAL AREA:** 0.030 acres (1,307 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends Community Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (GR-MU-CO-NP) combining district zoning. The Conditional Overlay is existing and not proposed to change; and prohibits certain uses as referenced in Exhibit C.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

April 24, 2017 *Scheduled for Historic Landmark Commission*

PLANNING COMMISSION RECOMMENDATION:

April 25, 2017 *Scheduled for Planning Commission*

ISSUES:

The Central Austin Neighborhood Plan Advisory Committee (CANPAC) has requested a postponement to May 22, 2017 for Historic Landmark Commission and to May 23, 2017 for Planning Commission (see Exhibit F).

DEPARTMENT COMMENTS:

The subject property is a 0.03 acre (1,307 square foot) site, a portion of two lots which are located on the northeast corner of West 22nd Street and Nueces Street in the West University Neighborhood Planning Area. The site is part of a zoning district which contains the Pompee-Clarke-Cook House, a historic house that was relocated to 506 W. 22nd Street and now serves as a bed and breakfast.

The site proposed for rezoning is currently used as a driveway and parking for a housing complex to the east, and for the bed and breakfast. The site is situated to the rear (north) of the historic building, approximately 20 feet from the building; the site is situated in front (west) of a three story student housing complex.

The applicant is requesting removal of the Historic (H) designation from the driveway and parking lot. This change would allow the applicant, at the time of site plan submittal, to go through a review process without requiring a visit to Historic Landmark Commission or a certificate of appropriateness.

The site is now zoned Community Commercial – Mixed Use – Historic – Conditional Overlay – Neighborhood Plan (GR-MU-H-CO-NP); the Conditional Overlay limits certain uses on the site. The NP was applied via the West University Neighborhood Plan Ordinance adopted in 2004, which lays out general standards for the neighborhood plan, but does not refer to this site specifically.

The site is designated as High Density Mixed Use on the West University future land use map. The site is within the University Neighborhood Overlay (UNO). UNO is intended to “promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district.”

Staff recommends GR-MU-CO-NP (removal of the H), because the driveway and parking lot on the site are not historic in character, and the change will reduce administrative resources at such a time that the site is proposed for redevelopment.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-----------------|--|
| <i>Site</i> | GR-MU-H-CO-NP | Driveway and parking area; Bed and Breakfast |
| <i>North</i> | MF-4-NP / GO-NP | Multifamily |
| <i>South</i> | MF-4-NP | W 22 nd St, then Multifamily |
| <i>East</i> | MF-4-NP / GO-NP | Multifamily, then Meeting and Assembly |
| <i>West</i> | MF-4-NP | Nueces St, then Multifamily |

NEIGHBORHOOD PLANNING AREA: West University

TIA: No, however a TIA may be required at the time of site plan.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

| <i>Community Registry Name</i> | <i>ID</i> |
|------------------------------------|-----------|
| Austin Heritage Tree Foundation | 1340 |
| Austin Independent School District | 742 |
| Austin Neighborhoods Council | 511 |
| Bike Austin | 1528 |

| | |
|---|------|
| CANPAC (Central Austin Neigh Plan Area) | 754 |
| Central Austin Community Development | 1391 |
| Friends Of Austin Neighborhoods | 1530 |
| Homeless Neighborhood Association | 1550 |
| My Guadalupe | 1510 |
| Preservation Austin | 1424 |
| Seltexas | 1363 |
| Shoal Creek Conservancy | 1497 |
| Sierra Club, Austin Regional Group | 1228 |
| University Area Partners | 69 |

SCHOOLS: Bryker Woods Elementary, O Henry Middle School, Austin High School

CASE HISTORIES:

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|---|--|---|--|
| C14-04-0021 Central Austin Combined NP (West University) | Central Austin Combined NP (West University) | 5/25/04 – Apvd Staff Rec | Approved tracts separately between 6/10/04 and 5/19/05 |
| C14-85-002(RCT) 2202 Nueces Street | Terminate a Restrictive Covenant | 11/08/16 – Apvd Termination of the RC | 12/08/16 - Apvd Termination of the RC, as PC rec |
| C14-91-0038(RCA) 507 W 23rd Street | Amend Restrictive Covenant | 01/12/16 – Approved the amendment to the Restrictive Covenant, as requested by the applicant. | 04/07/16 - Approved |
| C14-91-0038(RCT) 507 W 23rd Street | Restrictive covenant termination | 1/28/14 – Apvd Staff rec to terminate the RC | 2/13/14 - Withdrawn |

RELATED CASES:

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------------------------|-------------------|---------------------------------------|---|
| C14H-00-2051 506 W 22nd St | MF4 to GR-MU-H-CO | 5/2/00 – Apvd Staff Rec of GR-MU-CO-H | 4/26/01 – Apvd GR-MU-H-CO (6-0); 2ND/3RD RDGS |

ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|---------------|-----|----------|----------------|-----------|----------------|-------------------------------|
| Nueces Street | 60' | 36' | Collector | Yes | Yes, bike lane | Yes |

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

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

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared lane is recommended for Nueces Street.

Per the UNO ordinance off-street parking on a surface lot is prohibited. All UNO regulations shall be reviewed at the time of Site Plan Application.

CITY COUNCIL DATE: May 18, 2017

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Scott Grantham

PHONE: 512-974-3574

EMAIL: scott.grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should allow for reasonable use of the property*
3. *Zoning changes should promote compatibility with adjacent and nearby uses*
4. *The request should serve to protect and preserve places and areas of historical and cultural significance*

The site proposed for rezoning is located approximately 20 feet from the historic building; it is currently used as a driveway and parking lot. Staff recommends removal of the H from the site because the site is not historic, and this removal will enable any future site plans including the site to move forward without a Historic review or requests to the Historic Landmark Commission.

EXISTING CONDITIONS

Site Characteristics

There is a very slight elevation change on the site, rising from west to east, entering the driveway from Nueces. The site is comprised of a driveway, and is the only driveway access to the two lots on which it is situated.

Impervious Cover

The site is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The GR zoning district allows up to 90% impervious cover. In scenarios where conflicting regulations are presented, the most restrictive impervious cover limit applies.

Comprehensive Planning

The property is located in the Central Austin Combined Neighborhood Planning Area in the West University NP.

Central Austin Combined Neighborhood Planning Area (CACNP)

The Central Austin Combined Neighborhood Plan Future Land Use Map identifies the subject area as being classified as “Mixed Use.” Mixed Use is meant to encourage more retail and commercial services within walking distance of residents. The subject property is also located in the University Area Overlay (UNO) District, which allows for denser, pedestrian oriented, commercial and multi-family development.

The CACNP supports historic zoning where appropriate. The plan also supports high density student housing in the designated UNO area where this site is located.

Site Plan - Ramon Rezvanipour - 512-974-9148

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

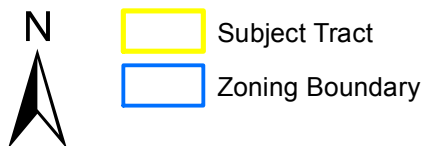
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Environmental - Mike McDougal - 512-974-6380

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

Water Utility – Neil Kepple – 512-972-0077

FYI: The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.



0 50 100 200 Feet

ZONING & VICINITY - EXHIBIT A

Zoning Case#: C14-2017-0025
 Address: 2203 Nueces Street
 Subject Area: 0.03 Acres
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

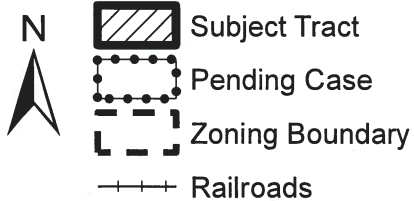




ZONING

Case#: C14-2017-0025

EXHIBIT B



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 100'

Created: 3/22/2017

EXHIBIT C**ORDINANCE NO. 010426-7**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE POMPEE-CLARKE-COOK HOUSE, LOCATED AT 510 WEST 22ND STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-HISTORIC-CONDITIONAL OVERLAY (GR-MU-H-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density (MF-4) district to community commercial-mixed use-historic-conditional overlay (GR-MU-H-CO) combining district on the property described in File C14H-00-2051, as follows:

A 5,750 square foot tract of land out of Lots 18 and 18-1/2, Louis Horst's Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

generally known as the Pompee-Clarke-Cook House, locally known as 510 West 22nd Street, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited:

Cultural services
Private secondary educational facilities
Consumer convenience services
Financial services
Medical offices
Personal services
College and university facilities
Residential treatment
Local utility services
Automotive repair services

Guidance services
Art and craft studio (limited)
Consumer repair services
General retail sales (convenience)
Personal improvement services
Club or lodge
Congregate living
Hospital services (general and limited)
Automotive sales
Automotive rentals

Automotive washing (of any type)
 Communication services
 Exterminating services
 Funeral services
 Outdoor entertainment
 Outdoor sports and recreation
 Pawn shop services
 Restaurant (general)
 Restaurant (drive-in, fast food)
 Theater
 Community recreation (private)
 Safety services
 Business support services
 Pet services
 Business or trade school

Commercial off-street parking
 Drop-off recycling collection facility
 Food sales
 Indoor entertainment
 Indoor sports and recreation
 Off-site accessory parking
 Plant nursery
 Restaurant (limited)
 Service station
 Communication service facilities
 Community recreation (public)
 Telecommunication tower
 General retail sales (general)
 Research services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 7, 2001.

PASSED AND APPROVED

_____, April 26, 2001

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

February 24, 2000

FIELD NOTE DESCRIPTION OF 5750 SQUARE FEET OF LAND OUT OF LOTS 18 AND 18 ½, LOUIS HORST'S SUBDIVISION OUT OF OUTLOTS 34 AND 35, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." in the east right-of-way line of Nueces Street, being a point in the west line of Lot 18, Louis Horst's Subdivision out of Outlots 34 and 35, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume Z Page 613 of the Deed Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½ inch iron pipe found at the Southwest corner of Lot 16 of said Louis Horst's Subdivision bears N 05 deg. 48' 05" E 87.50 ft.;

THENCE crossing the interior of said Lot 18 S 84 deg. 10' 01" E 57.50 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." at the Northeast corner of this tract;

THENCE S 05 deg. 48' 05" W at 52.5 ft. pass the north line of Lot 18 ½ of said Louis Horst's Subdivision and crossing said Lot 18 ½ on the same bearing for 47.5 ft. more for a total distance of 100.00 ft. to a ½" iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." in the north right-of-way line of West 22nd Street at the Southeast corner of this tract; and from which a ½ inch iron pipe found at the Southeast corner of Lot 19 ½ of said Louis Horst's Subdivision bears S 84 deg. 10' 01" E 202.37 ft.;

EXHIBIT A

page 2 of 2

5750 square feet of Lot 18 and 18 1/2

THENCE with the north right-of-way line of West 22nd Street, N 84 deg. 10' 01" W 57.50 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors, Inc." at the Southwest corner of said Lot 18 ½, and being the Southwest corner of this tract, and from which a ½ inch iron rod at the southeast corner of Lot 7 of said Louis Horst's Subdivision bears N 84 deg. 42' 11" W 60.48 ft.;

THENCE with the east right-of-way line of Nueces Street, N 05 deg. 48' 05" E at 47.5 ft. pass the south line of said Lot 18 and continuing on 52.5 ft. more for a total distance of 100.00 ft. to the Place of Beginning, containing 5750 square feet.

SURVEYED: February 24, 2000

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166



see sketch C586134

JE corner
ATO
Subdivision
86/86D

IPF at intersection of the east ROW of Nueces Street
and the north ROW of West 23rd Street
IPF at NW
corner of Lot 13.
IPF at SW corner of Lot 16

N05°48'05"E
281.39'
N05°52'35"E
58.41'
N05°48'05"E
87.50'

LOT 17

LOUIS HORST'S SUBDIVISION
OUT OF OUTLOTS 84 AND 86
DIVISION "D"
VOL. 2 PAGE 618

S84°00'E 57.50'

LOT 16

5750 sq ft.
proposed
for re-zoning

100.00'

S05°48'05"W

LOT 15

N05°48'05"E

(187.5')
187.50'

N84°00'W 57.50'

259.98'

(260.00')

N84°00'W

WEST 22ND STREET (60')

N83°51'0"W

centerline

(320')
320.22'

centerline at
San Antonio Street

IPF at SE
corner of
Lot 19 1/2

31.17'

SKETCH TO ACCOMPANY FIELD NOTES
FOR THE PROPOSED RE-ZONING OF A
TRACT CONTAINING 5750 SQUARE FEET
OF LAND OUT OF LOTS 18 AND 18 1/2,
LOUIS HORST'S SUBDIVISION OUT OF
OUTLOTS 34 AND 35, DIVISION D, A
SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 2
PAGE 613 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS.

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ◇ Capped 1/2" Iron Rod Set marked
"Carson and Bush Professional Surveyors, Inc."
- △ Nail Found as noted
(Record Bearing and Distances)

SCALE: 1"=30'

C586134

at SE corner of Lot 7

Bearing Brs

N05°53'39"E

738.53'

NUECES STREET (60')

60.31'
(60')

N84°42'1"W 60.48'
(60')

N06°09'04"E
297.3'

WEST 22ND STREET (60')

30.16'

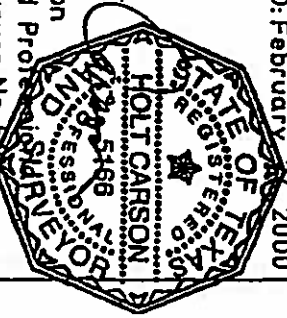
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD AUSTIN, TX 78704
(512) 442-0990

SURVEYED: February 24, 2000

BY:

[Signature]

Holt Carson
Registered Professional Surveyor
Land Surveyor No. 5186



82-183 RC CS SERVICE STATION

NAME HOUSE
CS-1 CS

72-159
CLUB SP-98-0078C
RETAIL
REST.

CLOTHING
THEATER
DRESS SHOP

UNITS

STREET

76-18 FOOD CONV. STORE 73-155 LOANER
CS OFFICES LO APT. 78-05 LR APT. 1

CS LOANER
DENTIST
BEAUTY SHOP
GO-MU-CO 98-0005
BOARDING HOUSE 00-2258
MF-4 4-PLEX

SP-98-0082C CS
PARKING MF-4
FBAT 01-0017 (PEND.) HOUSE

WHEELS STREET

DORM CS
SP-98-0297CS
TANNING SALON 75-116
MF-4
CO-OP HOUSE

BLV CHURCHES 75-116
CS PARKING MF-4
DORM

SAN ANTONIO STREET

74-83 CS-1
CP-74-22
OFF. BLDG. AND APTS. CS
PARKING DAY CARE CHURCH

FOOD BOOKS
CLOTHING CS
DRUG STORE DRUG STORE
CLOTHING RECORDS CLOTHING CLOTHING SHOES

A.3 - 14

88-124 PARKING GARAGE AND OFFICES CS-1
APTS. AND RETAIL
APT. 88-106 8-PLEX CS CP-70-42 APT.

79-81 GO
PARKING MF-4
APT. MF-4
PARKING 81-211
LO-H OFF. 11-017 LO

MF-4 MF-4
APT. MF-4
85-002RC
NO MF-4

CP-74-42 GO-CO-H 81-38
H89-10 GO-CO 4-PLEX
74-041 MF-4
STUDENT CENTER
GO

CS PARKING
MF-4
STUDENT CENTER
GO

74-136 8P-88-0485C
PARKING 84-308
CS 83-77
CHURCH CS

BOOKSTORE
CS
BOOK STORE
THEATER CLOTHING
YMCA CS

STREETS 32ND/33RD

APT. SECURITY MF-4
APT.

MF-4
PARKING 81-211
LO-H OFF. 11-017 LO

MF-4
APT. MF-4
85-002RC
NO MF-4

CP-74-42 GO-CO-H 81-38
H89-10 GO-CO 4-PLEX
74-041 MF-4
STUDENT CENTER
GO

CS PARKING
MF-4
STUDENT CENTER
GO

74-136 8P-88-0485C
PARKING 84-308
CS 83-77
CHURCH CS

BOOKSTORE
CS
BOOK STORE
THEATER CLOTHING
YMCA CS

APT. 88-106 8-PLEX CS CP-70-42 APT.
H8-018 MF-4
H8-020 CONDOS 81-208 84-49RC
PARKING

79-81 GO
PARKING MF-4
APT. MF-4
PARKING 81-211
LO-H OFF. 11-017 LO

MF-4 MF-4
APT. MF-4
85-002RC
NO MF-4

CP-74-42 GO-CO-H 81-38
H89-10 GO-CO 4-PLEX
74-041 MF-4
STUDENT CENTER
GO

CS PARKING
MF-4
STUDENT CENTER
GO

74-136 8P-88-0485C
PARKING 84-308
CS 83-77
CHURCH CS

BOOKSTORE
CS
BOOK STORE
THEATER CLOTHING
YMCA CS

WEST 22ND STREET

APTS. MF-4
GO-MU-H H80-19 OFFICE
CONDOS
CONDOS MF-4
85-027 NO OFF. APTS. GO
CONDOS

GO-MU-H
85-0040 LO OFF. 84-287
MF-4 APTS. 82-91
OFF. LO
MF-4 APTS.

PARKING MF-4
98-0488CS PARKING
FBAT GO-H
H74-01 MF-4 APTS.

MF-4
PARKING MF-4
CHURCH
CENTER
CO-OP HOUSE SP85-154 CHURCH

MF-4
PARKING MF-4
CHURCH
CENTER
CO-OP HOUSE SP85-154 CHURCH

CHURCH
8P-90-0111CS MF-4
88-35

CHURCH
CS
REST.
BOOK STORE DORM
BARBER SHOP BANK
DRESSES RECORD SHOP

GR-MU-CO

APTS. MF-4
APTS. MF-4
APTS. MF-4

MF-4
LO APTS. MF-4

APTS. MF-4
APTS. MF-4

MF-4 PARKING
NO APTS. MF-4

87-132 CHURCH
87-133
87-131

GYM CS
PARKING SCHOOL

DORM CS
85-070 CHURCH

DORM MALL CS-72-6
CS 68-176

STREET

GO 00-2213H 78-128
73-189 REHAB. CENTER

LO APTS. MF-4

APTS. GO

MF-4

MF-4

MF-4

MF-4

MF-4

HISTORIC ZONING EXHIBIT B

CASE #: C14H-00-2051
ADDRESS: 510 W.22ND ST.
SUBJECT AREA (acres): 0.132

DATE: 01-05

INTLS: TRC

CITY GRID REFERENCE NUMBER
J23

SP87-031

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: KLARSEN



EXHIBIT F

Grantham, Scott

From: Adam Stephens [REDACTED]
Sent: Monday, April 10, 2017 4:26 PM
To: Grantham, Scott
Cc: bart
Subject: C14-2017-0025/2203 Nueces

This case is scheduled for the HLC 4/24. CANPAC (Central Austin Neighborhood Plan Advisory Committee) is the contact team for the planning area this project is within. CANPAC would like to request a postponement of this case to obtain more information and discuss at our next scheduled meeting, which is May 2.

Thank you,

Adam Stephens [REDACTED]
[REDACTED]
[REDACTED]

[Click Here](#) to securely upload documents.

Under federal regulations we are required to make a booklet from the U.S. Department of Housing and Urban Development available to anyone originating a mortgage loan. We are delivering this to you via the following link to the on-line PDF document on the HUD website:

<http://www.consumerfinance.gov/know-before-you-owe/>

Ctrl+Click to follow the link above. If you are unable to access the document on-line, or if you prefer, please request a printed copy.

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