

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8  
AGENDA DATE: Thu 01/15/2004  
PAGE: 1 of 1**

**SUBJECT:** C14-03-0049 - House of Tutors - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2400 Pearl Street (Shoal Creek Watershed) from general office-mixed use (GO-MU) combining district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and multi-family residence highest density-conditional overlay (MF-6-CO) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and multi-family residence highest density-conditional overlay (MF-6-CO) combining district zoning. Applicant: House of Tutors Inc. (Hussain Malik). Agent: Holland Architectural (James Holland). City Staff: Glenn Rhoades, 984-2775.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-03-0049

**P.C. DATE:** November 11, 2003  
December 9, 2003

**C.C. DATE:** January 15, 2003

**ADDRESS:** 2400 Pearl Street

**OWNER/APPLICANT:** House of Tutors Inc.  
(Hussian Malik)

**AGENT:** Holland Architectural  
(Jimmy Holland)

**ZONING FROM:** GO-MU

**TO:** CS-MU

Amended to CS-MU from 0' to 30' and  
MF-6 from 30' to 90'

**AREA:** .66 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff's alternate recommendation is CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay district zoning and MF-6-CO, Multifamily Highest Density-Conditional Overlay district zoning. The conditional overlay will limit the property to 2,000 vehicle trips per day. In addition, staff recommends that access be limited to Pearl Street and that access to 24<sup>th</sup> Street be prohibited.

### **PLANNING COMMISSION RECOMMENDATION:**

November 11, 2003 – Postponed at the request of the applicant to 12/9/03 (Vote: 5-0, M. Armstrong, M. Casias and N. Spelman – absent).

December 9, 2003 – Approved MF-6-CO and CS-MU-CO. The conditional overlay will limit the site to 2,000 trips per day, limit impervious cover to 80%, prohibit access to 24<sup>th</sup> Street, provide a 15 foot front yard set back and limit height to 40 feet for the first 75 feet north of 24<sup>th</sup> Street (Vote: 7-0, L. Ortiz – on leave).

### **ISSUES:**

The subject tract is a part of the proposed Central Austin Combined Planning Area (CACPA), which encompasses the West University, North University and Hancock neighborhoods. At this time the CACPA is in the very early stages and City staff is still collecting data and having the initial meetings both internally and externally. Staff does not have a future land use map created yet and recommendations for the subject tract are not yet incorporated into the plan. Therefore, staff is processing this rezoning application like any other zoning case. The reason for this case being presented before this Commission is due to Council resolution 020411-55, which initiated plans for the CACPA. The resolution became effective on September 1, 2002 and all zoning cases within the CACPA boundaries are required to be heard by this Commission.

The applicant's amended request is for CS-MU from ground level to 30 feet and MF-6 from 30 feet to 90 feet. The applicant is proposing retail or office, in addition to parking on the first two floors and multifamily above (see attached plan). While the Future Land Use Map has not yet been completed it does appear that staff would recommend the height and density being requested by the applicant. The reason for the two-tiered request is because without final approval of the plan, it is the only tool available that will allow for a mixed-use project of this density. If the applicant had requested MF-6,

the height would have been allowed. However, the project would have been restricted to residential only. If the applicant had requested CS-MU, a mixed-use project would have been allowed, but it would have been restricted to MF-4 development regulations and a height of 60 feet. The current request will allow for the height and the opportunity for a mixed-use project.

Staff has received several letters both in support and against the proposed zoning change (see attached).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO-MU	Personal Services
<i>North</i>	MF-4	Fraternity Center
<i>South</i>	CS	Retail, Office and Multifamily
<i>East</i>	MF-4	Fraternity, Multifamily
<i>West</i>	GR-MU	Parking lot and Retail

**AREA STUDY:** Central Austin Combined Neighborhood Planning Area

**TIA:** N/A

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

#069 – University Area Partners  
 #511 – Austin Neighborhoods Council  
 #937 – Taking Action Inc.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-95-0019	MF-4 to GO-MU	Approved GO-MU w/o conditions (Vote: 7-0). 2/28/95.	Approved PC recommendation (Vote: 6-0). 3/30/95.
C14-00-2059	LO to MF-6-CO	Approved MF-6-CO. The CO limits the height to 60 feet, limits property to 24 units and to 2 access points (Vote: 7-1). 5/9/00.	Approved PC recommendation (Vote: 7-0). 11/20/00.
C14-01-0017	MF-4 to GO	Withdrawn	
C14-01-0050	LO to CS-MU for tract 1 and MF-3 to MF-6-CO for tract 2	Approved CS-MU-CO for tract 1. The CO limits to 12 units and a height of 60 feet from ground level. Approved MF-6-CO for tract 2. The CO limits to 36 units (Vote: 6-2). 7/10/01.	Approved PC recommendation (Vote: 6-0). 8/30/01.

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
W. 24 <sup>th</sup> St.	60'	33'	Collector	18,309
Pearl St.	60'	37'	Local	N/A

**CITY COUNCIL DATE:** 1/15/03

**ACTION:**

**ORDINANCE READINGS:** 1st

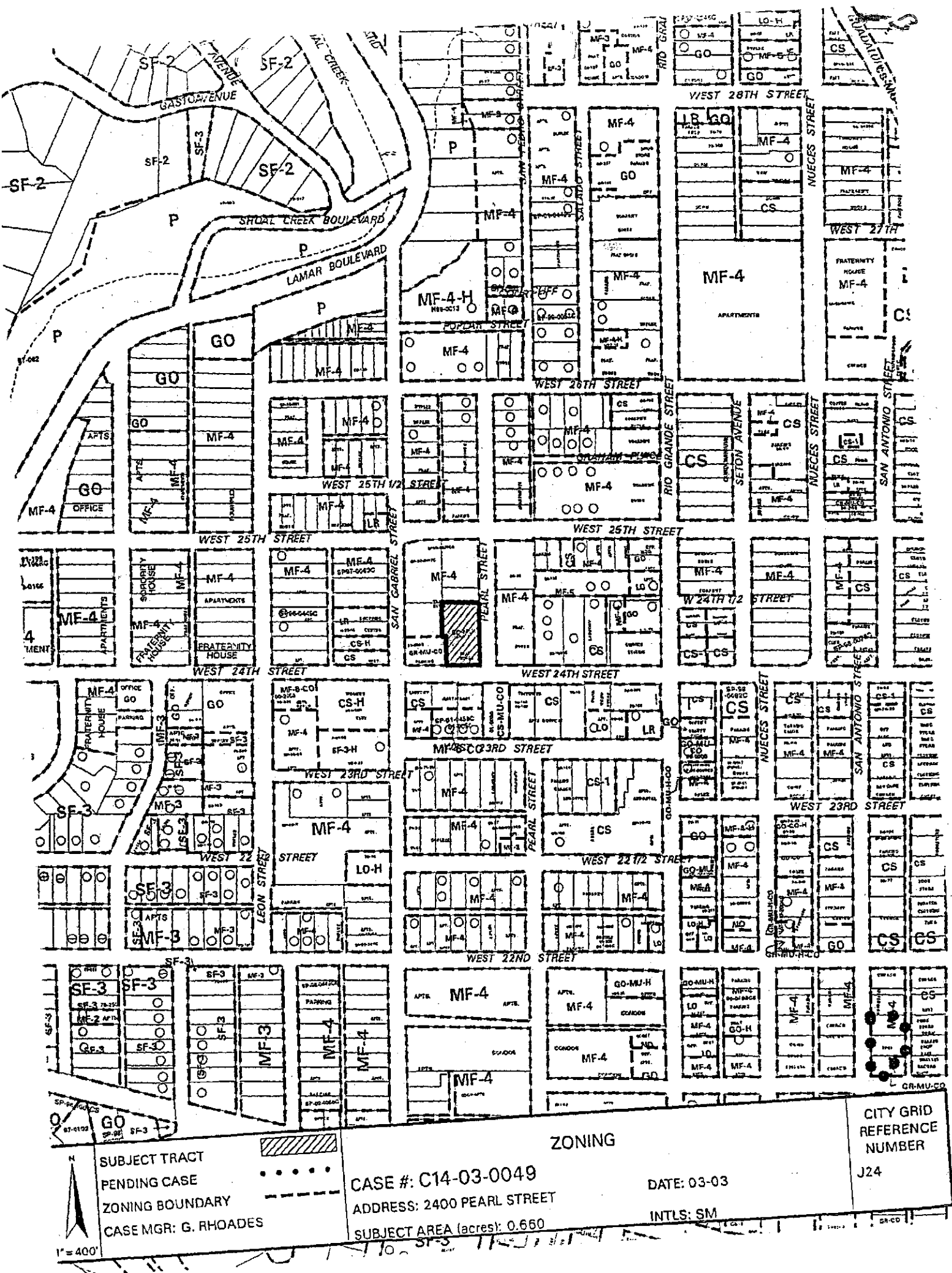
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Glenn Rhoades

**PHONE:** 974-2775





## **STAFF RECOMMENDATION**

Staff's alternate recommendation is CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay district zoning and MF-6-CO, Multifamily Highest Density-Conditional Overlay district zoning. The conditional overlay will limit the property to 2,000 vehicle trips per day. In addition, staff recommends that access be limited to Pearl Street and that access to 24<sup>th</sup> Street be prohibited.

## **BASIS FOR RECOMMENDATION**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

CS – General Commercial Services district is intended for commercial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

MF-6 – Multifamily Highest Density is intended to accommodate multifamily and group residential use. This district is appropriate for highest density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers and in other selected areas where multifamily use is desirable.

The proposed change meets the purpose statements set forth in the Land Development Code. The subject tract is located along a commercial corridor and is located near downtown in close proximity to employment centers and institutional facilities.

- 2. The proposed zoning should promote consistency, and orderly planning.*

The proposed zoning would be consistent and compatible with the surrounding area. There is CS zoning to the west, south and east along 24<sup>th</sup> Street. In addition, there are residential buildings in the vicinity with densities similar to or exceeding MF-6 development regulations.

- 3. The proposed zoning should allow for a reasonable use of the property.*

The CS-MU and MF-6 zoning districts would allow for a fair and reasonable use of the site. CS-MU and MF-6 zoning is appropriate for this site because the location of the property and the mixed-use character of the area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is currently occupied with a tutoring facility.

### **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 4,776 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are existing sidewalks along both W. 24<sup>th</sup> St & Pearl St.

W.24<sup>th</sup> St. is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along W. 24<sup>th</sup> St.

### **Impervious Cover**

The maximum impervious cover allowed under CS zoning is 95%.

### **Environmental**

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. Impervious cover is not limited in this watershed class. 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.

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.

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.

### **Right of Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.



We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

#### **Water and Wastewater**

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or relocation, or adjustments or system upgrades are required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility. The plan must be in accordance with the City's utility design criteria.

#### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

#### **Compatibility Standards**

Compatibility standards will not be triggered.

3. **Code** **C2O-03-018 - Amendments to Chapter 25-10 of the Land**  
**Amendment:** **Development Code relating to electronically-controlled billboards**  
**and sign area calculations**  
**Staff:** Donna Cerkar, 974-3345, donna.cerkar@ci.austin.tx.us  
Watershed Protection and Development Review

**MOTION: APPROVE BY CONSENT**

**VOTE: 7-0 (DS-1<sup>ST</sup>, NS-2<sup>ND</sup>; LO-ON LEAVE)**

4. **Code** **C2O-03-020 - Amendments to Land Development Code relating to**  
**Amendment:** **pedestrian-oriented uses and ROW vacations.**  
**Staff:** Katie Larsen, 974-6413, katie.larsen@ci.austin.tx.us  
Transportation, Planning & Sustainability Department

**PULLED. NO ACTION TAKEN.**

- 5. **Zoning:** **C14-03-0049 - House of Tutors**  
**Location:** 2400 Pearl Street, Shoal Creek Watershed, Central Austin NPA  
**Owner/Applicant:** House of Tutors Inc. (Hussain Malik)  
**Agent:** Jimmy Holland  
**Request:** GO-MU to CS-MU and MF-6  
**Staff Rec.:** **Alternate Recommendation of CS-MU-CO and MF-6-CO**  
**Staff:** Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

## DISCUSSION

A 175 height limit is proposed for the area and Commissioner Sullivan expressed his surprise that the height limit proposed is higher than that permitted for DMU.

Commissioner Moore asked for clarification as to whether retail is planned and if it will be required. Mr. Rhoades said not required under the conditions of the zoning, just permitted.

Commissioner Spelman expressed her concern about future requests to increase the CS height, as was done for the case to the south. Mr. Rhoades explained that a request will be much more difficult because it will require a neighborhood plan amendment, which only occurs once a year.

## PUBLIC HEARING

**Jimmy Holland**, architect for the applicant, said the applicant intends to keep the House of Tutors and to increase multi-family on the site. He noted that a market study was done and it said there is very little demand for commercial in the area. He said the applicant has included all neighborhood conditions into their development plans, including driveway and trees. He said the neighborhood expressed the concern about the tunneling affect of tall buildings along 24<sup>th</sup> Street, and so they agreed to a setback of the building. He explained that the first two floors will be the office, about 10,000sf total (5,000sf each). Parking is underneath, and then there are four floors of multi-family above the office.

Commissioner Spelman and Riley asked about the planned uses, the location of the garage. Commissioner Riley asked if there was consideration of continuing retail along the parking garage along Pearl Street. Mr. Holland explained that due to the skinny site, it would be difficult.

Commissioner Sullivan asked about the impervious cover limit planned for the site. Mr. Holland said that the building coverage is 80%.

FOR

**Hussein Malik**, owner of the learning center since 1982, said he intends to keep the business, and very keen to creating quality development. He said that they will exceed the landscaping requirement.

**Mike McHone**, representing the University Area Partners, helped Mr. Malik get the property in 1982. This is the first true MF-6. The MF-4 zoning blanketing the area does not permit the density desired. A restrictive covenant will be filed with the conditions agreed to, that will apply to this property. To bring the students back to the university, development needs to go vertical. An overlay is planned for the area to allow for higher vertical development.

Commissioner Sullivan asked about the plans for parking, including leasing. He said he thought the location of the garage would be too far from the university to lease to students. Mike McHone explained that there is excess parking for projects built to the code in the 1980s.

Mr. McHone said that the restrictive covenant will be between the owner and University Area Partners.

Commissioner Casias asked if it would also be appropriate to have a pedestrian café along Pearl Street. Mr. McHone said that there are residential sorority uses, and have to be careful to extend the retail. He said that they look at each street to look at appropriateness at becoming a mixed-use commercial corridor.

***MOTION: Close public hearing.***

***VOTE: 7-0 (NS-1<sup>st</sup>, DS-2<sup>nd</sup> ; LO- on leave)***

***MOTION: Approve staff recommendation with additional conditions:***

- *Impervious cover limit of 80%*
- *15 foot front yard setback*
- *Height limit of 40 feet for the first 75 feet north of 24<sup>th</sup> Street.*

***VOTE: (7-0; DS-1<sup>st</sup>, MC-2<sup>nd</sup> ; LO- on leave)***

#### DISCUSSION OF MOTION

Commissioner Casias noted that if they did not have the information about the neighborhood plan, that the request would appear to be inconsistent. He said he does not know if that information is to be considered, but he said it opens up the other property owners for asking for the increased height.

Commissioner Armstrong asked why CS is requested instead of keeping the GO zoning district. Mr. Rhoades said the CS would permit more retail uses. Mr. Holland said that the CS permits the retail uses. Commissioner Armstrong said it seems GR would work, instead of the more intense GR zoning.

Commissioner Sullivan said that there is CS and MF-4 along the corridor. Commissioner Armstrong said that CS is not supposed to be compatible with residential, so the request is weird.

Mr. Malik added that the existing zoning is a mixed-use zoning. The property is already being used as multi-family and commercial.

**6. Zoning: C14-03-0144 - 37th Street Houses**  
Location: 609 West 37th Street, Waller Creek Watershed, Central Austin NPA  
Owner/Applicant: Lee Properties (Robert Lee)  
Agent: Lopez-Phelps and Associates (Amelia Phelps)  
Request: LO to SF-4A  
Staff Rec.: **Recommended**  
Staff: Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

Glenn Rhoades presented the staff recommendation.

## PUBLIC HEARING

**Amelia Lopez-Phelps**, agent representing Robert Lee, said the property owner was aware of the LO zoning, and proceeded to close on the property after Ms. Phelps contacted the neighborhood to know if the neighborhood would support the rezoning to SF-4A. The neighborhood was supportive, however at the first scheduled public hearing, the applicant requested a postponement because a neighbor objected to the rezoning. She and the applicant met with the neighbor and agreed to some conditions, such as no windows except for bathrooms, facing her house.

Commissioner Spelman asked if it is common in the neighborhood to have the garage in the front. Ms. Phelps explained that there is a combination of duplexes, single-family uses on larger lots that do have garages in the back. Commissioner Spelman said that the proposed house is very suburban. Commissioner Medlin asked about the square footage of the houses. Ms. Phelps responded that the total is about 2600sf, including garage.

**Laurie Limbacher** responded to the comment about the garage facing the street at the front of the house. Ms. Limbacher said that they raised the concern too, and they suggested that the front porch be pulled forward ahead of the garage and to have the garage painted a color similar to the stone.

## AGAINST

**Ron Thrower**, representing the owner of the MF-3 property to the west, said the client is opposed to the proposed rezoning. Mr. Thrower said that SF-4A is not appropriate across the street from LO and GO.

**HOLLAND**  
ARCHITECTURAL

**ARCHITECTURAL PROGRAM**

OCTOBER 15, 2002

ZONING CHANGE: FROM GO-MU TO CS-MU WITH CO/MF-6  
PROJECT CONDOMINIUMS  
2400 PEARL STREET  
AUSTIN, TEXAS 78705-4796  
CLIENT: HUSSAIN AND ANJUM MALIK  
7804 HEATHERCREST CIR  
AUSTIN, TEXAS 78731 512-345-6246  
OWNER: HOUSE OF TUTORS, INC. 512-472-6666  
2400 PEARL  
AUSTIN, TEXAS 78705  
LEGAL: SOUTH 281.51' OF LOT 5 AND OUTLOT 46 DIV.D  
FRATERNITY ROW SUBDIVISION  
SITE: .66 ACRES = 28,000 SF  
WATERSHED: SHOAL CREEK URBAN CLASS WATERSHED  
PROGRAM

BUILDING COVER: 70 % OF 28,270 SF = 19,789 SF ALLOWED  
IMPERVIOUS COVER: 80 % OF 28,270 SF = 22,616 SF ALLOWED  
BUILDING HEIGHT 60' (MF-6) 90-95 REQUESTED  
SET BACKS FRONT 25' ( NEIGHBORHOOD REQUEST )  
SIDE STREET YARD 15' (MF-6)  
SIDE INTERIOR YARD 5' (MF-6)  
REAR 10' (MF-6)

LANDSCAPE 23 RD. STREET PLAN

PROGRAM USE:	RETAIL/OFFICE	FIRST FLOOR	=	5,000 SF
		SECOND FLOOR	=	5,000 SF
	MULTIFAMILY			
	THIRD 3-3BR @ 1,650 SF	=	4,950 SF	
	4-2BR @ 1,500 SF	=	6,000 SF	
	1-2BR @ 1,050 SF	=	1,050 SF	
	OPEN COURTYARD	=	600 SF	
	<u>CIRCULATION</u>	=	<u>2,650 SF</u>	
	TOTAL TYPICAL FR	=	15,250 SF	
	FOURTH FLOOR	=	15,250 SF	
	FIFTH FLOOR	=	15,250 SF	
	<u>SIXTH FLOOR</u>	=	<u>15,250 SF</u>	
	TOTAL BUILDING AREA	=	71,000 SF	

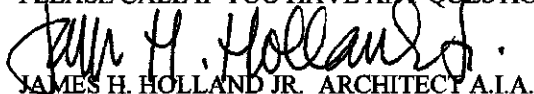
FLOOR AREA RATIO: NONE

NOTE (CS=1 TO 2 OR 56,000 SF BUILDING MAX AREA)

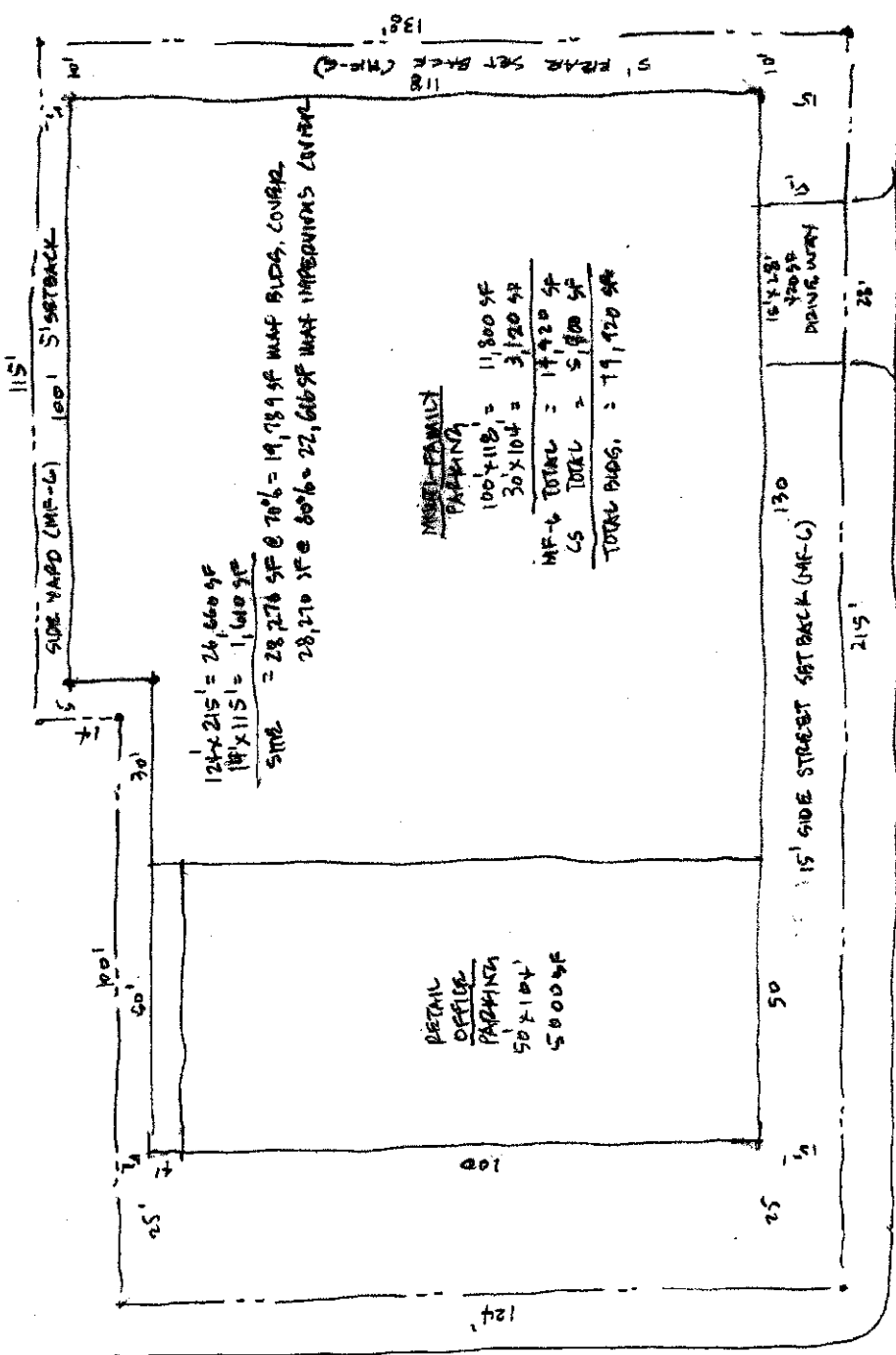
REQUIRED PARKING:	OFFICE	10,000 SF @ 200 SF/SPACE	=	50 SPACES REQ'D
	MULTIFAMILY	12 - 3BR @ 2.5 SPACES	=	30 SPACES REQ'D
		<u>20 - 2BR @ 2.0 SPACES</u>	=	<u>40 SPACES REQ'D</u>
	TOTAL		=	120 SPACES REQ'D

NOTE: NEIGHBORHOOD GROUP SUPPORTS ZONING CHANGE WITH MF-6 OVERLAY  
IF BUILDING IS SET BACK FROM WINDSOR AND INCLUDES 23<sup>RD</sup> STREET  
LANDSCAPE PLAN 24<sup>TH</sup>

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

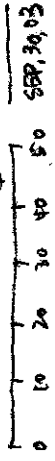
  
JAMES H. HOLLAND JR. ARCHITECT A.I.A.

1413 PRESTON AVE. AUSTIN, TEXAS 78703 OFF 512-478-6554 FAX 512-457-4937  
1102 WEST AVENUE AUSTIN, TEXAS 78701 CEL 512-577-2061 FAX 512-457-4937  
0301TutorProgram10-2 jhhj1413@aol.com



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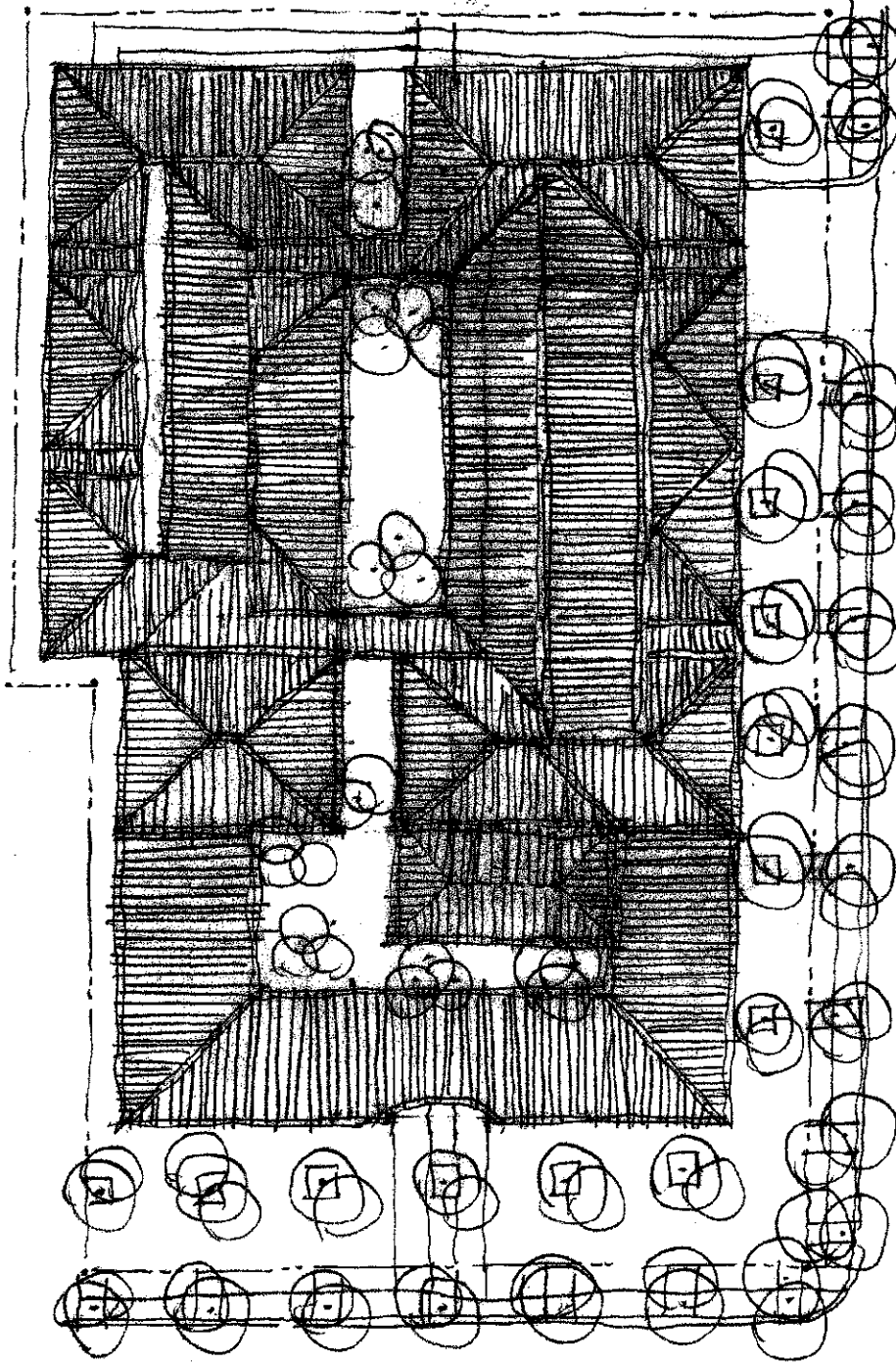
MAXIMUM PLAN



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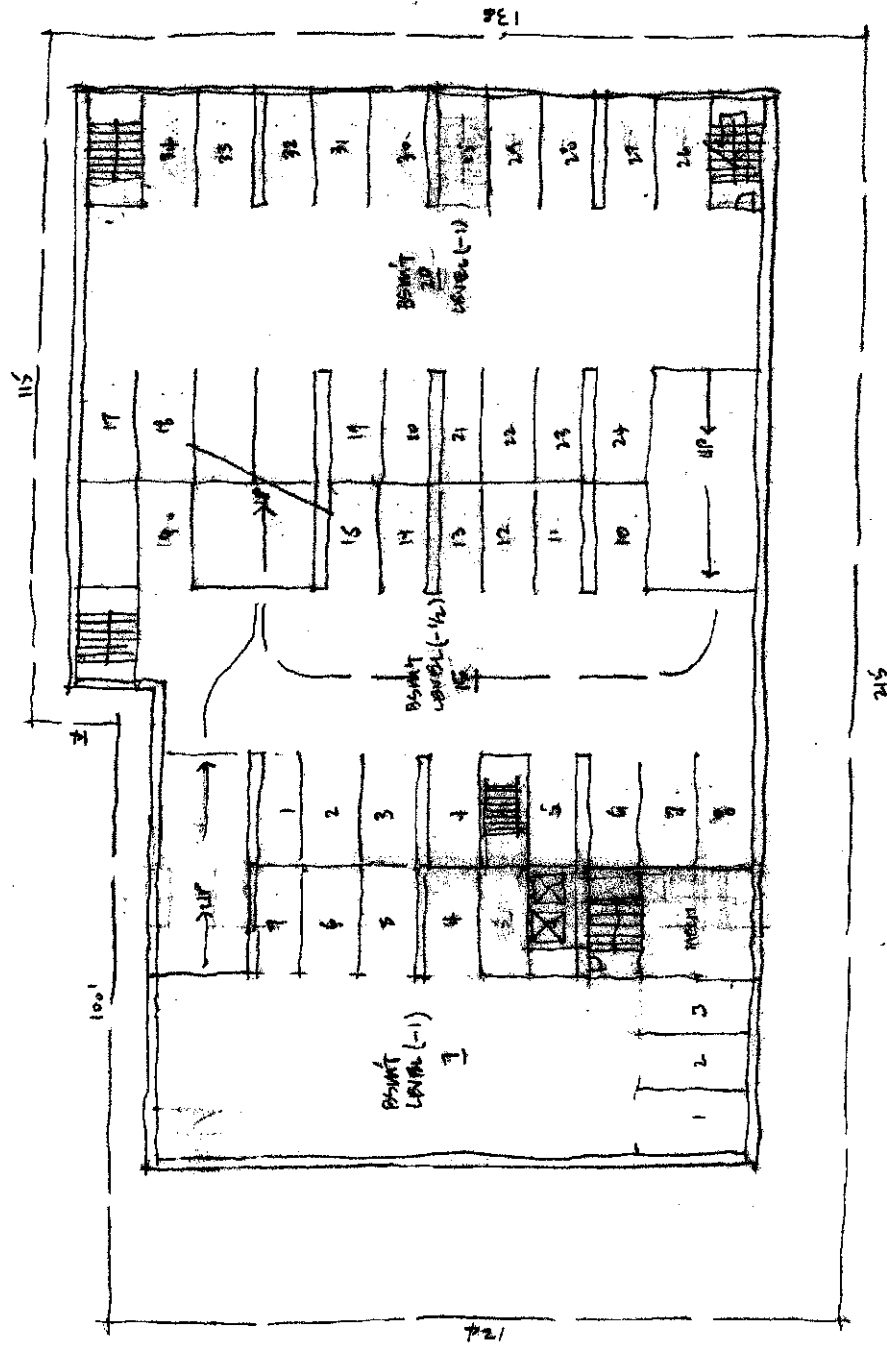
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HOLLAND  
ARCHITECTURAL



SITE PLAN A-1  
0 10 20 30 40 50  
400,000

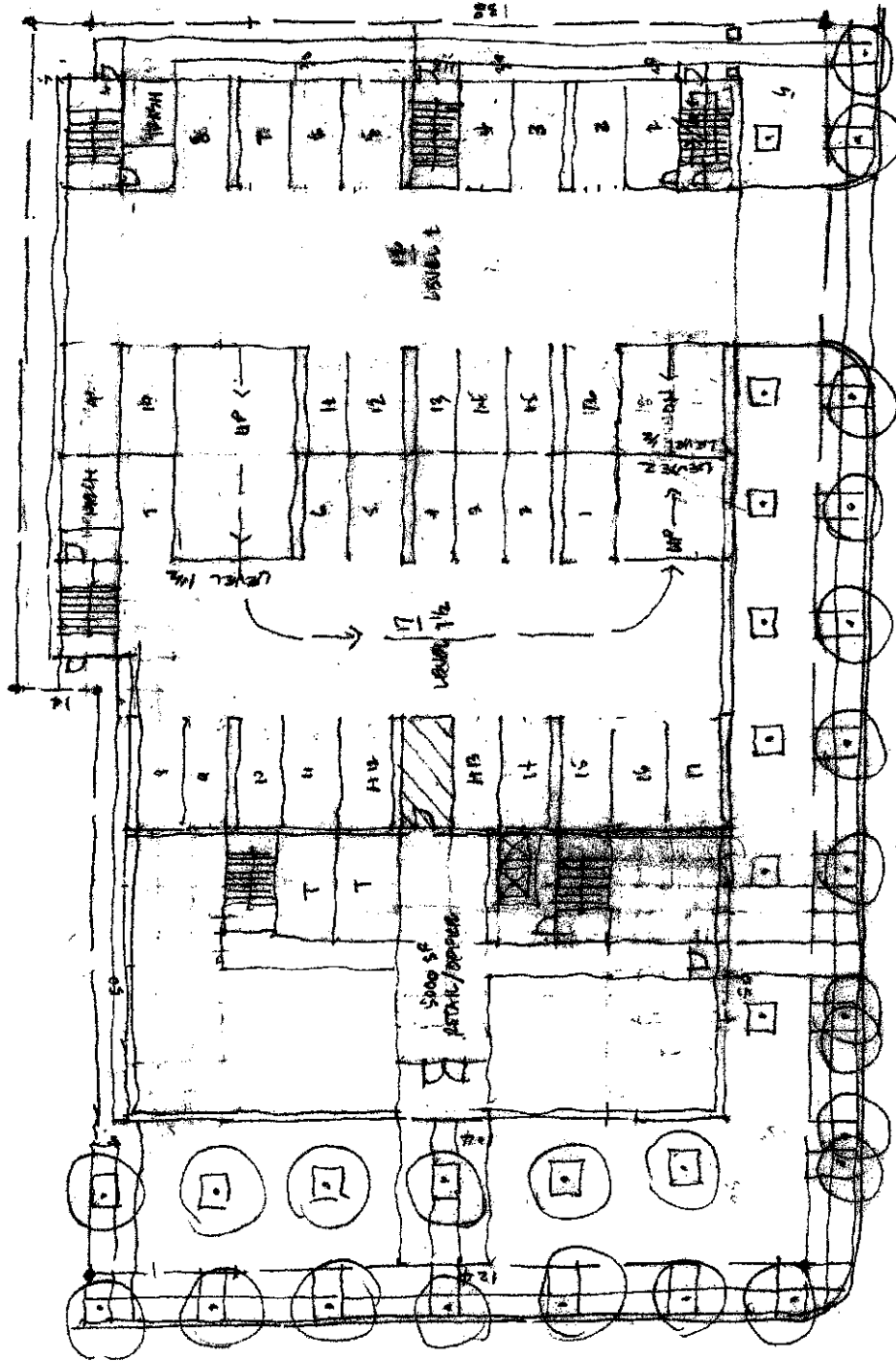
HOLVAND  
ARCHITECTURAL



BASEMENT FLOOR  
A-2  
0 10 20 30 40 50  
PARKING FOR 45 CARS  
SEP 10, 03



HOLLAND  
ARCHITECTURAL



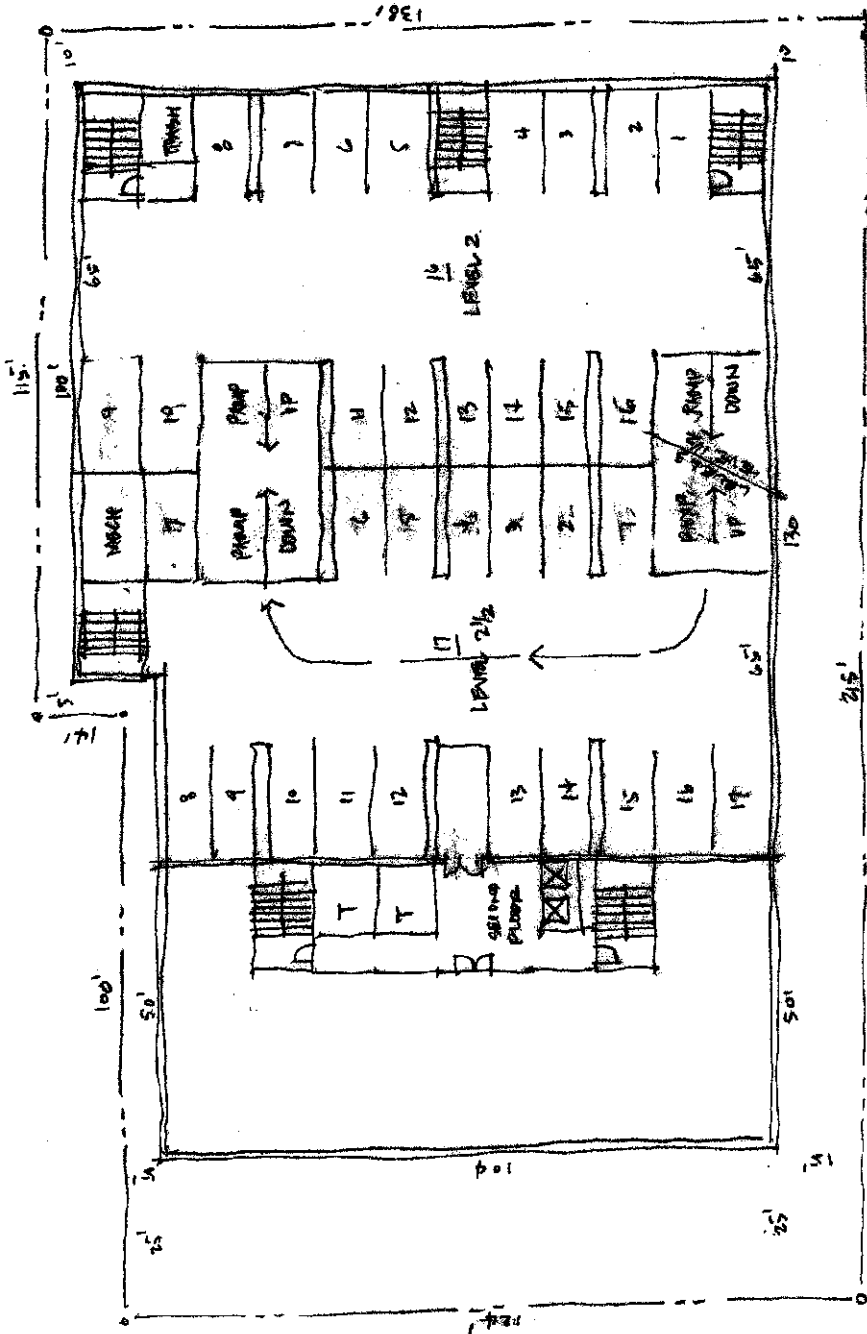
2050 213

PEARL STREET

FIRST FLOOR A-3

0 10 20 30 40 50  
 0000 SF OFFICE/RETAIL @ 200 = 25,000 SF  
 0000 SF OFFICE/RETAIL @ 200 = 25,000 SF  
 0000 SF OFFICE/RETAIL @ 200 = 25,000 SF

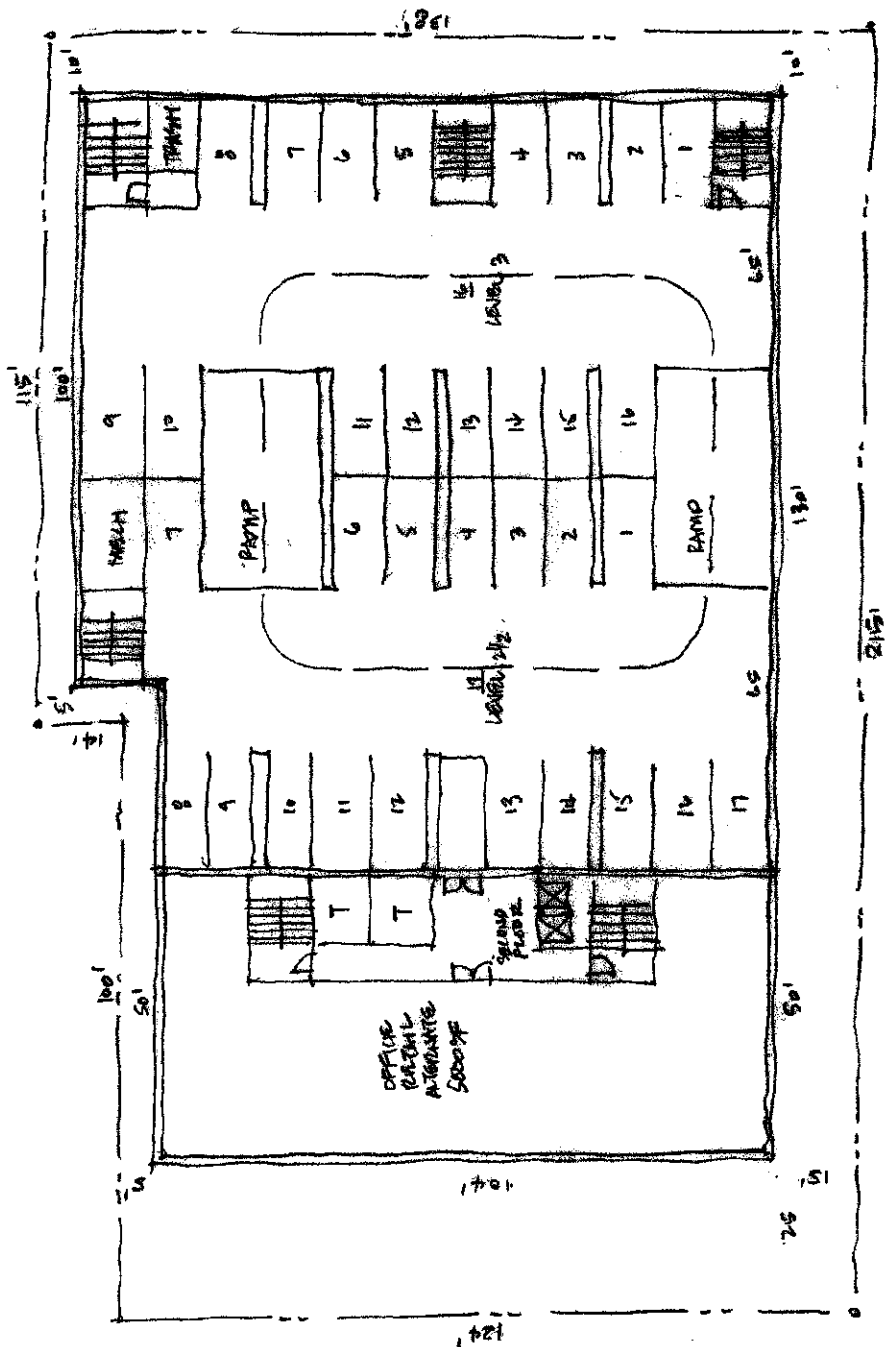
HOLLAND  
ARCHITECTURAL



SECOND FLOOR A-4

	0	10	20	30	40	50
PARADES	0	10	20	30	40	50
5000 SF OFFICE/RETAIL	0	10	20	30	40	50

HOLLAND  
ARCHITECTURAL

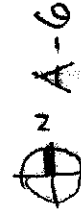
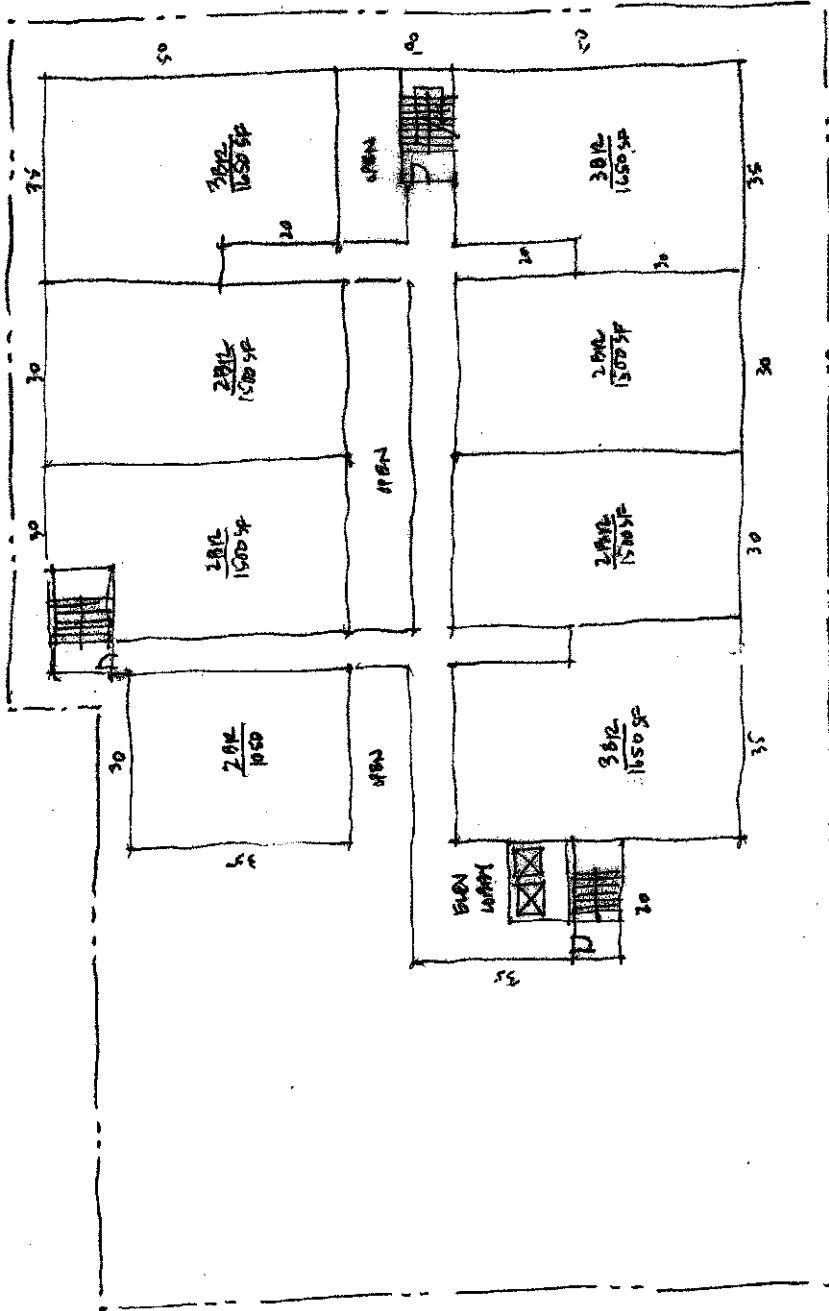


A-5

THIRD FLOOR

0 10 20 30 40 50 60 70 80 90 100  
PARTIAL FLOOR 16 CARP (LEVEL 3)  
5000 SF OFFICE/RETAIL

HOLLAND  
ARCHITECTURAL



FOURTH FLOOR

0 10 20 30 40 50

3-3BR @ 2.5 = 7.5 SPACES APPROX.  
5-2BR @ 2 = 10 SPACES APPROX.

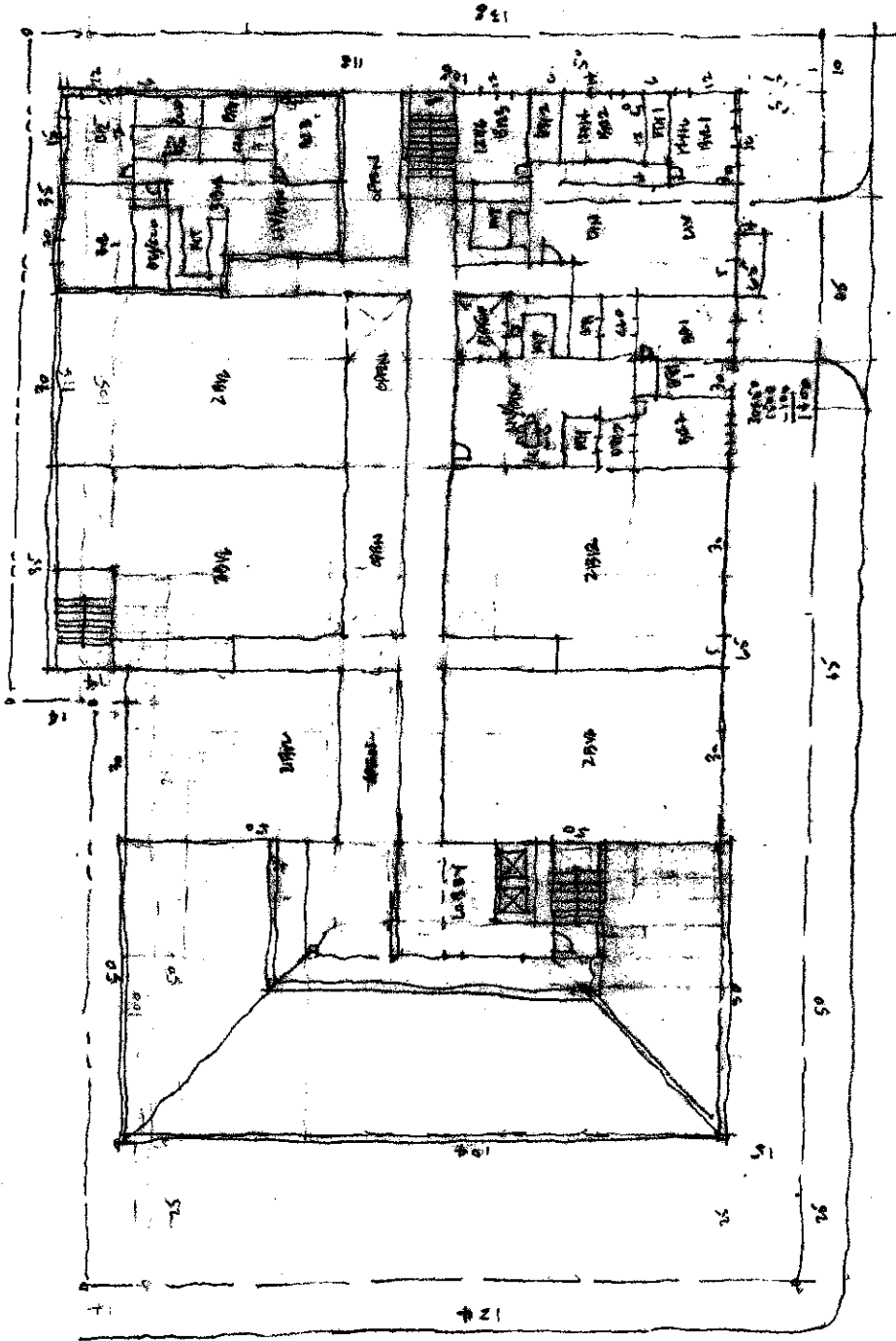
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$$\begin{array}{r}
 000'79 \\
 \hline
 000'01 = 2 \times 000'1 \\
 1,000'79 = 7 \times 000'11 \\
 \hline
 14,000'11 = 205'7 \\
 205'7 \\
 000'7 \\
 205'1
 \end{array}$$

F-1474 F-10012

0 10 20 30 40 50 500, 300, 200  
 3-3912 @ 2.5 = 7 shares P2000  
 5-2894 @ 2 = 10 shares P2000

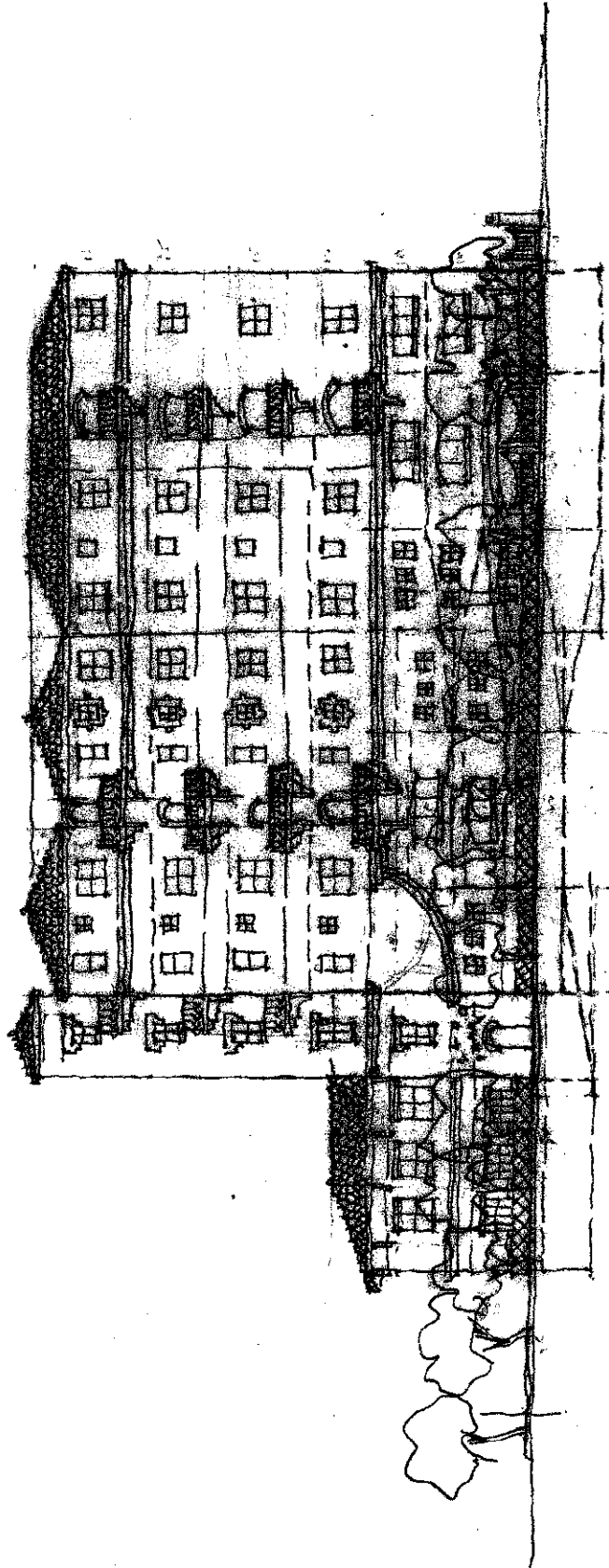
HOLLAND  
ARCHITECTURAL



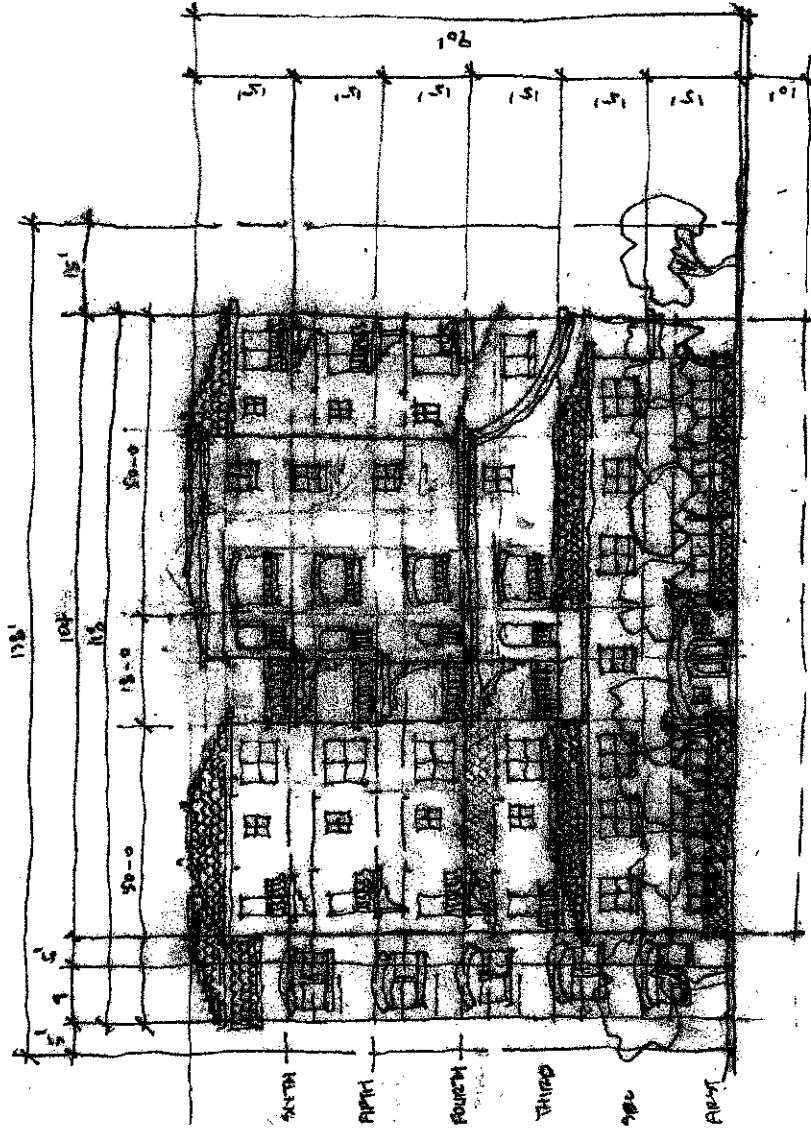
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SIXTH FLOOR  
A-8  
0 10 20 30 40 50  
500, 30, 03

HOLLAND  
ARCHITECTURAL



EAST ELEVATION A-9  
0 10 20 30 40 50  
500,000



BUILDING SECTION  
A-10  
SEP 30, 03



[illegible]

NOTES 2/10/11

**52444 PZ**

TOTAL 117 SPACES

69 5/10/2015

63 李斯相

To: The Zoning and Platting Commission Assistant  
Re: File # C14-03-0049-GR  
From: Angela Prescott  
Dated: June 28<sup>th</sup> 2003

I own the property on 24th and San Gabriel where Freewheeling Bicycles is housed. My manager has tried to keep me up to date on the Zoning issues and I do have some concerns. I believe the area should be zoned for diversity or multiple use with sufficient parking to encourage foot and bicycle traffic.

I am saddened when I see local businesses on 24th street like the movie theatre, Mad Dog and Beans and Les Amis fail. These have added character to the area and encouraged foot traffic.

I would like to see different usage for the properties on 24th street. I note that the current plan is for 90 foot building height to the west side of Pearl street. I would like to suggest at least 60 feet to San Gabriel for visual stair stepping but also to allow for the properties to be developed for multiple uses.

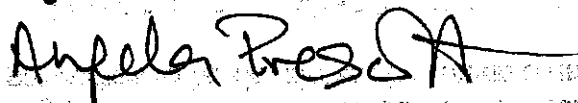
I have had many offers for my property from developers who wish to put more housing there. I will not do this. If I developed this land it would be for multiple use to include the bike shop, sufficient parking, an eating establishment and other campus related local businesses as per my late husband, Frank Cook's vision.

His and my wish for this area includes more pedestrian traffic. I would love to see Guadalupe closed between 24th and Dobie Mall for pedestrian use only or 24th street through the businesses and campus similar to the Boulder, Colorado Mall.

So, I am in favor of multi-use and high density but with careful planning to encourage foot traffic and maintain the community.

Yours sincerely,

Angela Prescott

A handwritten signature in black ink that reads "Angela Prescott". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Freewheeling Bicycles  
2401 San Gabriel  
Austin, Texas 78704



Mark Walter 974-7695  
City of Austin, Neighborhood Planning & Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

## NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

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Mailing Date of this Notice: March 28, 2003  
Mailing Date of First Notice: March 11, 2003

File Number: C14-03-0049

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 2400 Pearl Street

### PROPOSED ZONING CHANGE:

- FROM: GO-MU General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs. MU--Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The MU combining district is intended for use in combination with the NO base district only when its use will further the purposes and intent of the NO base district.
- TO: CS-MU General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. MU--Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The MU combining district is intended for use in combination with the NO base district only when its use will further the purposes and intent of the NO base district.

OWNER: House of Tutors, Inc.

AGENT: Holland Architectural (James H. Holland Jr.)

PLANNING COMMISSION HEARING DATE: April 9, 2003 *July 9+* *Apr 23* *May 14* PHONE: (512) 478-6554 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3<sup>rd</sup> Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Glenn Rhoades at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-2775. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

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File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: April 9, 2003

Name (please print) ANGELA PRESCOTT

Address 2401 SAN GABRIEL, AUSTIN  
78704

- ☒ I am in favor  
(Estoy de acuerdo)  
☐ I object  
(No estoy de acuerdo)



City of Austin, Neighborhood Planning & Zoning Department  
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File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: ~~April 23, 2003~~ MAY 14, 2003

Name (please print) FRAN ADAMS - WEST END GROOMING

☒ I am in favor  
(Estoy de acuerdo)

Address 909 W. 24. AUSTIN TX 78705

☐ I object  
(No estoy de acuerdo)



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File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: ~~April 23, 2003~~ MAY 14, 2003

Name (please print) SOMERSET PARTNERS ☐ I am in favor

Address Owners of 2307 Rio Grande ☒ (Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

This is primarily a residential neighborhood.  
CS is incompatible with residential neighborhoods.



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File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: April 23, 2003

Name (please print) JOHN L. PATTON

Address 806 W. 24<sup>th</sup> #230  
Austin, TX

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)



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File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: April 9, 2003

Name (please print) Ya-Fenli and George Chen

Address POB 26385, Austin, TX 78755-0385

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)



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PLANNING COMMISSION HEARING DATE: April 23, 2003

Name (please print)

John B. Stewart

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address 806 W. 24<sup>th</sup> St, #323, Austin, Tx

The higher density development will exacerbate the traffic and parking congestion in this neighborhood. The 80% of impervious cover under GO-MU is better for the neighborhood than the 95% impervious cover allowed under CS-MU. I strongly object, but cannot attend the hearing.

4/17/03

Ad A. Stewart



You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0049-GR

PLANNING COMMISSION HEARING DATE: April 9, 2003

Name (please print)

Charles J. Loring

☐ I am in favor  
(Estoy de acuerdo)

Address

806 West 24<sup>th</sup> St, Unit 105

☒ I object  
(No estoy de acuerdo)

Austin

TX

78705