

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 55
AGENDA DATE: Thu 06/09/2005
PAGE: 1 of 1

SUBJECT: C14H-04-0029 – King-von Rosenberg House. Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1500 Lorrain Street from multi-family residence (medium density) (MF-3) district zoning to multi-family residence (medium density) – historic (MF-3-H) combining district zoning. First reading on May 12, 2005. Vote 7-0. Applicants: Sharon A. Dunn and Robert A. Prentice (owners). City Staff: Steve Sadowsky, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14H-04-0029

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1500 Lorrain Street (Shoal Creek Watershed) from multi-family residence (MF-3) district zoning to multi-family- historic (MF-3-H) combining district zoning.

DEPARTMENT COMMENTS:

This is the property owner's request for historic landmark designation for the property. Staff, the Historic Landmark Commission, and the Zoning and Platting Commission have all recommended historic zoning for this property. The case did not go on all three readings in May, 2005 because staff did not request the ordinance promptly.

OWNERS/APPLICANTS: Robert A. Prentice and Sharon A. Dunn

AGENT: Phoebe Allen

DATE OF FIRST READING: May 14, 2005, approved MF-3-H combining district zoning on 1st Reading (7-0).

CITY COUNCIL HEARING DATE: June 23, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Steve Sadowsky
e-mail: steve.sadowsky@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0029

HLC DATE:

January 24, 2005

ZAP DATE:

April 19, 2005

AREA: 21,618 square feet

APPLICANT:

Sharon A. Dunn and Robert A. Prentice, owners
Phoebe Allen, agent

HISTORIC NAME: King-von Rosenberg House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1500 Lorrain Street

ZONING FROM: MF-3

ZONING TO: MF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence (MF-3) district to multi-family residence - Historic (MF-3-H) combining district zoning for the property's significance in the areas of architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence (MF-3) district to multi-family residence - Historic (MF-3-H) combining district zoning for the property's significance in the areas of architecture and historical associations.
Vote: 7-0 (Fowler absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from multi-family residence (MF-3) district to multi-family residence - Historic (MF-3-H) combining district zoning for the property's significance in the areas of architecture and historical associations. Vote: 7-0 (Hammond and Jackson absent).

DEPARTMENT COMMENTS: The house is a Recorded Texas Historic Landmark, listed in the Comprehensive Cultural Resources Survey (1984) and contributing to the Old West Austin National Register Historic District.

CITY COUNCIL DATE: May 12, 2005

ACTION: Approved on first reading only. Staff did not have ordinance ready.

June 9, 2005

Staff requested postponement to June 23, 2005.

June 23, 2005

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old Enfield Homeowners Association

BASIS FOR RECOMMENDATION:

The ca. 1922 King-von Rosenberg House is over 50 years old, retains a high degree of architectural integrity, is a Recorded Texas Historic Landmark, and is significant for its architecture and historical associations:

ARCHITECTURE

The ca. 1922 King-von Rosenberg House embodies the elements of Prairie School design, with Italian Renaissance Revival details. Prairie School houses, stemming from the designs of Frank Lloyd Wright and others in Chicago at the turn of the twentieth century, emphasized a two-story horizontal design to reflect the open American prairie, low-pitched hipped roofs, deep eaves, symmetrical façade, bands of windows with geometric designs, and a stucco or flat brick exterior, all of which are found on the King-von Rosenberg House. Italian Renaissance Revival details on the house include the wrought-iron balconets, first story window moldings which suggest Palladian design, and four eclectic Corinthian columns supporting the portico. While Prairie School architects intended the style to be democratic in its open-ness, it proved attractive to the upper classes because of its size and open floor plan. By the 1920s, period revival styles had become very popular in American middle- and upper class residential architecture. The King-von Rosenberg House therefore represents the tastes of Austin's elite in the early 1920s, combining the Prairie School design with period revival ornamentation.

HISTORICAL ASSOCIATIONS

The King-von Rosenberg House is located in Enfield, a 1916 subdivision of the Pease estate. The Pease heirs established the Enfield Realty and Home Building Company, and hired local architect Hugo Kuehne to design the Enfield subdivision, the city's first exclusively residential suburb. This lot was apparently one of the first sold in the Enfield subdivision, purchased by Josephine Lucille Fisher in 1916. Fisher, with her husband, built the Pemberton Castle, and developed much of the land in the area. Florian King, whose wife Belle, was the sister of the Enfield Realty and Home Building Company's president, purchased the property in 1921, and had the house built in 1922. King sold the house in 1923 to Gustav E. Spinnler, a cotton buyer, whose wife was the president of A.L. Hardin Company, a women's wear and millinery shop on Congress Avenue. Frederick C. von Rosenberg purchased the property in 1928; it remained in the von Rosenberg family until 1988.

Florian King (1873-1931), born in Kentucky, was a professional engineer and the divisional superintendent of the El Paso and Southwestern/Southern Pacific Railroad. His wife Belle Graham King (1876-1966) was the sister of Enfield Realty and Home Building Company's president W. Murray Graham, who planned and promoted the Enfield subdivision.

Frederick C. von Rosenberg (1866-1931), born in Austin, was the youngest son of William von Rosenberg, who founded the first German Free School in Austin, served on the city's first school board, and was instrumental in founding Austin High School. Frederick studied law and civil engineering, and opened a land title practice in Austin in 1890. He served as president of the Board of Trustees for the Texas State Blind Institute in 1906-07, and as Commissioner of Insurance and Banking in 1910-11, then returned to his law practice in the Littlefield Building.

PARCEL NO.: 01100101040000

DEED RECORD: Vol. 11848, p. 2136

LEGAL DESCRIPTION: East 140 feet of Lot 4 and the South 10 feet of the East 140 feet of Lot 5, Outlots 7 and 8, Division Z, Enfield A.

ANNUAL CITY TAX ABATEMENT: \$2,040 (50% of estimated city taxes)

APPRAISED VALUE: \$827,887

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan Prairie School-style house with hipped roof, symmetrical façade, central portico on eclectic Corinthian columns, 1:1 single and triple fenestration, wrought iron balconets, and stucco exterior; porte-cochere to right.

CONDITION: Excellent.

PRESENT OWNER

Robert A. Prentice and Sharon A. Dunn
1500 Lorrain Street
Austin, Texas 78703

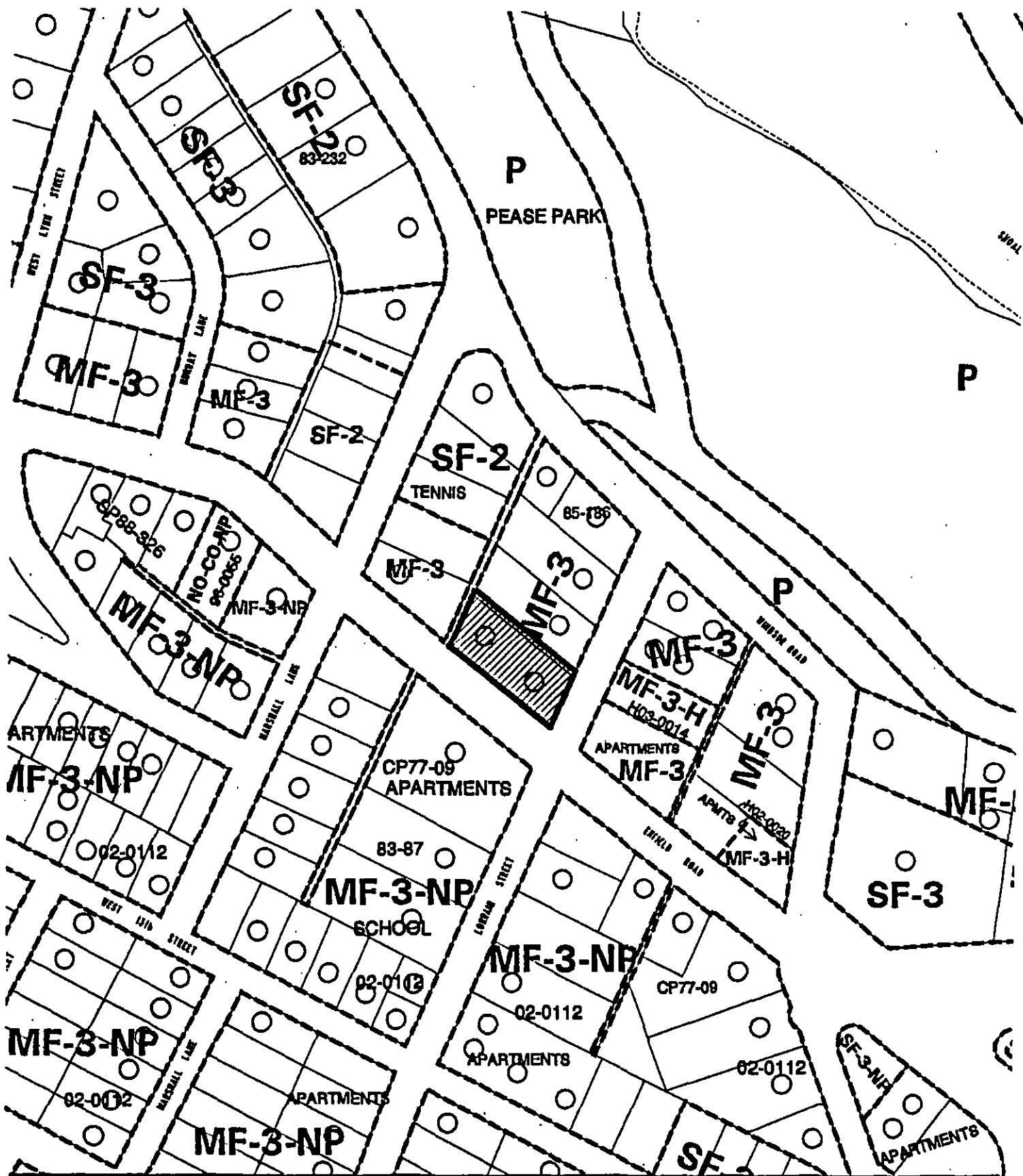
DATE BUILT: ca. 1922

ALTERATIONS/ADDITIONS: Screened atrium on south side of the house was enclosed in 1990; garage built 1990.

ORIGINAL OWNER(S): Florian and Belle King (1922)

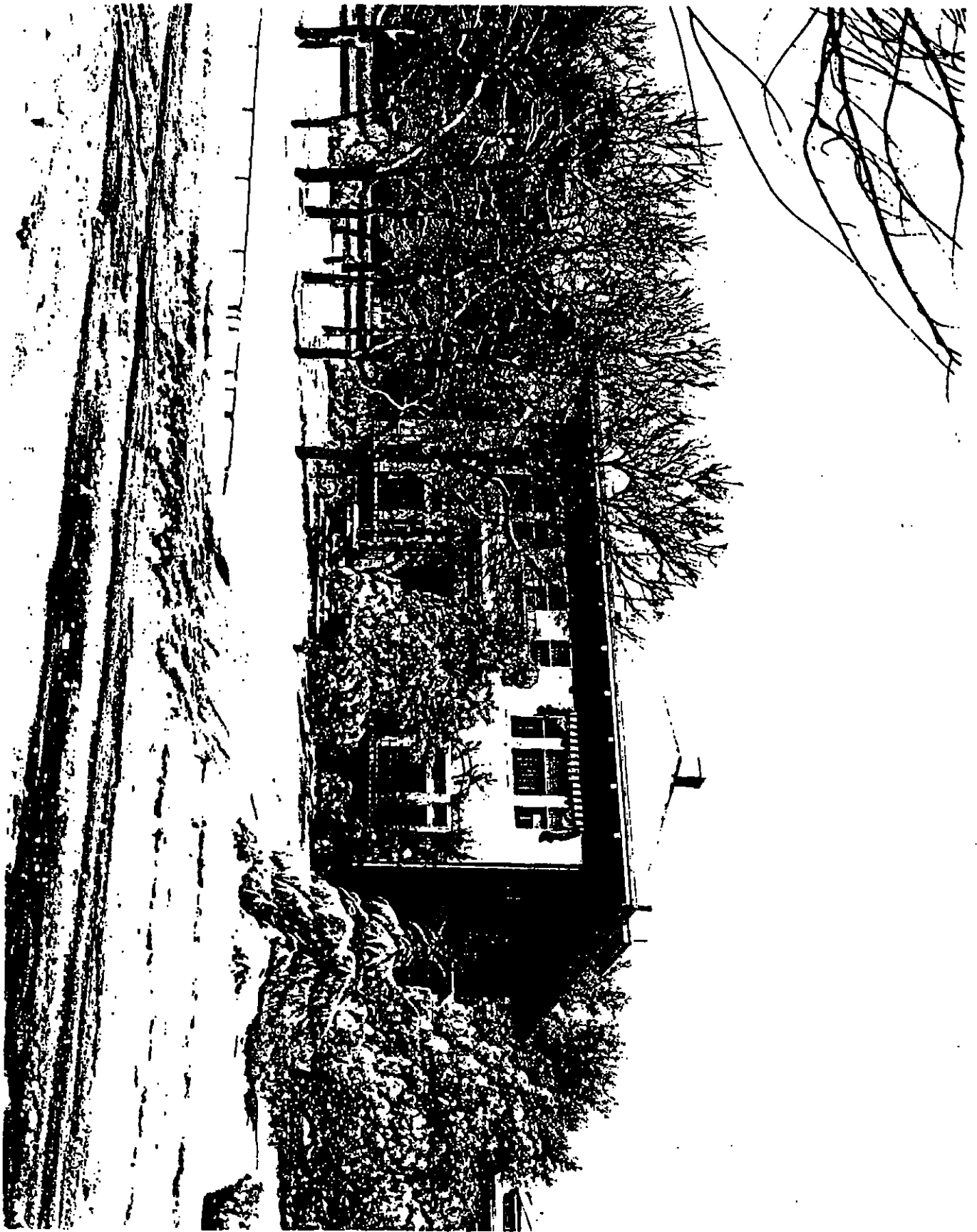
OTHER HISTORICAL DESIGNATIONS:

The house is a Recorded Texas Historic Landmark (2004), listed without a preservation priority in the Comprehensive Cultural Resources Survey (1984), and listed as contributing to the Old West Austin National Register Historic District.



	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. SADOWSKY</p>	<p align="center">HISTORIC ZONING</p> <p>CASE #: C14H-04-0029</p> <p>ADDRESS: 1500 LORRAIN</p> <p>SUBJECT AREA (acres): N/A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p align="center">H23</p>
		<p>DATE: 05-01</p> <p>INTLS: SM</p>		





A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>12/27/04</u>	FILE NUMBER(S): <u>CUH-04-0029</u>
TENTATIVE HLC DATE: _____	_____
TENTATIVE PC or ZAP DATE: _____	_____
TENTATIVE CC DATE: _____	CITY INITIATED YES/NO _____
CASE MANAGER: <u>Sharon Savin</u>	ROLLBACK YES/NO _____
APPLICATION ACCEPTED BY: <u>Sharon</u>	_____

BASIC PROJECT DATA:

1. OWNER'S NAME: Sharon A. Dunn and Robert A. Prentice
2. PROJECT NAME: King-Von Rosenberg House
3. PROJECT STREET ADDRESS (or Range): 1500 Lorrain Street, Austin, Texas 78703
COUNTY: Travis County

AREA TO BE REZONED.

4. ACRES: <u>one-third acre corner lot</u>		(OR)	SQ FT: <u>3,288 square feet</u>		
5. ZONING AND LAND USE INFORMATION.					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ FT	PROPOSED USE	PROPOSED ZONING
<u>MF-4</u>	<u>residence</u>	_____	<u>1/3 acre 3,288 sq.ft</u>	<u>residence</u>	<u>MF-4-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / <u>NO</u>)	FILE NUMBER
7. RESTRICTIVE COVENANT?	(YES / <u>NO</u>)	FILE NUMBER
8. SUBDIVISION?	(YES / <u>NO</u>)	FILE NUMBER
9. SITE PLAN?	(YES / <u>NO</u>)	FILE NUMBER

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE:

Name: Enfield A Block: _____ Lots: The east 140 feet of Lot 4 and the south 10 feet of the east 140 feet of Lot 5.
Outlots: Nos. 7 & 8

Plat Book: 3 Page Number: 44

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots): The east 140 feet of Lot 4 and the south 10 feet of the east 140 feet of Lot 5, of Enfield A, a subdivision of parts of Outlots Nos. 7 and 8 in Division Z, city of Austin in Travis County, Texas.

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 11848 **PAGE:** 02136 **Date:** 1/8/1993 **TAX PARCEL I.D. NO.** #0110010.10.40000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES ☒ NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES

14. IS A TIA REQUIRED? ☒ NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: Robert A. Prentice Sharon Dunn NAME: Sharon A. Dunn & Robert A. Prentice

TELEPHONE NUMBER: 478-3349 home, or Sharon's mobile 698-9519

STREET ADDRESS: 1500 Lorrain Street

CITY: Austin STATE: Texas ZIP CODE: 78703

EMAIL ADDRESS: rprentice@mail.utexas.edu sadunn@mail.utexas.edu

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: Phoebe Allen NAME: Phoebe Allen

TELEPHONE NUMBER: 512-444-1326

STREET ADDRESS: 2510 Cedarview Dr.

CITY: Austin STATE: TX ZIP CODE: 78704

CONTACT PERSON: Phoebe Allen + Sharon Dunn TELEPHONE NUMBER: above

EMAIL ADDRESS: above and phoebe.zink@aol.com

DEPARTMENTAL USE ONLY: _____

C. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Robert A. Prentice Sharon Dunn 19 Dec 04
Signature Date

Robert A. Prentice and/or Sharon A. Dunn
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Robert A. Prentice Sharon Dunn 19 Dec 04
Signature Date

Robert A. Prentice and/or Sharon A. Dunn
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Robert Prentice and/or Sharon Dunn, owners have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1500 Lornain Street, Austin, Texas 78703
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Robert A. Prentice Sharon Dunn
(Applicant's signature)

19 Dec 04
(Date)

F. 1: Historical Documentation - Deed Chronology

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol./Page

Vol. 52, pp. 22-60

Deed Research for 1500 Lorrain Street, Austin, Texas

Date	Grantor	Grantee	Price	Vol./Page
LAND-RELATED:				
2/3/1838	Application, General Land Office, Republic of Texas to George W. Spier			
3/31/1841	Patented. (Spier died 12/7/1839; his heirs disposed of the property before receiving clear title.)			
4/5/1841	Spier heirs	C.S. Parish		
3/24/1846	C.S. Parish	George M. Martin	\$100 cash.	
10/30/1846	George M. Martin	James B. Shaw	\$150	
1853	Shaw hired Abner Cook to build home			
1859	Shaw sold estate and home to Pease			
			\$15,000.	
5/16/1916	Outlots 6,7,8 of Subdivision Z were re-subdivided into Enfield A by J.M. Pease et al, partners in Enfield Home Building & Realty Co.			
6/3/1916	J.M. Pease et.al.*	Josephine Fisher	\$1,500	Book 314, pg 377
	*By W.M. Graham for R. Niles Graham, Paul & Margaret Graham Crusemann Deed restricted to residential, of non-African descent.			
9/4/1919	S.W. & J. L. Fisher	Melita Faust & Ralph C. Goeth	\$4,200	314/480
3/23/1920	J.L. & S.W. Fisher	Melita F. & Ralph Goeth	Release	317/618

STRUCTURE-RELATED:

5/31/1921	R.C. & Melita F. Goeth → F.B. King		\$3,500+1250	331/332
1/14/1922	Belle Graham & F.B. King → Enfield Realty		\$1000	332/598
1/14/1922	Enfield Realty & Home Building Company → F. B. King		\$14,283	344/433
8/23/1923	F.B. & Belle Graham King → G.E. Spinnler		\$14,449	352/361
4/7/1928	Annie Laurie & G.E. Spinnler → Golder L. & M.C. Parrish		\$20,000	414/632
4/9/1928	G. L. & Melville C. Parrish → Nina Electa Von Rosenberg		\$25,000 cash	418/118
9/21/1989	Von Rosenberg estate → Margie N. Hale		\$165,000	11027/942
1/8/1993	Margie Hale → Robert A. Prentice & Sharon A. Dunn		\$395,000	11848/02136

F. 2: Historical Documentation - Occupancy History

Occupancy History for 1500 Lorrain Street, Austin, Texas

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present.

Year	Occupant Name and Reference	Source
NOTE: This residence was listed as 1300 Lorraine initially; the spelling and numbering system changed in 1952 and 1937, respectively. Lorrain is the correct spelling of Gov. Pease's father, for whom the street was named.		
1922 - 1923 1922	Belle Graham & Florian B. King ws in King, Florian Belmont (o), r ws Lorraine ln of Enfield Rd.	City Directories
8/23/1923-4/1928 1924 1927	G.E. Spinnler (cotton buyer) Spinnler, Gustav E. (Lonnie Laurie, Spinnler & Co.) sec. Hardin Co. r. 1300 Lorraine Spinnler, Mrs. G.E. - pres. A.L. Hardin Co. Inc Spinnler, G.E. 1300 Lorraine	City Directories
4/1929-1988 1929	Frederick Charles Von Rosenberg family Von Rosenberg, F.C. (o) 1300 Lorraine Von Rosenberg, Fred. G., law student, notary, 1300 Lorraine	City Directories
1930-31	Von Rosenberg, F.C. (o) 1300 Lorraine	
1932-33	Von Rosenberg, F.G., Ester, Nina (widow F.C), h 1300 Lorraine	
1935	Von Rosenberg, Mrs. 1300 Lorraine	
1937	Von Rosenberg, Mrs. 1500 Lorraine	
1939	Von Rosenberg, Mrs. 1500 Lorraine	
1944-45	Von Rosenberg, Mrs. 1500 Lorraine	
1952	Von Rosenberg, Mrs. 1500 Lorrain	
1960	Von Rosenberg, Mrs. 1500 Lorrain	
1965	Von Rosenberg, Mrs. 1500 Lorrain	
1970-80	Von Rosenberg, Ester	
1929-1988	Von Rosenberg, Frederick "Freddie" Gothardt	Interview on file at University of Texas
9/21/1989	Margie Hale, owner, restoration, and landlord	Deed Records
1/8/1993-current	Robert A. Prentice & Sharon A. Dunn Professors of business law and information systems, respectively	Deed Records, City Directory

TAX CERTIFICATE
Nelda Wells Spears
Travi County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 118510

ACCOUNT NUMBER: 01-1001-0104-0000

PROPERTY OWNER:

PRENTICE ROBERT A &
SHARON A DUNN
1500 LORRAIN STREET
AUSTIN, TX 78703-4025

PROPERTY DESCRIPTION:

E140 FT OF
LOT 4 * & S10FT OF E140FT OF
LOT 5 OLT 7-8 DIV Z
ENFIELD A

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 001500 LORRAIN ST 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2004	AUSTIN ISD	13,193.16
	CITY OF AUSTIN (TRAV)	3,667.54
	TRAVIS COUNTY	3,226.77
	HOSPITAL DISTRICT	515.94
	ACC (TRAVIS)	737.65
TOTAL SEQUENCE 0		21,341.06

TOTAL TAX:	21,341.06
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	21,341.06

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2004 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

\$.00

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/17/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU 5. USGS Quad No. 3097-231 Site No. H-23-291
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1935
 Address 1500 Lorraine 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 2 story stucco over frame residence

 11. Present Condition _____
 12. Significance _____

 13. Relation to Site: Moved Date _____ or Original Site (describe) _____
 14. Bibliography _____ 15. Informant _____
 16. Recorder HHM Date Jan-Mar 84

DESIGNATIONS

TNHS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) ☐ TEX
 NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other _____

Tax Parcel # _____
 Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

____ City Zoning
 ____ Priority Research

COMMENTS:

PHOTO DATA

B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		16	6	to		
				to		
				to		

ARCHITECTURAL SIGNIFICANCE:

Outstanding _____ Excellent _____
 Significant _____ Contributory _____

(Photo)

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.ci.austin.tx.us/development

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: C14H-04-0029

Contact: Steve Sadowky, (512) 974-6454

Public Hearing:

April 19, 2005 Zoning and Planning Commission

James Chrisman

Your Name (please print)

1520 Windsor

Your address(es) affected by this application

James Chrisman

Signature

Date

☒ I have the right to be heard.
☐ I do not.

Comments:

I am in favor of District
Zoning in this property
I hope you will look
closely at the important
comments the Von Rosenberg's
made to the city schools

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

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowky

P. O. Box 1088

Austin, TX 78767-8810

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE KING-VON ROSENBERG HOUSE
3 LOCATED AT 1500 LORRAIN STREET FROM MULTIFAMILY RESIDENCE
4 MEDIUM DENSITY (MF-3) DISTRICT TO MULTIFAMILY RESIDENCE
5 MEDIUM DENSITY-HISTORIC (MF-3-H) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from multifamily residence medium density (MF-3) district to
11 multifamily residence medium density-historic (MF-3-H) combining district on the
12 property described in Zoning Case No. C14H-04-0029, on file at the Neighborhood
13 Planning and Zoning Department, as follows:
14

15 The east 140 feet of Lot 4 and the south 10 feet of the east 140 feet of Lot 5,
16 Outlots 7 and 8, Division Z, Enfield A Subdivision, a subdivision in the City of
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
18 3, Page 44, of the Plat Records of Travis County, Texas,
19

20 generally known as the King-von Rosenberg House, locally known as 1500 Lorrain Street,
21 in the City of Austin, Travis County, Texas, and generally identified in the map attached as
22 Exhibit "A".
23

24 PART 2. This ordinance takes effect on _____, 2005.
25

26 PASSED AND APPROVED
27

28 §
29 §
30 _____, 2005 § _____
31

32 Will Wynn
33 Mayor
34

35 APPROVED: _____ ATTEST: _____
36 David Allan Smith Shirley A. Brown
37 City Attorney City Clerk