

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



**AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 06/24/2004
PAGE: 1 of 1**

SUBJECT: C14H-02-0022 – Minnie Hughes House. Conduct a public hearing and approve second and third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 900 Juniper Street from Family Residence, Neighborhood Plan (SF-3-NP) district to Family Residence, Neighborhood Plan – Historic (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant Family Residence-small lot, Neighborhood Plan - Historic (SF-4a-H-NP) combining district zoning. Planning Commission Recommendation: To grant Family Residence-small lot, Neighborhood Plan - Historic (SF-4a-H-NP) combining district zoning. NOTE: The applicant received a variance for lot size and impervious cover from the Board of Adjustment since first reading at Council and is therefore revising its request for a zoning change to SF-3-H-NP. Applicant: City of Austin. City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING Transportation, Planning
DEPARTMENT: and Sustainability

DIRECTOR'S
AUTHORIZATION: Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-02-0022

H.L.C. DATE: March 17, 2003

AREA: 0.041 acre; 1,797 square feet

P.C. DATE: May 14, 2003

APPLICANT: City of Austin

AGENT: Transportation, Planning &
Sustainability Department
(Steve Sadowsky)

HISTORIC NAME: Minnie Hughes House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 900 Juniper Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends a change in zoning from family residence-neighborhood plan (SF-3-NP) combining district, zoning to family residence--historic - neighborhood plan (SF-3-H-NP) combining district zoning, based upon Historic Landmark Designation Criteria 1, 2, 3, 6, 7, 9, and 12.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a change in zoning from family residence-neighborhood plan (SF-3-NP) combining district, zoning to family residence-small lot -- historic - neighborhood plan (SF-4a-H-NP) combining district zoning, based upon Historic Landmark Designation Criteria 1, 2, 3, 6, 7, 9, and 12. Vote: 8-0-1 (Limbacher abstained, Fowler absent).

PLANNING COMMISSION ACTION: Recommended a change in zoning from family residence-neighborhood plan (SF-3-NP) combining district, zoning to family residence-small lot -- historic - neighborhood plan (SF-4a-H-NP) combining district zoning, on consent. Vote: 7-0 (Pratt and Spelman absent).

DEPARTMENT COMMENTS: The applicant received a variance from the Board of Adjustment after review by the Historic Landmark Commission, the Planning Commission, and first reading by Council to allow building on the site while maintaining the existing SF-3-NP base zoning.

This application is presented by the City of Austin, Neighborhood Housing and Community Development Department pursuant to the November 20, 2002 Letter of Understanding between the Austin Revitalization Authority and the City Historic Preservation Office regarding historic designations for four houses in the proposed Juniper Street Historic District.

The house at 900 Juniper Street was determined to have high priority for preservation in the Historic Resources Survey of East Austin (2000). Designation of the house is consistent with Goal 1 of the Central East Austin Neighborhood Plan: "Preserve, restore and recognize historic resources and other unique neighborhood features." Austin Revitalization Authority will rehabilitate the house and re-sell it with a preservation covenant approved by the Texas Historical Commission and the City of Austin.

CITY COUNCIL DATE: June 12, 2003

ACTION: First reading – approved rezoning to SF-4a-H-NP by consent. The existing base zoning for this property is SF-3-NP, but the house does not comply with applicable setbacks. The applicant has received a variance from the Board of Adjustment which is compatible with maintaining SF-3-NP base zoning.

June 24, 2004

Second and third readings.

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATIONS:

Guadalupe Neighborhood Development Corporation
Robertson Hill Neighborhood Organization
Organization of Central East Austin Neighborhoods

BASIS FOR RECOMMENDATION:

The house and site qualify for historic zoning based on the following City of Austin Historic Landmark Designation Criteria:

(1) Character, interest or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas or the United States.

The house at 900 Juniper Street is at the core of an early African-American community on Austin's east side. The house was built as a rental property probably by architect/contractor W.G. Eyres (who also owned the houses at 902 and 904 Juniper from 1899 to the 1930s) for African-American tenants in the neighborhood which developed just east of the turn-of-the-century site of Samuel Huston College, a prominent African-American institution. The house was the long-time home of Mrs. Minnie Hughes, an African-American hotel maid, who after renting it for many years, purchased the property in the 1950s.

(2) Recognition as a recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The Minnie Hughes House has been determined eligible for inclusion in the National Register of Historic Places by the Texas Historical Commission, and contributes to the proposed Juniper Street National Register Historic District.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.

Its small size (originally two rooms), frame construction, and prominent front porch typify the defining features of housing for working-class families at the turn of the twentieth century in the South. The ornamented porch posts and brackets reflect late Victorian style.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

This late nineteenth-century house was built in an early African-American neighborhood between Eleventh and Twelfth Streets. It contributes to the proposed Juniper Street National Register Historic District, which encompasses thirteen other structures on Juniper and Olive

Streets, and has been identified as one of most important structures in the proposed historic district.

(7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

The two-room frame house portrays the environment and standard of living for an early community of African-Americans who settled the area between Eleventh and Twelfth Streets in

the late nineteenth century and early twentieth centuries. Held as a rental property until around 1955, the house at 900 Juniper Street was occupied by a succession of members of the African-American working class, who were employed as paperhangers, cooks, porters, and laborers. Situated far up the hill from the river and the railroad tracks, and in proximity to some of the earliest African-American community institutions on the east side, this house represents a step up from the tenements along the railroad tracks or close to the river occupied by less-affluent African-Americans. Willie Hughes, an African-American cook and porter, rented this house with his wife Minnie around 1925. Although Willie Hughes disappears from the City Directory listings in 1930, Minnie, who was employed as a hotel maid, continued to rent the house until around 1955, when she purchased it.

(9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or the United States.

Refer to (7) above.

(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

The house is at the core of the proposed Juniper Street National Register Historic District, and will be rehabilitated as part of the East Eleventh and Twelfth Streets Redevelopment Plan.

PARCEL NO.: 02080612140000

DEED RECORD: See attached.

ANNUAL TAX EXEMPTION: Not applicable - publicly owned.

APPRAISED VALUE: Not appraised.

PRESENT USE: Vacant.

CONSTRUCTION/DESCRIPTION: One-story side-gabled frame two-room house with central, independent front porch on turned and ornamented posts and pilasters.

CONDITION: Fair

PRESENT OWNERS
City of Austin NHCD
(Gregory L. Smith)

ADDRESS
P.O. Box 1088, 78767

TELEPHONE
974-3120

DATE BUILT: ca. 1890.

ALTERATIONS/ADDITIONS: The house has a board-and-batten addition of unknown date to the left side of the original house; a rear addition was added in 1943 when the house was converted to a duplex.

ORIGINAL OWNER(S): Henry Hollingsworth

OTHER HISTORICAL DESIGNATIONS:

NATIONAL REGISTER: Yes, as contributing to proposed Juniper Street Historic District.

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes, highest priority

BOARD OF ADJUSTMENT (BOA)/SIGN REVIEW BOARD (SRB)

November 10, 2003

One Texas Center

505 Barton Springs Road, Room 325

CALL TO ORDER – 5:30 P.M.

____ Herman Thun	____ Barbara Aybar	____ Frank Fuentes	____ Leane Heldenfels
Chair	Vice-Chair		
____ Betty Edgemon	____ Bruce Shelton	____ Cathy French	____ Wanda Penn
	(SRB Only)	(SRB Only)	(Alternate)
____ Dorothy Richter	____ Laurie Virkstis	____ Leroy Vaughn	
(Alternate)	(Alternate)	(Alternate)	

ORDER OF PROCEDURE

1. Chair calls meeting to order
2. Staff presents the variance request
3. Chair calls on those FAVORING the request
 - a. Applicant's presentation (5 minutes)
4. Chair calls on those OPPOSING the request
 - a. Presentation (5 minutes)
If more than one wanting to speak, it is suggested
one person be selected as spokesperson
5. Applicant is given opportunity to answer objections stated (2 minutes)
Upon the motion of any member and a positive vote by a majority of
The Board, or upon a ruling by the Chair, these time limits may be equitably
extended.
6. The public hearing may be closed and no further testimony is taken from
the public (unless requested by the Chair).
7. Questions from the Board
8. When the public hearing is closed, the Board shall make a recommendation
9. If motion is for approval, findings of fact are stated in support of the approval

**CITIZENS WISHING TO SPEAK BEFORE THE BOARD MUST REGISTER BY
SIGNING IN WHERE INDICATED BY BOARD SECRETARY.**

Any interested party aggrieved by a decision of the Board of Adjustment may appeal the Board's decision to a District Court. The petition must be submitted within ten (10) days after the date the decision is filed in the Board's office (Local Government Code 211.011). Decisions of the Sign Review Board may be appealed to City Council.

POSTED: November 6, 2003

TIME: 3:00 P.M.

POSTPONEMENT/RECONSIDERATION POLICIES

POSTPONEMENT POLICY:

- All postponement requests from the applicant/agent normally should be made in writing by 10:00 a.m. the Friday before the Board meeting. The request should be submitted to the case manager or the Board Secretary on the fifth floor of the One Texas Center, 505 Barton Springs Road. The date and time should be noted on the letter by staff.
- In accordance with the Land Development Code Section 25-1-152, the postponement or continuation of a public hearing does not require additional notice if such postponement or continuance is to a specific date and time no later than 60 days from the date of the hearing for which notice was given.
- The Board shall automatically review and take final action on any case, which has been on its docket for more than ninety (90) days after opening the original hearing thereon, unless the Board has granted an extension.

RECONSIDERATION POLICY:

- Any appeal, which has received final actions, may be reconsidered once by the Board in accordance with the procedure listed below. A request to reconsider may be initiated by any person having standing to bring an original appeal as provided by Rule 603. Requests for reconsideration shall be filed in writing with the Executive Secretary within seven (7) days after the Board's decision.
- A request to reconsider shall state clearly how the Board erred in its determination; why the action should be reconsidered; and shall be supported by such new evidence as was not available at the time of original consideration.
- When a request to reconsider has been properly filed pursuant to Section 1108 of the Rules and Regulations, the Secretary shall place the matter on the agenda of the next month's regular meeting of the Board. The Board shall review the written request for reconsideration at the time and shall, on the basis of the written material submitted by the applicant in support of the request, determine whether the matter shall be reconsidered, because of an error in its original determination or on the basis of the new evidence not presented to the Board at the time of the original hearing, which might affect its determination. The affirmative vote of three (3) members of the Board shall be necessary to grant the applicant a reconsideration, which shall then be heard immediately following the Board's decision to reconsider. Failure of a motion to reconsider shall constitute final action on the matter.

1. Sect. 606A Rules & Regulations
2. Sect. 1005 Rules & Regulations
3. Sect. 1007 Rules & Regulations

5:30 P. M.

EXECUTIVE SESSION (No public discussion)

The Board of Adjustment/Sign Review Board will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Board of Adjustment/Sign Review Board may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

A. SIGN REVIEW BOARD PUBLIC HEARINGS

1. C16-03-020 Richard Smith for Metropolitan Life
6406 North IH-35

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-131 (C) and (D) from two freestanding signs to four freestanding signs in a "CS", Commercial Services zoning district (Expressway Corridor Sign district). The Land Development Code allows two freestanding signs for a lot with total street frontage of more than 400 feet or for a lot fronting on two streets.

GRANTED 7-0

2. C16-03-021 Melissa Whaley for Discount Tire Company
8219 Research Blvd.

The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-123(B)(3)(a) from 35 feet above frontage street pavement grade to 50 feet above frontage street pavement grade in order to erect a freestanding sign in a "CS-NP", Commercial Services-Neighborhood Plan zoning district (Expressway Corridor Sign District).

GRANTED 7-0

B. BOARD OF ADJUSTMENT POSTPONEMENTS

1. C15-03-068 Parshall & Assoc. for COA/Austin Revitalization Authority
905-913 Olive St. and 900-916 Juniper Street

901-A Olive Street (proposed) The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 41' 10 1/8"

(existing); to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 863 square feet (1,741 square feet existing); to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 3 feet; to decrease the minimum side street setback (Branch Street) requirement of Section 25-2-492 (D) from 15 feet to 3 feet; to decrease the minimum rear yard setback requirement from 10 feet to 3 feet; to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 0 spaces in order to re-subdivide (for making an increase in lot size located at 903 Olive Street to accommodate parking at 903 Olive Street) an existing single family residence tract in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

901-B Olive Street (proposed) The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 19' 8 7/8" (proposed fronting Branch Street); to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 878 square feet (1,741 square feet existing, see proposed 901-A Olive Street); to decrease the minimum front street (Branch Street) setback requirement of Section 25-2-492 (D) from 25 feet to 3 feet; to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet; to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet; to decrease the minimum rear yard setback requirement from 10 feet to 3 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 0 spaces in order to re-subdivide (for making an increase in lot size located at 900 Juniper Street to accommodate parking at 900 Juniper Street) an existing single family residence tract in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

905 Olive Street – The applicant has requested a variance to decrease the minimum lot with requirement of Section 25-2-492 (D) from 50 feet to 41' 10" (existing); to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2134 square feet; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (57% existing) to 60%; to increase the maximum building coverage requirement from 40% (46% existing) to 48%; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet (7 3/4" inch encroachment into ROW for steps is existing); to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet (3 feet 9 1/2 inches existing) to 3 feet along the east property line; to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet (7 feet 10 inches existing) to 5 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 0 spaces in order to re-subdivide and remodel and add to an existing single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

907 Olive Street – The applicant has requested a variance to decrease the minimum lot with requirement of Section 25-2-492 (D) from 50' to 41' 10 1/4" (existing) and to decrease the minimum size requirement of Section 25-2-492 (D) from 5,750 square feet to 2606 square feet; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 57%; to decrease the minimum front street setback requirement of Section 25-

2-492 (D) from 25 feet (7feet 9 ¾ inches existing) to 6 feet; to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet (4 feet 4 inches existing) to 3 feet in order to remodel and add to an existing single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

909 Olive Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,235 square feet; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 46%; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 6 feet (0 feet to steps); to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

913 Olive Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,432 square feet; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 6 feet 7 inches to residence and 0 feet to steps; to decrease the minimum rear yard setback from 10 feet to 5 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

900 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 1,797 square feet (existing); to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (55% existing) to 72% in order to remodel an existing single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

902 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2,078 square feet; to increase the minimum impervious coverage requirement of Section 25-2-492 (D) from 45% (48% existing) to 57% in order to remodel an existing single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

904 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2,526 square feet (existing); to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% (47% existing) to 55%; to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet along the west property line; and to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 4' 6" feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and remodel and erect addition to an existing single family residence in an "SF-NP", Family Residence-Neighborhood Plan zoning district.

908 Juniper Street (proposed) – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,915 square feet; to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 43' 10 ¼" feet (existing); to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 14 feet 9 inches; to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

910 Juniper Street (proposed) – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,426 square feet; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25' to 17' 11" (existing); to decrease the minimum rear yard setback of Section 25-2-492 (D) from 10 feet to 5 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and remodel and add to an existing single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

912 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2,667 square feet; to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50' to 40' 5 5/8"; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49%; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet (0 feet for steps); to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 3 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 spaces in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

914 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 2,532 square feet; to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50' to 35' 7 3/4"; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 48%; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet (0 feet for steps); to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet along the east property line; to decrease the minimum rear setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

916 Juniper Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,415 square feet; to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 41'

10"; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 46%; and decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet 11 inches; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

1162 Curve Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 3,864 square feet; to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50' to 41' 10"; to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 47%; to decrease the minimum front street (Juniper Street per Section 25-1-21(b)) setback requirement of Section 25-2-492 (D) from 25 feet to 11 feet 11 inches; to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 5 feet; to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10' to 5' and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

1164 Curve Street – The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492 (D) from 5,750 square feet to 4,814 square feet; to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 6 feet and 0 feet for steps (steps extend 5" into setback but below ground surface elevation); to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet 6 inches; and to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 2 spaces to 1 space in order to re-subdivide and erect a single family residence in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

GRANTED 5-0

**2. C15-03-083 Donna P. Endres
901 West 31st Street**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 0 feet in order to rebuild and add to an existing accessory building to create a two-family residential use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious cover requirement of Section 25-2-492(D) from 45% to 51% in order to rebuild and add to an existing accessory building to create a two-family residential use in an "SF-3", Family Residence zoning district.

POSTPONED TO DECEMBER 8 MEETING (NO SHOW)

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S): _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

CITY OF Austin - NHCD	
1. OWNER'S NAME: _____	(AUSTIN REVITALIZATION AUTHORITY)
2. PROJECT NAME: _____ 900 Juniper Street	
3. PROJECT STREET ADDRESS (or Range): _____ 900 Juniper Street, Austin, Texas	
ZIP _____ 78702	COUNTY: _____ Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF	
_____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES _____ 0.041	(OR)	SQ.FT. _____ 1,797			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF3-NP	Vacant SF	_____	1,797	Residential	SF4a-NP-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: GEORGE L. ROBERTSON'S
 Block(s) _____ Lot(s) S 1/2 of Lot 1 Outlot(s) 55, Division "B"
 Plat Book: "Z" Page _____
 Number: 599
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

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

11. VOLUME: 144 PAGE: 419 TAX PARCEL I.D. NO. 02080612140000
Docket: 2000089311

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? (YES) NO
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN
 13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES (NO) Proposed Juniper St.
 14. IS A TIA REQUIRED? YES (NO) (NOT REQUIRED IF BASE ZONING IS NOT CHANGING) Historic District
 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: [Signature] NAME: Gregory L. Smith
 FIRM NAME: CPA & ATTORNEY TELEPHONE NUMBER: 974-3120
 STREET ADDRESS: 505 Barton Springs Road
 CITY: Austin STATE: _____ ZIP CODE: _____
 EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE: _____ NAME: _____
 FIRM NAME: _____ TELEPHONE NUMBER: _____
 STREET ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 CONTACT PERSON: _____ TELEPHONE NUMBER: _____
 EMAIL ADDRESS: _____

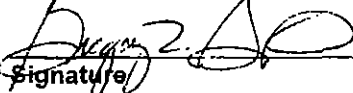
DEPARTMENTAL USE ONLY:

D. 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.

 2/6/03
Signature Date

~~Byron Marshall~~ Gregory L. Smith
Name (Typed or Printed)

~~Austin Revitalization Authority~~ City of Austin
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.

 2/6/03
Signature Date

~~Byron Marshall~~ Gregory L. Smith
Name (Typed or Printed)

~~Austin Revitalization Authority~~ City of Austin
Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Byron Marshall Gregory Smith have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

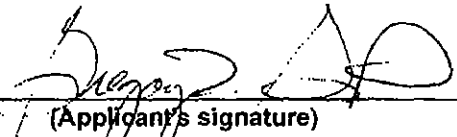
restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

900 Juniper Street, Austin, Texas 78702

(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.


(Applicant's signature)

2/6/03
(Date)

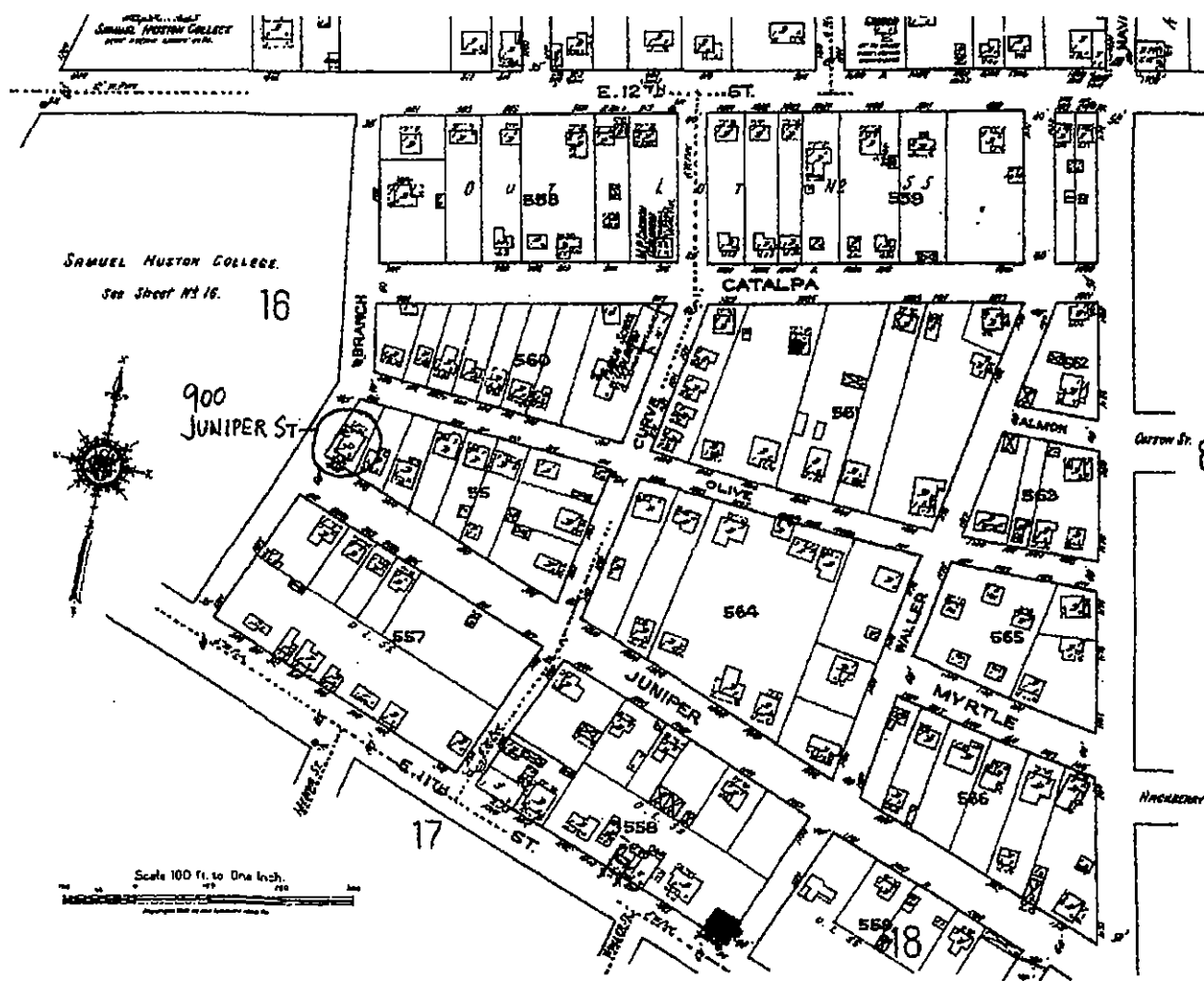
F.2: HISTORICAL DOCUMENTATION – OCCUPANT HISTORY

Occupancy Research for 900 Juniper Street, Austin, Texas

<u>Year</u>	<u>Occupant Name and Reference</u>	<u>Source</u>
1883-84 to 1913	no listing in City Directories	
1914	Henry B. Henderson, painter, paperhanger and decorator	City Directory
1916	no City Directory for this year	
1916	John Crudup, cook at Looke's Restaurant	City Directory
1918	Rafe B and Augusta Benton, renter, laborer	City Directory
1920-1924	Maggie Mathews, renter	City Directories
1927- 1929	William and Minnie Hughes, cook, renter	City Directories
1930-1955	Minnie H. Hughes, maid Central Hotel (900a Juniper Street)	City Directories
1961	900a Jack B. Brown 900b Minnie H. Hughes	City Directory
1965	900a Jack B. and Verna M. Brown, utility worker at UT 900b Minnie H. Hughes, maid at Capitol Hotel	City Directory
1970-1980	900A Judy Thomas, attendant at State School 900B Mrs. Minnie H. Hughes, retired	City Directory
1983	no City Directory for this year	
1991	900A Mrs. Judy Thomas 900B vacant	City Directory

Revised June 30, 2002

Sanborn Fire Insurance Maps, Urban Renewal Area, 1921



Historic Landmark Resolution

The City Historic Landmark Commission is hereby resolved to develop a prioritized and proactive program to designate important historic properties in the City of Austin as City Historic Landmarks beginning in fiscal year 2000 - 2001 and continuing through the subsequent fiscal year.

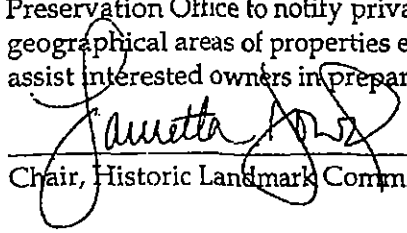
Therefore, the Historic Landmark Commission is resolved to include the following publicly-owned properties in this effort to designate City Historic Landmarks (listed alphabetically, not in order of priority):

- ◆ Browning Hangar, Robert Mueller Airport
- ◆ City Hall, 124 W. 8th Street
- ◆ Connolly-Yerwood House, 1115 E. 11th Street
- ◆ Deep Eddy, 401 Deep Eddy
- ◆ Dickinson House, 501 E. 5th Street (or at relocated site)
- ◆ Haskell House, Clarksville
- ◆ Juniper Street Historic District
- ◆ Oakwood Cemetery
- ◆ Seaholm Power Plant District, including intake structure and oil heating building
- ◆ Zilker Park

Furthermore, the Historic Landmark Commission is resolved to contact owners of privately-owned historic properties within the geographic areas listed below and to notify these owners of the properties' potential eligibility for City Historic Landmark designation to the maximum extent possible:

- ◆ 6th Street Historic District
- ◆ Congress Avenue Historic District
- ◆ Clarksville Neighborhood
- ◆ East Austin Historic Survey area
- ◆ Sites already listed in the National Register of Historic Places
- ◆ Privately owned sites included in Seaholm District Master Plan

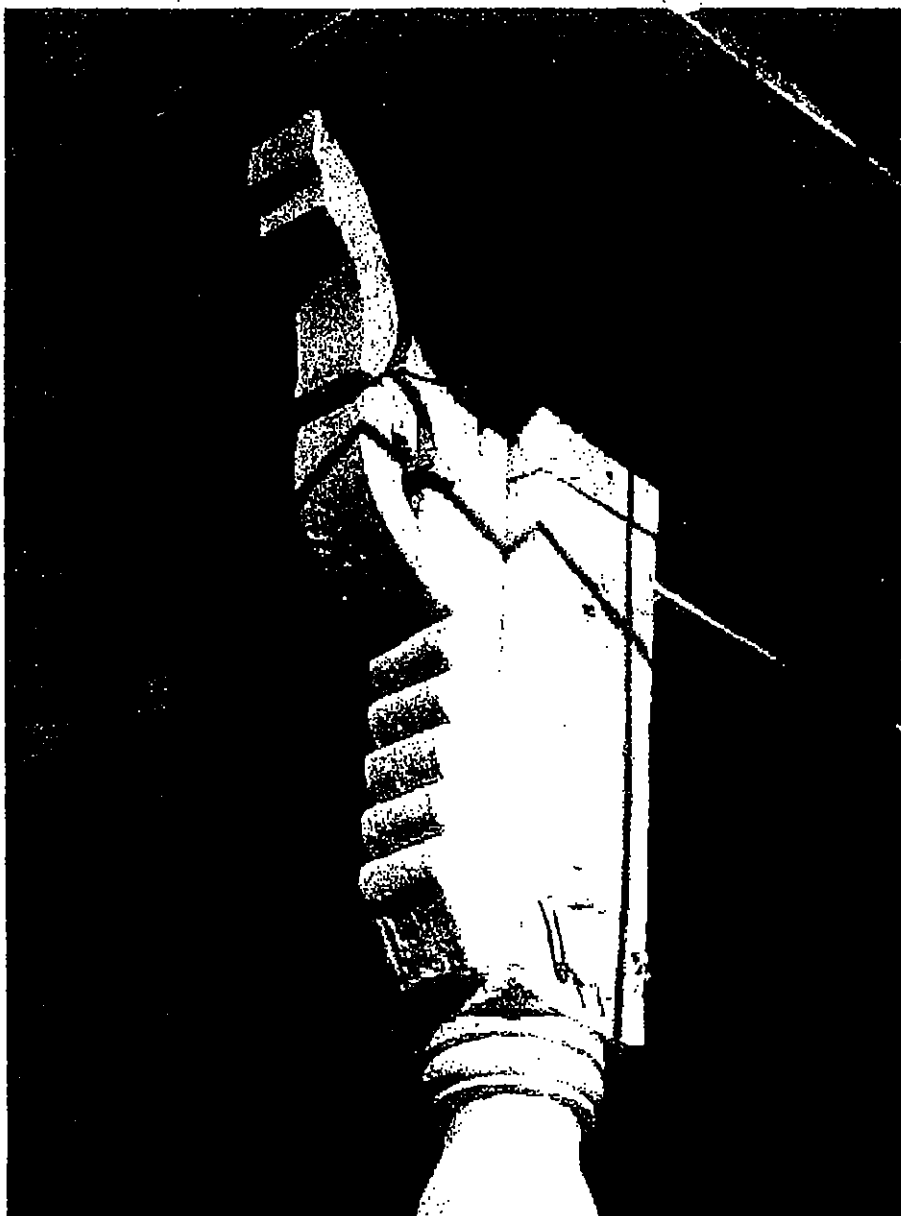
Hence, the Historic Landmark Commission directs the City Historic Preservation Office to prepare historic zoning cases for the aforementioned publicly-owned properties and to schedule these cases for public hearings before the City Historic Landmark Commission. The Historic Landmark Commission further directs the City Historic Preservation Office to notify private property owners within the aforementioned geographical areas of properties eligible for City Historic Landmark designation and to assist interested owners in preparing historic zoning application forms.


Chair, Historic Landmark Commission

5.29.2001
Date



900 Juniper Street
C14H-02-0022



Detail of porch post
900 Juniper Street
C14H-02-0022

Historic Landmark Designation Criteria



900 Juniper St.

To be eligible for historic landmark status, a historic property must meet one or more of the following criteria:

- ✓ (1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States
- ✓ (2) Recognition as a recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places
- ✓ (3) Embodiment of distinguishing characteristics of an architectural type or specimen
- (4) Identification as the work of an architect or master builder whose individual work has influenced the development of the city
- (5) Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation
- ✓ (6) Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif
- ✓ (7) Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style
- (8) Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest
- ✓ (9) Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States
- (10) Location as the site of a significant historic event
- (11) Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States
- ✓ (12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city, or
- (13) Value as an aspect of community sentiment or public pride