

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



**AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 11/03/2005
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SUBJECT: C14-82-121 (RCA) - Navona - Conduct a public hearing and approve a restrictive covenant amendment for the property locally known as 805 West Martin Luther King Boulevard (Shoal Creek Watershed). Zoning and Platting Commission Recommendation: To approve the restrictive covenant amendment. Applicant: 19th and West Ltd. (B. Hale). Agent: Jim Bennett. City Staff: Jorge Rousselin, 974-2975.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

CASE: C14-82-121(RCA)

Z.A.P DATE: October 4, 2005

ADDRESS: 805 W. Martin Luther King Jr. Boulevard

OWNER: 19th and West Ltd.
(B. Hale & Jill Bickford)

AGENT: Jim Bennett

EXISTING ZONING: LO (Limited Office)

AREA: 7344 square feet

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 4, 2005:

***APPROVED STAFF'S RECOMMENDATION FOR RESTRICTIVE COVENANT
AMENDMENT; BY CONSENT.***

[J.M; J.P 2ND] (6-0) M.H; J.G; K.J – ABSENT

SUMMARY STAFF RECOMMENDATION (PLEASE REFER TO EXHIBITS):

Staff recommends an Amendment of the Restrictive Covenant to delete Section # 3, pertaining to redevelopment of the property and vehicular access, as incorporated in Zoning Case #C14-82-121 for the purpose of developing an office building.

DEPARTMENT COMMENTS:

The subject property consists of a resubdivided lot of undeveloped land on West Martin Luther King Jr. Boulevard. A 1982 rezoning case (C14-82-121) established "O" Office, First Height and Area (O) district zoning at the intersection of Pearl Street and West Martin Luther King Jr. Boulevard and established deed restrictions. Please refer to Exhibit A (Restrictive Covenant for C14-82-121) A termination of the restrictive covenant under C14-82-121 occurred under zoning cases C14-83-052 and C14-83-053 (Please refer to Exhibit C).

The applicant has requested to amend the Termination of the Restrictive Covenant to delete Section #3, while leaving intact #1, #2, #4, #5, #6, #7, and #8. As shown in Exhibit C, the staff recommends the applicant's request. The staff recommendation is intended to promote consistency in zoning and encourage the development of undeveloped land in the inner city core.