



Item 6/ph

**Zone Hearings/App Ordinances/Restrictive Covenants  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE: 4/6/2006**

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**Subject:** NPA-06-0011.01 - Ridgetop Offices at 51st Street - Conduct a public hearing and amend Ordinance No. 20020523-30, the North Loop Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to amend the Future Land Use Map on property located at 910-912 E. 51st (Boggy Creek Watershed) from single-family use to mixed use. Planning Commission Recommendation: To grant mixed use designation. Applicant: Barry and Kathy Garth. Agent: Barry Garth. City Staff: Maureen Meredith, 974-2695. (Related to item #62ph)

**Requesting Department:** NPZD

**For More Information:** Maureen Meredith, 974-2695

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## **NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** North Loop Neighborhood Plan

**CASE#:** NPA-06-0011.01

**PC DATE:** February 28, 2006

**ADDRESS:** 910-912 E. 51st Street      **Legal:** Block E Ridgetop, Lots 18 & 19

**APPLICANTS:** Barry and Kathy Garth

**OWNERS:** Barry and Kathy Garth

**AGENT:** Barry Garth

**TYPE OF AMENDMENT:**

Change in Future Land Use Designation

From: Single Family      To: Mixed Use  
Related Zoning Case: C14-06-0004

Base District Zoning Change

From: SF-3-NP      To: GR-MU-NP

**PLAN ADOPTION DATE:** May 23, 2002      **NPCD ADOPTION DATE:** May 23, 2002

**STAFF RECOMMENDATION :** Single Family

**BASIS FOR RECOMMENDATION:** Staff recommendation is consistent with the future land use map and text written in the North Loop Neighborhood plan, page 26:

"For neighborhoods within the planning area, the preservation of residential interiors is important. Both the Morningside-Ridgetop and Eye 35/Airport neighborhoods, for example are surrounded by commercial development on I-35 and Airport Blvd....(T)here is a real fear of the continuing encroachment of this commercial property [along Airport Blvd. and I-35 frontage road] and the subsequent demise of the residential character of the interior sections of these neighborhoods.....On adoption of this plan, this Neighborhood Plan does not support further rezoning of residentially zoned property in the interior of these neighborhoods to commercial or other non-residential uses".

## **PLANNING COMMISSION RECOMMENDATION:**

**2/28/06 Approved Mixed-Use/Office and NO-MU-NP zoning. Vote: 8-0 (JMC off dais)**

### **BACKGROUND:**

On January 11, 2006, Mr. Barry Garth applied for a zoning change and neighborhood plan amendment on property located at 910-912 E. 51<sup>st</sup> Street (Block E Ridgetop, Lots 18 & 19). The proposed change to the North Loop Neighborhood Plan is to amend the Future Land Use Map from Single Family to Mixed Use.

In Mr. Garth's concurrent zoning case C14-006-0004, the applicant proposes to rezone the property from SF-3-NP, Family Residence-Neighborhood Plan Combining District to GR-MU-NP, Community Commercial-Mixed Use Neighborhood Plan Combining District. The applicant requests the GR-MU-NP in order to develop the property with 90% impervious cover, although he proposes the uses (office/light retail/mixed use/residential) that are allowed in the LR-MU-NP, Neighborhood Commercial Mixed-Use Neighborhood Plan district Combining District.

The North Loop Neighborhood Planning Team submitted a letter to the City of Austin recommending that Mr. Garth's plan amendment and zoning change application be allowed out of cycle.

Members from the North Loop Neighborhood Association and the Ridgetop Neighborhood Association participated in neighborhood meeting on Monday, February 6, 2006, to discuss the proposed zoning change and plan amendment application with Mr. Garth. Approximately 30 people attended the meeting, but only twenty-three people signed-in.

The Ridgetop Neighborhood Association recommends a zoning change from an SF-3-NP Family Residence-Neighborhood Plan Combining District to an NO-MU-NP, Neighborhood Office-Mixed Use Neighborhood Plan Combining District. The North Loop Neighborhood Association recommends an NO-MU-NP with a conditional overlay to allow a 15-foot front yard setback and a parking reduction.

The North Loop Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on May 23, 2002.

The boundaries of the planning area are Koenig Lane/2222 to the north; I-35 frontage road to the east; 45<sup>th</sup> Street to Red River to the south, then along the eastern side of Red River, to 51<sup>st</sup> Street and across 51<sup>st</sup> Street to Lamar; and Lamar Boulevard to the west.

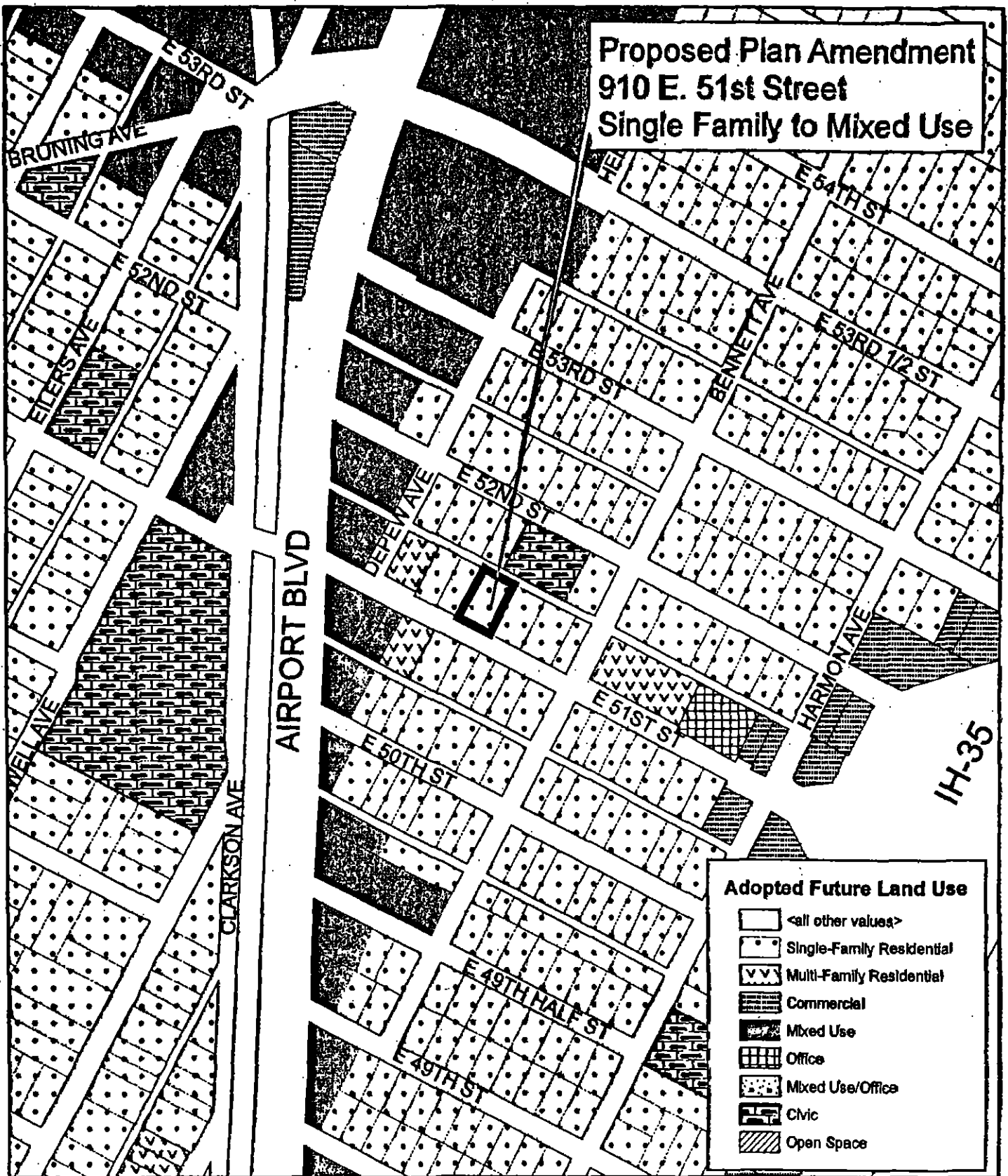
**CITY COUNCIL DATE:** April 6, 2006

**ACTION:** (pending)

**CASE MANAGER:** Maureen Meredith (plan amendment)  
Jorge Rousselin (zoning case)

**PHONE:** 974-2695  
974-2975

**EMAIL:** [maureen.meredith@ci.austin.tx.us](mailto:maureen.meredith@ci.austin.tx.us)  
[jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



**North Loop Neighborhood Plan**  
**Neighborhood Plan Amendment**  
**Case # NPA-06-0011.01**





**December 23, 2005**

**Herman Thun, Chair  
Board of Adjustment  
City of Austin  
One Texas Center  
721 Barton Springs Road  
Austin, TX 78704**

**Dear Mr. Thun and Members of the Board of Adjustment:**

**At our North Loop Neighborhood Planning Team (NLNPT) meeting on December 14th, 2005, Barry Garth with Garth Construction Company presented a zoning change and variance request proposal for 910 and 912 E. 51<sup>st</sup> Street. His request is a zoning change for these properties from SF-3 to GR-Mixed Use.**

**Per our amended bylaws, as Chair of the North Loop Planning Team, I am sending this letter to request that Mr. Garth be allowed to continue with the zone change request process. The NLPT currently neither supports nor opposes the project. We would like for Mr. Garth to be able to file any necessary applications to trigger 300-foot notifications to residents and subsequent posting for consideration by the Board.**

**We've encouraged Mr. Garth to work with the neighbors around his proposed project as well as the Ridgetop Neighborhood Association to build consensus and support for his project. The North Loop Planning Team plans to consider this zoning change proposal at its next meeting in March and decide on endorsement or opposition.**

**Sincerely,**

**Cuatro Groos  
Chair, North Loop Planning Team  
405 Nelray Blvd.  
Austin, TX 78751  
[cuatro@acadiahr.com](mailto:cuatro@acadiahr.com)  
[http://www.ci.austin.tx.us/zoning/north\\_loop.htm](http://www.ci.austin.tx.us/zoning/north_loop.htm)**

**cc: Steve Barney; Chair, Ridgetop Neighborhood Association; 916 E. 53<sup>rd</sup> St., Austin,  
Texas 78751**

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**Ridgetop Neighborhood Association****Austin, Texas**

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Steve Barney  
916 E. 53<sup>rd</sup> Street  
Austin, TX 78751

Jorge Roussellin  
City of Austin, NPZD  
PO Box 1088  
Austin, Texas 78767

**RECEIVED****FEB 17 2006**

February 15, 2006

Neighborhood Planning & Zoning

Dear Mr. Roussellin,

This letter will serve as the Ridgetop Neighborhood Association's endorsement of a plan amendment and zoning change to allow **NO-MU** zoning at Barry Garth's property at 910 E. 51<sup>st</sup> Street. Please note that this is a less intensive zoning category that what has been requested by the applicant. In the North Loop Neighborhood Plan Future Land Use Map, this part of 51<sup>st</sup> Street is shown as a residential land use.

Mr. Garth briefed the neighborhood on his proposed development on February 13, 2006. By a wide margin, the neighborhood voted to allow NO-MU. While no vote was taken on the issue of supporting a variance for a reduced front setback, this is an issue that has consistently been supported by the neighborhood in discussions with Mr. Garth and there is no known opposition.

Outstanding issues that (for now) preclude the neighborhood's endorsement of a less restrictive zoning category include:

1) In the near future, the North Loop Neighborhood Planning Team needs to go through a planning process to look at the entire 51<sup>st</sup> Street corridor (east of Airport Blvd) and consider whether the Future Land Use Map in the neighborhood plan should change for this entire corridor. Many (though not all) at the 2/13 meeting agreed that traffic on 51<sup>st</sup> Street had become so heavy as to lessen the street's desirability for single-occupancy. There were concerns that putting off any change (keeping the property's zoning as SF-3) would be an unfair burden to the property owner, hence the vote for NO-MU. However, most participants were not willing to advocate spot-zoning a mid-block property to a higher intensity beyond NO-MU, in the absence of a comprehensive approach to this stretch of 51<sup>st</sup> Street.

2) Questions remain about the viability of the proposed project in the absence of variances. The proposed 40' height of a new structure would likely trigger compatibility standards and would require a waiver or variance. Likewise, the proposed side-yard setbacks and rear-

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Page 2 of 2

FEB 17 2006

Neighborhood Planning & Zoning

yard setbacks might also trigger compatibility and require a waiver or variance. The property is surrounded on three sides by SF-3 zoning and residential (or church) uses.

3) At various times, the development proposal has included a 10' section of disused - but apparently not vacated - alleyway. (To be clear, the entire length of alleyway on this block is unusable and most has been reclaimed by the fences of adjoining property owners). The current proposal is for this section of disused alleyway to be either greenspace or stormwater detention. Despite multiple requests, the neighborhood has never received documentation that Public Works or the Watershed Protection and Development Review Department will allow this 10' strip of disused alley to be used for any purpose associated with a development on this property, including its use as greenspace or stormwater detention.

4) Mr. Garth has stated that, without a more intensive zoning category (such as LR), he cannot build his proposed project due to impervious cover limits. However, the neighborhood has not received any solid documentation that this is the case. It is also the neighborhood's general policy to decide matters of zoning on the basis of land use planning principles, and not on the basis of any particular development proposal. If the property sells before the project is built, then what the neighborhood would ultimately get would be a different project than was originally proposed.

Mr. Garth has now attended three neighborhood meetings to provide information on his proposed development and zoning change. The Ridgetop Neighborhood Association (RNA) appreciates Mr. Garth's openness and willingness to communicate about his proposal. To the extent possible, the RNA seeks to be reasonable with respect to Mr. Garth's needs. For the reasons stated above, we cannot currently support a zoning change to a more intensive category than NO-MU.

Please contact me at [barneyalt@earthlink.net](mailto:barneyalt@earthlink.net) if you need additional information.

*Steve Barney (RNA Co-Vice President) for*

Steve Barney  
President  
Ridgetop Neighborhood Association



Cuatro Groos  
405 Nefray Blvd.  
Austin, TX 78751

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**FEB 23 2006**

Jorge Roussellin  
City of Austin, NPZD  
PO Box 1088  
Austin, Texas 78767

Neighborhood Planning & Zoning

February 17, 2006

Dear Mr. Roussellin,

On Thursday, February 16, the North Loop Neighborhood Planning Team (NLNPT) voted to endorse a plan amendment and zoning change from SF-3 to NO-MU for 910 and 912 E. 51<sup>st</sup> Street. The Ridgetop Neighborhood Association (RNA) also voted earlier in the week to support NO-MU zoning for these properties.

This decision was reached in part as recognition of the wishes of Ridgetop residents as evidenced by the RNA recommendation. Equally as important, the NLNPT wants to address the future land use for the 51<sup>st</sup> St. corridor as a whole before recommending spot-zoning changes. We will start that process at our March meeting and intend to make any subsequent amendments to our Neighborhood Plan once we've gone through that review process.

The NLNPT members agree that E. 51<sup>st</sup> Street between IH-35 and Airport Blvd. has become a unique corridor in our area. Traffic pressures are considerably higher, and it is becoming harder for owners of single family properties to rent or sell their properties on E. 51<sup>st</sup> Street. However, we still have owners and renters living along the corridor. Their input, as well as the input of other residents and property owners around E. 51<sup>st</sup> Street, is crucial as we consider the long-term vision for the corridor. The Mueller redevelopment and even the Triangle development are impacting traffic, residential development, and commercial development in the area. These issues deserve thoughtful consideration as we work hard to protect quality of life and improve livability for all our property owners, residents, and businesses in the area.

Many of our members see zoning changes to allow for commercial use as appropriate in the near future for E. 51<sup>st</sup> Street. However, there is not currently a consensus on how changes would be applied. In the end, the group voted for a much narrower change than the LR-MU requested by Mr. Garth. This allows for some commercial use but also gives the NLNPT a chance to address the corridor as a whole before getting into spot-zoning situations that may or may not fit the vision for the neighborhood. Along with the recommendation for NO-MU zoning, the NLNPT voted to support a conditional overlay for reduced front setback (to 15 feet) and reduced parking requirements on 910 and 912 E. 51<sup>st</sup> Street.

Please contact me at [cuatro@acadiahr.com](mailto:cuatro@acadiahr.com) if you need additional information.



Cuatro Groos  
Chair  
North Loop Neighborhood Planning Team

**Meeting Notes for a Proposed  
North Loop Neighborhood Plan Amendment**

**Date: Monday February 6, 2006**

**Time: 7 p.m. – 8:45 p.m.**

**Location: Ridgetop Elem. School Library**

**Applicant: Barry Garth**

**Property address: 910-912 E. 51<sup>st</sup>**

**Legal description: Block E, Lots 18 & 19**

**Zoning change request: From SF-3-NP to GR-MU-NP (The applicant requests GR zoning, but only needs LR uses. He requests GR to be allowed 90% impervious cover).**

**Proposed FLUM plan amendment from Single Family to Mixed Use.**

The North Loop Neighborhood meeting convened at approximately 7:10 p.m. Sign-in sheets were passed around and attendees were asked to sign-in. There were approximately 30 people in attendance. Twenty-three people signed in.

Maureen Meredith (NPZD Planner) welcomed the participants and then gave a slide presentation showing pictures the property under consideration for rezoning. The slide show also showed pictures of surrounding properties to the north, east, south, and west of the site.

After the presentation, Barry Garth, the applicant in the proposed zoning change, presented his case to the neighborhood as to why he would like to change the zoning. He said that he and his wife bought the property, remodeled it, and then tried to sell it as a single family home. The property was on the market for 3 months, in the course of which, 10 people looked at the property. After lowering the selling price to \$250,000, they were still unable to sell the property. He said 9 out of the 10 people who looked at the home said they were not interested because the house is on a busy street and suggested that the property be rezoned to commercial, which is why the zoning change application was filed. He requests GR zoning, but proposes LR land uses. He stated he needs the 90% impervious cover allowed in the GR zoning in order to meet the parking requirements.

Mr. Garth distributed about 10-15 packets of information on his proposed development. The neighborhood attendees the asked many questions and provided many comments to Mr. Garth.

The property consists of two lots. Lot 19 has a 1700 sq. ft. single family home he proposes could be used for offices. Lot 18 is a vacant lot the applicant proposes to construct a building 2,950 sq. ft. in size, 40 ft. in height.

**These are some of the questions asked and answers provided:**

- **What uses do you propose for the site? Answer: Offices.**
- **Why ask for commercial zoning when you propose office uses, why not ask for office zoning? Answer: Because we need the 90% impervious cover allowed in the GR zoning.**

**There was a long discussion about the alley and what could or couldn't be done with it according to City regulations. Steve Barney (President of the Morningside/Ridgetop Neighborhood Assn) said he would like a letter from the City of Austin's Public Works Department detailing what can or cannot be done with the alley to clear up these issues. Mr. Garth agreed to provide this.**

**The heavy traffic on 51<sup>st</sup> street was discussed. One attendee pointed out that the traffic has increase since Mueller development began with 18-wheelers and heavy trucks, which has not been an issue in the past. She also pointed out that once the Mueller development is completed, there will probably be more traffic on 51<sup>st</sup> Street in the future.**

**One attendee suggested he provide more landscaping abutting the SF zoning around the site. Mr. Garth appeared to agree with that suggestion. Attendees asked City staff to read from the permitted uses list the allowable uses in LR zoning district. After this list was read, comments were made to perhaps restrict some uses (such as 24 hour uses) that they didn't want. Mr. Garth appeared to agree with this suggestion. Maureen Meredith suggested that Mr. Garth contact Jorge Rousselin, the City's zoning planner handling the case, to determine how this could be done.**

**Steve Barney stated that the North Loop Neighborhood Assn. and the Morningside Ridgetop Neighborhood Assn. would have a meeting on Monday, Feb. 13<sup>th</sup> to discuss whether to support the applicant's zoning change application and then will inform City staff as to their decision. Staff informed Cuatro Groos and Steve Barney, presidents of the respective neighborhood associations, that the City will need this letter by Tuesday, February 14. The zoning case is scheduled for the February 28, 2006 Plan Commission hearing date and notices will be mailed on Friday, February 17<sup>th</sup>.**

**One comment at the end of the meeting from an attendee was that maybe the neighborhood associations need to consider whether that section of E. 51<sup>st</sup> Street zoned single family between Airport Blvd. and IH-35, where the applicant's site is located, should be reconsidered for commercial zoning in the future.**

# 24 HOUR VOLUME COUNTS

32nd St East, 300 blk - West of Walling Dr	589	587	1176	10/20/03
32nd St East, 700 blk - East of Harris Park Ave	2752	2881	5633	05/05/03
32nd St East, 900 blk - East of Red River St	4490	3620	8110	06/09/03
33rd St East, 400 blk - East of Tom Green St	422	383	805	11/08/04
34th St West, 1500 blk - East of Kerbey Ln	891	1866	2757	04/27/04
34th St West, 1600 blk - West of Kerbey Ln	775	1793	2568	04/27/04
34th St West, 300 blk - East of Hemphill Park	1147	792	1939	10/20/03
35th St East, 300 blk - West of Tom Green St	288	354	642	10/20/03
38th 1/2 St East, 1200 blk - West of Werner Ave	5914	6107	12021	09/29/03
38th 1/2 St East, 1300 blk - West of Werner Ave	6755	6100	12855	12/05/02
38th 1/2 St East, 1500 blk - West of Maplewood Ave	4096	4808	8702	09/25/02
38th 1/2 St East, 1700 blk - West of Vineland Dr	3349	3211	6560	09/29/03
3rd St East, 1900 blk - East of Chilton St	365	462	827	05/01/03
3rd St East, 2100 blk - East of Elkhart St	374	365	739	05/01/03
40th St East, 1800 blk - West of Airport Blvd	62	60	122	03/30/04
42nd St West, 200 blk - East of Ave C	336	304	640	02/15/00
45th St East, 600 blk - West of Eilers Ave	8523	7664	16187	11/13/02
45th St East, 700 blk - East of Eilers Ave	8847	7898	16745	05/15/02
45th St West, 1700 Blk - West of Sinclair Ave	9264	8536	17800	02/23/02
45th St West, 200 blk - East of Ave C	9282	8763	18045	05/15/02
45th St West, 2700 Blk - East of Chiappero Trl	8592	9700	18292	02/23/02
45th St West, 800 blk - East of N. Lamar Blvd	10818	9596	20414	05/15/02
49th St East, 700 blk - West of Caswell Ave	156	199	355	05/22/03
49th St East, 800 blk - East of Caswell Ave	205	247	452	05/22/03
4th St East, 2900 blk - West of Linden St	169	159	328	04/13/04
50th St West, 2800 blk - West of Placid Place	97	118	215	04/04/01
51st St East, 1300 blk - West of Berkman Dr	8950	10449	19399	10/03/01
51st St East, 1800 blk - East of Berkman Dr	6820	7581	14401	10/03/01
51st St East, 2200 blk - West of Old Manor Rd	5928	6147	12073	02/12/04
51st St East, 2300 blk - East of Old Manor Rd	3930	3631	7561	02/12/04
51st St East, 700 blk - West of Caswell Ave	4460	5617	10077	05/15/02
51st St East, 800 blk - West of Bennett Ave	5429	6821	12250	03/20/01
51st St East, 900 blk - East of Bennett Ave	5401	6613	12014	08/07/01
52nd St East, 1000 blk - East of Harmon Ave	84	216	300	02/05/04
52nd St East, 900 blk - East of Bennett Ave	246	165	411	06/04/01
53rd 1/2 St East, 900 blk - East of Bennett Ave	749	782	1531	06/04/01
53rd 1/2 St East, 900 blk - East of Bennett Ave	571	1191	1762	01/28/04
53rd 1/2 St East, 900 blk - West of Bennett Ave	677	1174	1851	03/12/02
53rd St East, 1000 blk - East of Harmon Ave	92	241	333	02/05/04

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2/23/06

City of Austin Neighborhood Planning and Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

## NOTICE OF PLANNING COMMISSION A PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: February 17, 2006

File Number: NEA-06-001101

Este aviso es para informarle de una junta pública tocante a un cambio en el uso de la tierra indicado así abajo. Si requiere asistencia en español hable al (512) 974-7694.

The Neighborhood Planning & Zoning Department has received an application for an amendment to the North Loop Neighborhood Plan for property located at 910 E. 51<sup>st</sup> Street (See attached map). This notice has been mailed to you because you own property within 300 feet of the subject property, you are in a registered neighborhood association within the planning area, or you are part of the neighborhood planning team or neighborhood plan contact team.

This requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation on the plan amendment request to the City Council. For additional information on the City of Austin's Land Development Process, visit our website, [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development) or to find out more about the North Loop Neighborhood Plan visit <http://www.ci.austin.tx.us/zoning/default.htm>.

OWNER/APPLICANT: Barry G. Doy

PHONE: 266-2224

PROJECT ADDRESS AND/OR LEGAL DESCRIPTION: Block E, Lots 1 & 19, 910 E. 51<sup>st</sup> St.

AMENDMENT REQUEST: To change the future land designation at 910 E. 51<sup>st</sup> St. within the North Loop Neighborhood Planning Area from single family to mixed use. The Planning Commission may recommend and the City Council may approve a future land use designation more or less intensive than the requested future land use.

PLANNING COMMISSION HEARING DATE: February 28, 2006 TIME: 6:00 PM  
LOCATION: 301 W. 2<sup>nd</sup> Street, First Floor, Room 1002, City Council Chambers, Austin

If you have any questions concerning this notice, please contact Maureen Meredith at the City of Austin, Neighborhood Planning and Zoning Department, (512) 974-2695. Office hours are 8:00 a.m. to 5:00 p.m. Please be sure to refer to the File Number at the top of the page when you call.

You may send your written comments to the Planning Commission Assistant, Transportation, Planning and Sustainability Department, P. O. Box 1088, Austin, TX 78767-8835.

File # NEA-06-001101

Planning Commission Hearing Date: February 28, 2006

Name (please print) FREDERICK G. DOY
☒ I am in favor  
(Estoy de acuerdo)
Address 911 A EAST 51<sup>ST</sup> ST
☐ I object  
(No estoy de acuerdo)



City of Austin Neighborhood Planning and Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

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2/23/06

## NOTICE OF PLANNING COMMISSION A PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: February 17, 2006

File Number: NPA-06-0011301

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la tierra indicado así abajo. Si requiere asistencia en español hable al (512) 974-2695.

The Neighborhood Planning & Zoning Department has received an application for an amendment to the North Loop Neighborhood Plan for property located at 1101 E. 51st Street (See attached map). This notice has been mailed to you because you own property within 300 feet of the subject property, you are in a registered neighborhood association within the planning area, or you are part of the neighborhood planning team or neighborhood plan contact team.

This requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation on the plan amendment request to the City Council. For additional information on the City of Austin's Land Development Process, visit our website, [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development) or to find out more about the North Loop Neighborhood Plan visit <http://www.ci.austin.tx.us/zoning/default.htm>.

OWNER/APPLICANT: BARRYCARTH

PHONE: (661) 232-2324

PROJECT ADDRESS AND/OR LEGAL DESCRIPTION: 31606 E. 103rd St. & 103rd St. & 103rd St.

AMENDMENT REQUEST: To change the future land designation at 1101 E. 51st St. within the North Loop Neighborhood Planning Area from ~~unclassified~~ to ~~unclassified~~. The Planning Commission may recommend and the City Council may approve a future land use designation more or less intensive than the requested future land use.

PLANNING COMMISSION HEARING DATE: February 28, 2006

TIME: 6:00 PM

LOCATION: 301 W. 2nd Street, First Floor, Room 1002, City Council Chambers, Austin

If you have any questions concerning this notice, please contact Maureen Meredith at the City of Austin, Neighborhood Planning and Zoning Department, (512) 974-2695. Office hours are 8:00 a.m. to 5:00 p.m. Please be sure to refer to the File Number at the top of the page when you call.

You may send your written comments to the Planning Commission Assistant, Transportation, Planning and Sustainability Department, P. O. Box 1088, Austin, TX 78767-8835.

File # NPA-06-0011301

Planning Commission Hearing Date: February 28, 2006

Name (please print) Barry Carth

Address 12606 River Bend Rd.

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

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 20020523-030, WHICH ADOPTED THE NORTH LOOP NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED 910 - 912 EAST 51<sup>ST</sup> STREET.**

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

**PART 1.** Ordinance No. 20020523-030 adopted the North Loop Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 20020523-030 is amended to change a single family use designation to mixed use on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in Case NPA-06-0011.01 at the Neighborhood Planning and Zoning Department, for property located at 910 - 912 East 51<sup>st</sup> Street.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

**PASSED AND APPROVED**

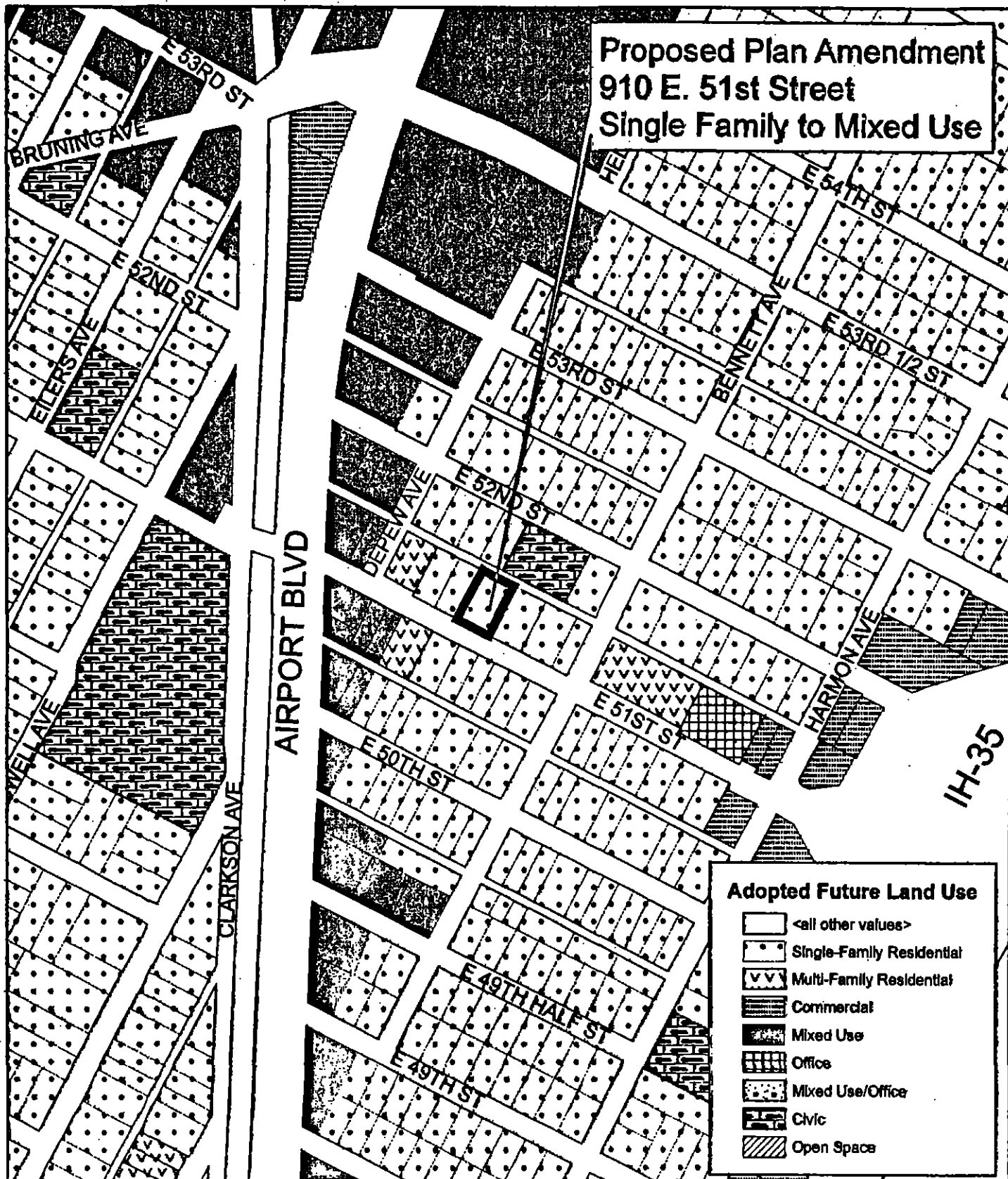
**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Will Wynn  
Mayor

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



**North Loop Neighborhood Plan**  
**Neighborhood Plan Amendment**  
**Case # NPA-06-0011.01**

