



Item 62 ph

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

AGENDA DATE: 4/6/2006

Subject: C14-06-0004 - Ridgetop Offices at 51st Street - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 910-912 East 51st Street (Boggy Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district zoning. Applicant: Barry and Kathy Garth. Agent: Barry Garth. City Staff: Jorge E. Rousselin, 974-2975. (Related to Item #61ph)

Requesting Department: NPZD

For More Information: Jorge E. Rousselin, 974-2975

ZONING REVIEW SHEET**CASE:** C14-06-0004**P.C. DATE:** February 28, 2006**ADDRESS:** 910-912 East 51st Street**OWNER:** Barry & Kathy Garth**AGENT:** Barry Garth**REZONING FROM:** SF-3-NP (Urban family residence – Neighborhood plan)**TO:** GR-MU-NP (Community commercial – Mixed use—Neighborhood plan)**AREA:** 0.229 Acres (9975.24 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:**

February 28, 2006:

APPROVED NO-MU-NP DISTRICT ZONING.***[J.REDDY, M.DEALEY 2ND] (8-0) J.M.CORTEZ – OFF DAIS*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends denial of GR-MU-NP (Community commercial – Mixed use—Neighborhood plan) combining district.

DEPARTMENT COMMENTS:

The subject rezoning area is a 0.229 acre site fronting East 51st Street zoned SF-3-NP. The applicant proposes to rezone the property to community commercial (GR-MU-NP) district to allow for and office/retail use to utilize impervious cover allowed under GR zoning. Compatibility standards will apply (please see Site Plan comments).

The property was rezoned from SF-3 to SF-3-NP as part of the North Loop Neighborhood Plan rezonings on May 23, 2002 under Ordinance No. 020523-31. The adopted future land use map (FLUM) for the North Loop Planning Area designates this site for single-family uses. Staff recommends denial of GR-MU-NP based on the following considerations:

- 1.) The proposed land use is not compatible with the FLUM land use designation;
- 2.) Mixed-se and commercial development is recommended by the FLUM adjacent to Airport Boulevard; and
- 3.) The proposed use is not compatible with existing residential development along East 51st Street.

SF-3 Development Standards:

SF-3	
Minimum lot size:	5,750 sq. ft.
Maximum Height:	35 feet
Maximum Building Coverage:	40%
Maximum Impervious Cover:	45%

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

GR Development Standards:

GR	
Minimum lot size:	5,750 sq. ft.
Maximum Height:	60 feet
Maximum Building Coverage:	75%
Maximum Impervious Cover:	90%
Maximum FAR:	75%

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-family residence
<i>North</i>	SF-3-NP	Church
<i>South</i>	SF-3-NP	Single-family residence
<i>East</i>	SF-3-NP	Single-family residence
<i>West</i>	SF-3-NP	Single-family residence

NEIGHBORHOOD PLANING AREA: **TIA:** Waived

North Loop

WATERSHED: Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

283--North Austin Neighborhood Alliance
 511--Austin Neighborhoods Council
 603--Mueller Neighborhoods Coalition
 687--North Loop Neighborhood Planning Team
 704--North Loop Neighborhood Planning Liaison-COA
 742--Austin Independent School District
 937--Taking Action Inc.
 957--Ridgetop Neighborhood Association

SCHOOLS:

Austin Independent School District

- Ridgetop Elementary School
- Lamar Middle School
- McCallum High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0009	North loop Neighborhood Plan Rezoning	03/13/02: PC Approved. (8-0)	05/23/02: APVD (7-0) SF-3-NP, MF-2-NP, MF-3-NP, MF-4-CO-NP, NO-NP, LO-NP, LO-MU-NP, LO-CO-NP, LO-MU-CO-NP, GO-MU-CO-NP, LR-CO-NP, LR-MU-NP, LR-MU-CO-NP, GR-MU-CO-NP, GR-CO-NP, CS-CO-NP, CS-MU-CO-NP, CS-1-CO-NP, & P-NP; 2ND/3RD RDGS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-96-00081	05/28/96: PC DIRECTED STAFF TO INITIATE REZONING ROLLBACK TO CS-CO IN ORDER TO ALLOW FAST FOOD RESTAURANT (8-0)	06/25/96: APVD CS-CO (7-0)	06/27/96: APVD PC REC OF CS-CO W/CONDS (7-0); 1ST RDG. 07/11/96: APVD CS-CO W/CONDS (7-0); 2ND/3RD RDGS CO: <ul style="list-style-type: none"> ▪ No vehicular access from the property to East 51st Street ▪ Drive-in services prohibited ▪ 300 vehicle trip limitation

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
E 51 st	50'	40'	Arterial	No	No	No

CITY COUNCIL DATE:

April 6, 2006

ACTION:

ORDINANCE READINGS:

1st

2nd

3rd





ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



 1"=400'	SUBJECT TRACT 	ZONING CASE #: C14-06-0004 & NPA-06-0011.01 ADDRESS: 910 E 51ST ST SUBJECT AREA (acres): 0.229		DATE: 06-02 INTLS: SM	CITY GRID REFERENCE NUMBER K26 9014-04-0005 PUD 07-05-14200
	PENDING CASE 				
	ZONING BOUNDARY 	DATE: 06-02			
	CASE MGR: J. ROUSSELIN	INTLS: SM			



910-912 E. 51st Street
C14-06-0004

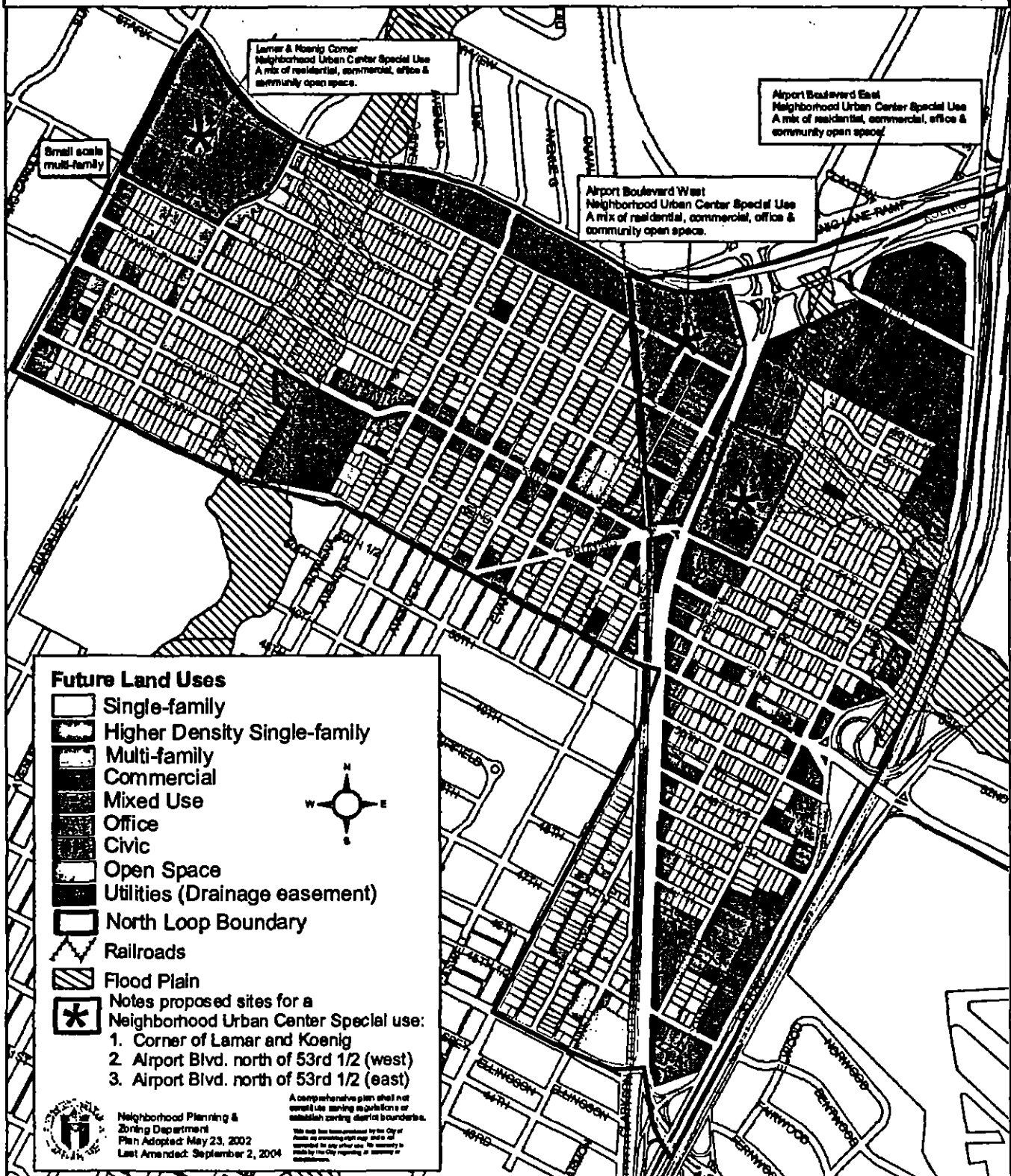
Legend

- Zoning
- Base
- Center Line

50 0 50 100 150 Feet

C14-06-0004

North Loop Adopted Future Land Use Map



STAFF RECOMMENDATION

Staff recommends denial of GR-MU-NP (Community commercial – Mixed use—Neighborhood plan) combining district.

BASIS FOR RECOMMENDATION

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

Community Commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The proposed zoning change does not meet the purpose statement for the GR district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will have a detrimental land use impact on the adjacent residential properties to the north and the intensity of land use requested at the subject property is incompatible with existing residential uses.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed zoning change is located at mid-point of a residential block where residential uses surround the subject property. Mixed-use and commercially-zoned properties are located adjacent to Airport Boulevard.

EXISTING CONDITIONS

Site Characteristics

The property consists of two lots. Lot 19 has a 1700 sq. ft. single family and Lot 18 is a vacant lot. The property has access from East 51st Street.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 967 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.
2. According to flood plain maps, there is no flood plain within the project area.
3. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities.. If water or wastewater utility improvements, or offsite main, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the City inspection fee.

Site Plan and Compatibility Standards

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the north, south, east and west property lines, the following standards apply:

1. No structure may be built within 21 feet of the side or rear property line.
2. The site would require a 25 foot front setback, since it adjoins property in an urban family residence (SF-5) or more restrictive zoning district.
3. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
4. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
5. No parking would be allowed within 15 feet of the property line.
6. No driveway would be allowed within 10 feet of a property line.
7. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
8. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
9. Additional design regulations will be enforced at the time a site plan is submitted.

**Barry Garth
12606 River Bend Rd.
Austin, Texas 78732**

RECEIVED

FEB 03 2006

February 2, 2006

City of Austin
Case Number: C14-06-0004

Neighborhood Planning & Zoning

Mr. Jorge Rousselin:

I would like to amend my current zoning change application from LR-MU-NP to GR-MU-NP due to impervious coverage allowed. The permitted use of LR-MU but with the imperious coverage use of GR-MU is what we are asking for.

Sincerely,


Barry Garth, Owner/Applicant

Steve Barney
916 E. 53rd Street
Austin, TX 78751

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

RECEIVED

FEB 17 2006

February 15, 2006

Neighborhood Planning & Zoning

Dear Mr. Rousselin,

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. 51st 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 51st 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 51st 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 51st 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 51st 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-

RECEIVED

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 Ridgeway 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 if you need additional information.

Handwritten signature: Steve Barney (RNA Co-Vice President) for

Steve Barney
President
Ridgeway Neighborhood Association

Cuatro Groos
405 Nelray Blvd.
Austin, TX 78751

RECEIVED

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. 51st 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 51st 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. 51st 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. 51st 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. 51st 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. 51st 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. 51st Street.

Please contact me at cuatro@acadiahr.com if you need additional information.



Cuatro Groos
Chair
North Loop Neighborhood Planning Team

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: C14-06-0004

Contact: Jorge Roussein, (512) 974-2975

Public Hearing:

February 28, 2006 Planning Commission

Barry Gault
Your Name (please print)



Your address(es) affected by this application

2.21.06

Date

Signature

Comments:

RECEIVED

FEB 23 2006

Neighborhood Planning & Zoning

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Roussein

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/hearing 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: C14-06-0004
 Contact: Jorge Rosasdin, (512) 974-2975
 Public Hearing:
 February 28, 2006 Planning Commission

☒ I am in favor
☐ I object

Eleonora G. Dupuy
 Your Name (please print)

911 A East 51st St

Your address(es) affected by this application

27 Feb 2006

Date

[Signature]
 Signature

Comments

RECEIVED

FEB 28 2006

Neighborhood Planning & Zoning

If you use this form to comment, it may be returned to:
 City of Austin
 Neighborhood Planning and Zoning Department
 Jorge Rosasdin
 P. O. Box 1088
 Austin, TX 78767-0810

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: C14-06-0004

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

February 28, 2006 Planning Commission

☒ I am in favor
☐ I object

Alan Beldre

Your Name (please print)

913 East 57th

Your address(es) affected by this application

Alan Beldre

Signature

2/25/06

Date

Comments:

This STREET IS Extremely busy
and has lost its Family residence
charm. ITS only going to worsen
w/ the construction at the old
Airport. Let this Small Strip of
roadway between busy Airport Blvd
+ I 35 go Commercial. Nobody is
going to rear a child there.

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED

FEB 28 2006

Neighborhood Planning & Zoning

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

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 person listed on the notice.

RECEIVED

FEB 24 2006

Case Number: C14-06-0004

Contact: Jorge Rousselin, (512) 974-2974 Neighborhood Planning & Zoning

Public Hearing:

February 28, 2006 Planning Commission

HARRY E. THURMAN

Your Name (please print)

910 EAST 52ND STREET

Your address(es) affected by this application

Harry E. Thurman

Signature

2-21-06

Date

Comments: 1. NO ALLEY - FIRE HAZARD

DUE TO MAIN ARTERY 51ST

2. INCREASED TRAFFIC

3. OVERFLOW OF TRAFFIC

ON 52 STREET, AND BENNETT

4. NO STREET MAKING. CAUTION

OPTION: OPEN ALLEY TO

ACCESS TO RELIEVE TRAFFIC TO

51 STREET. BUILD OVER DRIVE

TO GO OVER AIRPORT BLVD. FROM 35

TO LAMAR, SOMEDAY.

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

March 7, 2006

City of Austin
Attn: Jorge Rousselin

Re: 910 E. 51st
Case # C14-06-0004
Owners: Barry & Kathy Garth

Mr. Jorge Rousselin :

This is to let your office know that we are not going to contest the City of Austin's Planning Commission recommendations of rezoning from SF3 to commercial NO-MU.

If you have any questions regarding this matter please call .

Sincerely,


Barry Garth

RECEIVED

MAR 07 2006

Neighborhood Planning & Zoning

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 910 AND 912 EAST 51ST STREET IN THE NORTH
3 LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO
5 NEIGHBORHOOD OFFICE-MIXED USE-NEIGHBORHOOD PLAN (NO-MU-NP)
6 COMBINING DISTRICT.

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

9
10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining
13 district on the property described in Zoning Case No. CG14-06-0004, on file at the
14 Neighborhood Planning and Zoning Department, as follows:

15
16 Lots 18 and 19, Block E, Ridgetop Subdivision, a subdivision in the City of
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
18 2, Page 200, of the Plat Records of Travis County, Texas (the "Property"),

19
20 locally known as 910 and 912 East 51st Street in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".

22
23 PART 2. The Property is subject to Ordinance No. 020523-31 that established the North
24 Loop neighborhood plan combining district.

25
26 PART 3. This ordinance takes effect on _____, 2006.

27
28 PASSED AND APPROVED

29 §
30 §
31 §

_____, 2006

Will Wynn
Mayor





32
33
34
35
36 APPROVED: _____

ATTEST: _____

37 David Allan Smith
38 City Attorney

Shirley A. Gentry
City Clerk



 SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: J. ROUSSELIN	ZONING EXHIBIT A CASE #: C14-06-0004 & NPA-06-0011.01 ADDRESS: 810 E 51ST ST SUBJECT AREA (acres): 0.229 DATE: 08-02 INTLS: SM	CITY GRID REFERENCE NUMBER K26
--	---	---