

AGENDA



#70
PH

Thursday, May 25, 2006

 Back

Zone Hearings/App Ordinances/Restrictive Covenants RECOMMENDATION FOR COUNCIL ACTION

Subject: C14-06-0030 - Arturo's Hair Design - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City code by rezoning property locally known as 1101 Kramer Lane (Walnut Creek Watershed) from neighborhood office-neighborhood plan (NO-NP) combining district zoning to general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning. Planning Commission recommendation: To grant general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning. Applicant and Agent: Luis A. Munoz. City Staff: Jorge E. Rousselin, 974-2975.

Additional Backup Material

(click to open)

☐ Staff Report

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

ZONING REVIEW SHEET**CASE:** C14-06-0030**P. C. DATE:** April 25, 2006**ADDRESS:** 1101 Kramer Lane**OWNER/AGENT:** Luis A Muñoz**REZONING FROM:** NO-NP (Neighborhood office – neighborhood plan)**TQ:** GO-MU-NP (General office- mixed-use-neighborhood plan)**AREA:** 0.430 Acres (18,730.8 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:****April 25, 2006:*****APPROVED GO-MU-CO-NP DISTRICT ZONING; WITH 200 VEHICLE TRIP LIMIT; NO (NEIGHBORHOOD OFFICE) SITE DEVELOPMENT STANDARDS; NO (NEIGHBORHOOD OFFICE) USES & PERSONAL SERVICES.******[J.REDDY, C.GALINDO 2ND] (8-0)*****The following shall be prohibited uses:**

- Business or trade school
- Business support services
- Club or lodge
- Communications services
- Convalescent services
- Guidance services
- Hospital services (general)
- Hospital services (limited)
- Medical offices (exceeding 5,000 square feet)
- Medical offices (not exceeding 5,000 square feet)
- Off-site accessory parking
- Printing and publishing
- Restaurant (limited)

The following shall be conditional uses:

- College and university facilities
- Congregate living
- Group home Class II
- Private secondary educational facilities

SUMMARY STAFF RECOMMENDATION:**Staff recommends denial of GO-MU-NP (General office- mixed-use-neighborhood plan) district zoning.****DEPARTMENT COMMENTS:**

The subject rezoning area is a 0.430 Acre (18,730.8 square foot site) zoned NO-NP fronting Kramer Lane with an existing single-family home. The property was rezoned from SF-3 to NO-NP under Ordinance No. 010524-94 enacting the North Austin Civic Association (NACA) Neighborhood Plan. The applicant proposes to rezone the site to GO-MU-NP to allow for a hair salon and residence.

Under Land Use, Zoning and Code Enforcement, page 22 of the NACA Neighborhood Plan, the following is stated:

Goal 2: Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.

Objective 1:

Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.

Action 15:

Rezone the property on Kramer Lane between Plains Trail and the Nelson Street easements currently zoned Single Family (SF-2) or Multi-Family (MF-2) to Neighborhood Office (NO). (See Proposed Land Use Map) Primary Implementers: DRID

While a plan amendment is not needed, Staff recommends denial of GO-MU-NP based on the following considerations:

- 1.) The proposed land use change is not recommended by the NACA Neighborhood Plan;
- 2.) The proposed intensity of land uses associated with GO zoning will not be compatible with existing surrounding single-family residential uses along Prairie Trail south of the subject site;
- 3.) No change in conditions has occurred within the area indicating that there is a basis for changing the zoning as established by the NACA Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO-NP	Single-family residence
<i>North</i>	DR	Elementary school
<i>South</i>	SF-2-NP	Single-family residences
<i>East</i>	NO-NP	Apartments
<i>West</i>	NO-NP	Mortgage office

NEIGHBORHOOD PLAN AREA:

North Austin Civic Association

TIA: Waived (See Transportation comments)

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

45--North Austin Civic Assn.
114--North Growth Corridor Alliance
511--Austin Neighborhoods Council
742--Austin Independent School District

SCHOOLS:

Austin Independent School District

- McBee Elementary School
- Burnet Middle School
- Lanier High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2080	SF-3 to CS	12/07/99: PC APVD STAFF REC TO NOT RECOMMEND APPROVAL OF REQUESTED CS (5-0).	01/06/00: DENIED CHANGE TO CS (7-0).
C14-01-0037	NACA Neighborhood Plan	04/17/01: PC APVD STAFF REC OF NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP, (9-0) W/25' VEG BUFFER ON SOUTH BOUNDARY OF TR 19.	05/24/01: APVD PC REC ON ALL 3 RDGS EXCEPT TR 9 (1ST RDG ONLY); (6-0) 08/09/01: TR 9: APVD CS-NP (7-0), 2ND/3RD RDG

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0108	DR to W/LO	11/28/95: TO APPRV GO-CO & W/LO-CO (6-1).	01/04/96: APVD GO-CO (TR 1); W/LO-CO (TR 2) SUBJ TO COND (5-0); 1ST RDG 03/28/96: APVD GO-CO (TR 1); W/LO (TR 2) SUBJ TO CONDS (5-0); 2ND/3RD RDGS
C14-95-0152	GO-CO to W/LO	12/12/95: APVD W/LO-CO W/CONDS (8-0).	01/11/96: APVD W/LO-CO PROHIBITING CERTAIN USES (5-0); ALL 3 RDGS.
C14-03-0009	No to SF-3, LR and GR	03/25/03: ZAP APVD LR (TR 1), NO (TR 2&3); (8-0).	05/08/03: APVD LR (TR 1), NO (TR 2 & 3); (7-0); 1ST RDG. 06/12/03: APVD LR-CO (7-0); 2ND/3RD RDGS.
C14-03-0182	GO to CS	02/03/04: APVD STAFF ALT REC OF GR-CO BY CONSENT (9-0).	03/04/04: APVD GR-CO (6-0); 1ST RDG ONLY. 03/25/04: APVD GR-CO (7-0); 2ND/3RD RDGS.
C14-05-0097	GR-CO to GR-CO	08/16/05: ZAP APVD STAFF REC OF GR-CO BY CONSENT (8-0); TIA TO BE MET BEFORE 3RD RDG.	09/29/05: APVD GR-CO (7-0); ALL 3 RDGS.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Kramer Lane	60'	40'	Collector	Yes	Yes

CITY COUNCIL DATE:
May 25, 2006

ACTION:

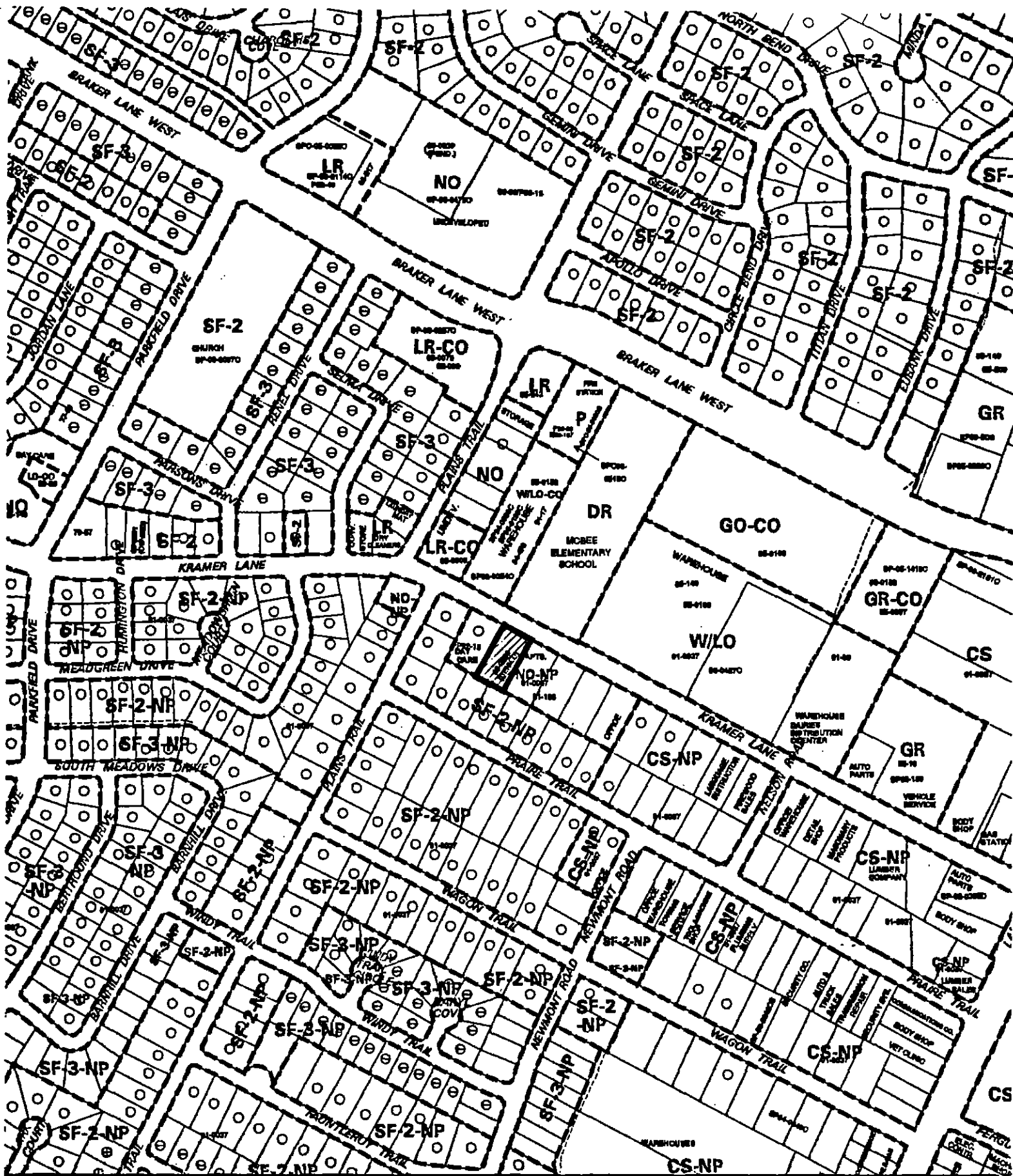
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

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



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: J.ROUSSELIN



CASE #: C14-06-0030

ADDRESS: 1101 KRAMER LN

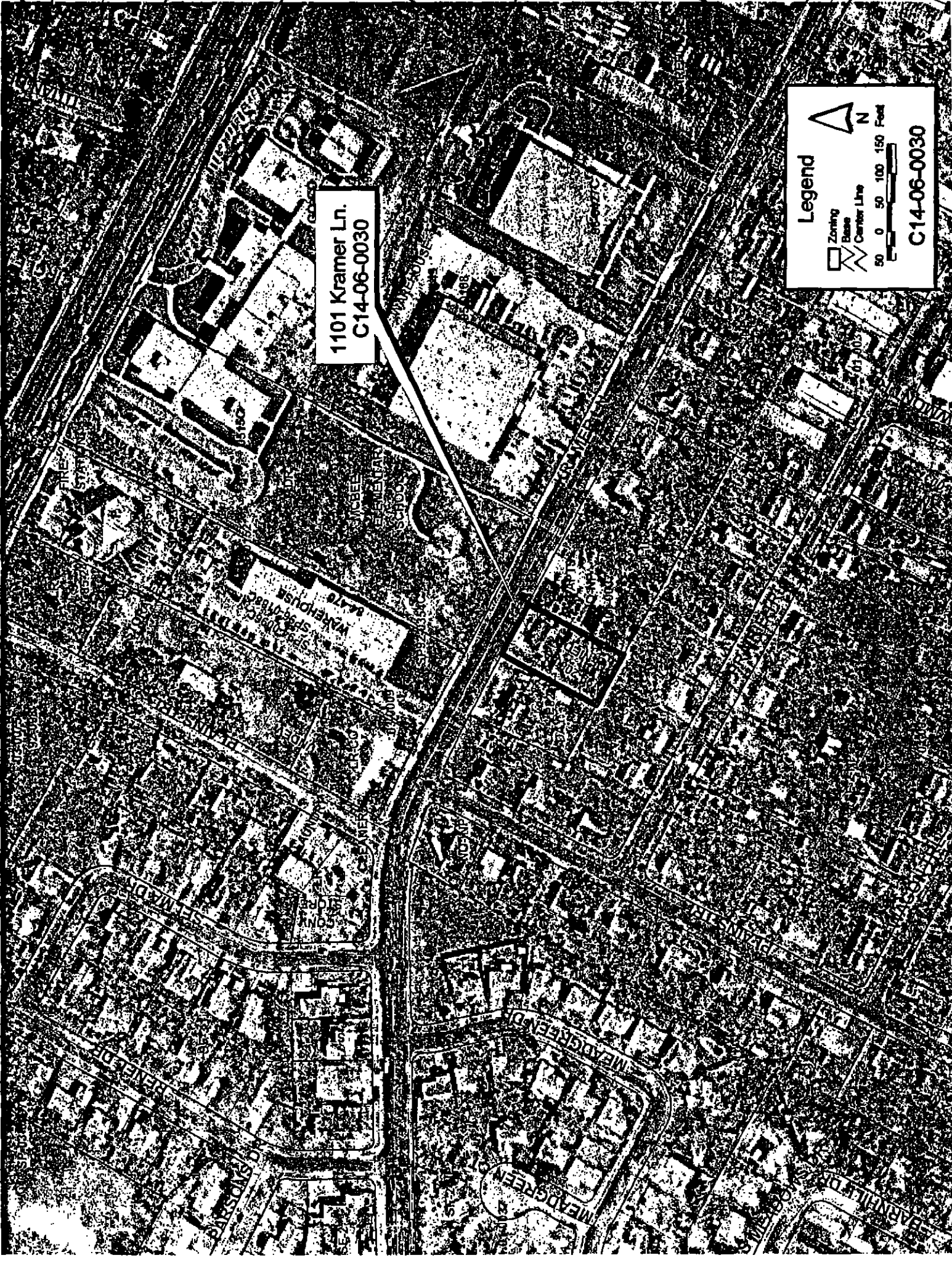
SUBJECT AREA (acres): 0.430

ZONING

DATE: 08-03




INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L32



1101 Kramer Ln.
C14-06-0030

Legend

 Zoning
 Base
 Center Line

50 0 50 100 150 Feet

C14-06-0030

North Austin Civic Association Neighborhood Plan

June 2000



NACA Future Land Use Map

STAFF RECOMMENDATION

Staff recommends denial of GO-MU-NP (General office- mixed-use-neighborhood plan) district zoning.

BASIS FOR RECOMMENDATION

- 1. 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 south. Furthermore, the introduction of more intensive land uses may infringe on the residential character of the neighborhood.

- 2. No change in conditions has occurred within the area indicating that there is a basis for changing the zoning as established by the NACA Neighborhood Plan.***

Existing conditions and land uses around the subject property have not significantly changed to merit a justification for a zoning change. Zoning changes have occurred north of Kramer Lane, beyond the NACA boundary.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is a 0.430 Acre (18,730.8 square foot site) zoned NO-NP fronting Kramer Lane with an existing single-family home. The existing area is used for retail. The property was rezoned from SF-3 to NO-NP under Ordinance No. 010524-94 enacting the North Austin Civic Association (NACA) Neighborhood Plan.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 551 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]
4. Capital Metro bus service is not available within 1/4 mile of this property.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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. 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.
4. According to flood plain maps, there is no flood plain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

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

Site Plan

1. Should the property be redeveloped or expanded, compatibility standards will apply.

June 2000

- Action 11.** Include requests and suggestions regarding property maintenance in its newsletter and Web site. **Primary Implementers: NACA**

Objective 3: Improve enforcement of sign ordinances.

- Action 12.** Develop a plain-language description of the city's sign ordinance and the process used by the City of Austin to handle violations. NACA will distribute this information to the neighborhood. **Primary Implementers: PECSD, NACA**

- Action 13.** Work with the City to inventory large billboards in and adjacent to the neighborhood to determine if they are in compliance with city sign ordinances. NACA supports the city goal of eventually eliminating all billboards. **Primary Implementers: NACA**

Goal 2: Establish land use and zoning for future development that will improve the quality of life for neighborhood residents and businesses.

Objective 1: Establish appropriate zoning and development guidelines to enhance and protect the neighborhood.

- Action 14.** Rezone the property inside the neighborhood currently zoned Neighborhood Commercial (LR) but is currently used as multi-family. The LR zoning should be changed to Multi-Family Residence Low Density (MF-2) and allow Smart Growth "Mixed Residential Infill" on the sites indicated on the future land use map. (See Proposed Land Use Map) **Primary Implementers: DRID**

- Action 15.** Rezone the property on Kramer Lane between Plains Trail and the Nelson Street easement currently zoned Single Family (SF-2) or Multi-Family (MF-2) to Neighborhood Office (NO). (See Proposed Land Use Map) **Primary Implementers: DRID**

- Action 16.** Produce an informational flyer about the neighborhood to be distributed to potential property owners, businesses, and realtors. **Primary Implementers: NACA**

April 13, 2006

Honorable Mayor and City Council
City Planning Commission
C/o Jorge Roussellin, Case Manager
Case Number C14-06-0030

Esteemed Members of the Planning Commission:

The purpose of this letter, which was requested from the Planning committee, is to explain and provide several points as to why I am presenting my reasons as to why my property inside the jurisdiction in the City of Austin city limits is being denied to change the zoning from NO to GO for the NPZD.

I am Luis Arturo who has been in Austin for 8 years working as a hairs stylist during that time. My first two years were working for Style America. After that I decided to establish my own business in which I renting currently at 11139 N. IH 35, Ste 178, Austin, Texas 78763. I am the sole proprietor of the business.

Back in July 2005, I had decided to purchase a piece of property that could afford me my own business and my own property. During the research process for this property, located on 1101 Kramer Lane, Austin, Texas 78768, I was told that I should have no problem rezoning this property to business from several owners in the area who have been in the area a while. They made this statement based on the fact that there are a lot of businesses around my property.

Also, 4 houses in the same location have been purchased and renovated for business use. These 4 houses are all located in the same area as my house. Some other houses on either side of me have also businesses established as well.

I have talked to several neighbors and explained the reason why I purchased the house and the business that I wanted to start. They all have expressed approval and they have no problem with my salon. They have stated that this would be good for the community and area because it represents family oriented business. Many have also volced that they would be willing to write a letter on my behalf.

My intentions on this project are to use part of the living space as the business and part as a residential. This will not increase traffic flow in the area mainly because I only work with clients who have appointments. I will only have a number of limited parking spaces, which detracts from the traffic patterns.

Another reason why I think it should be approved, because as a minority I want to own and grow my current business in the surrounding community and share the experience in being part of the Austin economy.

I am a single person who is supporting my mother and grandmother (75 and 103 years respectively) who would live with me at this property so that I could take care of them during their older years. This was a major factor in my influence to purchase the property and use it as both business and residential.

Keep in mind that my annual income is limited to pay only one mortgage, so this property has my full attention and will be the only acreage acquired. So I have no plans or intentions in selling this property in the near or distant future.

Hopefully my 14 -year experience as a hair stylist has given me the self-confidence to become a successful entrepreneur.

Respectively yours,

Luis Arturo Muñoz Herando
Luis A. Muñoz

Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager
C-14-06-0030

Dear Sir,

I had talked with Mr. Munoz and he explained to me his plan to open a hair studio or hair salon on a house with the address 1101 Kramer Lane, this house is located behind my property. He explained to me that it would be a family place and family business oriented.

I wrote this letter to let you know that it will not bother me in the least. In fact I look forward to be his neighbor and use the salon that he plans to open. It will be a nice thing for our neighborhood to have a place like that. We all can use it because it will be very close from our Houses.

He also explained to me that your NPZD tem had decided to deny and not support his project because they think his salon will bother me as a neighbor. I know as a fact that there, next to Mr. Munoz's house are other houses that are already use as a business and some others will be open as a business soon. I can not understand why your tem is not supporting his project, and as denied him the opportunity to open his home base business.

Thanks for your attention and your time.

Eriberto Arellano

1015 Prairie Trl. Austin, TX 78758

Ertter Chellaw

Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager
C-14-06-0030

Dear Sir,

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Thanks for your attention and your time.

Gregorio Chaires

04-17-06

1102 Promer TRL Austin TX 78758

H. J. P. S.

Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager
C-14-06-0030

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Thanks for your attention and your time.

Raquel Aguerro
1010 prairie trail 78758

4-16-06

Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager
C-14-06-0030

Dear Sir,

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Thanks for your attention and your time.

NGHIA KTRNA

1105 PRAIRIE TAIL

HOUSTON TX 78758

Ngia Ktrna

044708.5

04/14/2006

To: The Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager and Dora Anguiano
Case No.-C14-06-0030

Project Name: Arturo's Hair Design
Owners Name: Luis Arturo Munoz
Location: 1101 Kramer Lane – Austin, Texas 78758

Dear Sir,


My name is Rich Anglin of 1105 Kramer lane. My wife, Geri and I purchased our property approximately 3 Weeks ago not long after Mr. Munoz purchased his. At the time we were considering buying our property we were of the understanding this area was zoned "Neighborhood Office and Neighborhood Professional ".

As such, we understood that Mr. Munoz was planning on having a hair design studio next door to us and it did not bother us in the least. In fact, we look forward to being his neighbor and the wonderful people that will be attracted to the neighborhood through his efforts.

If the council is undecided as to allow Mr. Munoz his hair design studio, please refer to another location with almost the same neighborhood and zoning at 702 St. Johns. There are numerous businesses, residential homes and "a hair studio"

This area will turn to more and more light office properties and we welcome it.

Thank you for you're time,

A handwritten signature in black ink, appearing to read "Rich Anglin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Beth Berman
6917 Tanaqua Lane
Austin, TX 78739
April 15, 2006

RECEIVED

APR 20 2006

City of Austin
NPZD Jorge Rouselant
P.O. Box 1088
Austin, TX 78767

Neighborhood Planning & Zoning

Case
C14-06-
0080

Dear Mr. Rouselant,

I have known Luis Arturo, and along with many of my acquaintances have used his professional salon services for many months. Over time, my friends and I travel from Southwest Austin, about 30 minutes to his current Northeast location because of the expertise in his craft and professionalism he displays.

In my most recent visit, Luis informed me that he is attempting a venture to open his own salon business located on a property which he recently purchased. As you are aware, Luis has acquired and is living on the property, going through the proper channels to approve the zoning to make his home and business dream become a reality. While he has been encouraged to go forth since the start of the project, Luis has experienced obstacles, making his project stalled and even possibly unable to happen.

I am strongly urging any decisions made to be in Luis's favor to help his project go forth. He is dedicated to his customers and his craft and consistently works to better himself in his professional life. It would be a terrible shame if certain zoning issues would prevent him from doing what he loves to do. Luis is going through all the correct legalities, and I firmly believe that once approved, he will sustain this business for many years to come, and it will be a happy and vibrant part of the community.

Given the current political climate for immigration and potential future regulations, Luis has made sincere attempts at going about this in an honest way that further represents his integrity and dedication. Please support his efforts so we can continue to give him the business in the successful way that he deserves. I have collected some additional signatures from our Southwest community in support.

Sincere thanks,

Beth Berman

Beth Berman Lisa Hekwater

Shaney Burk

Fiona Ambrosini

April 18, 2006

Honorable Mayor and City Council City Planning Commission
City of Austin
NPZD Jorge Rousselin
PO Box 1088
Austin, Texas 78767

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APR 20 2006

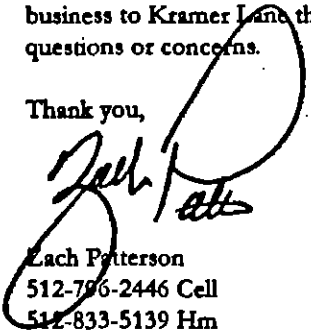
Neighborhood Planning & Zoning

Dear Honorable Mayor and City Council City Planning Commission,

SUBJECT: CASE NO. C14-06-0030
PROJECT NAME: Arturo's Hair Design
LOCATION: 1101 Kramer Lane

As a homeowner in the neighborhood, I am writing in support of Arturo's Hair Design salon being opened at 1101 Kramer Lane. I have lived in this neighborhood for about 15 years now, 11 of those just off of Kramer Lane. I believe that this hair salon would be a great addition to the neighborhood, bringing a nice clean business to Kramer Lane that would benefit the community. Please feel free to contact me if you have any questions or concerns.

Thank you,



Zach Patterson
512-796-2446 Cell
512-833-5139 Hm

Honorable Mayor and City Council
City Planning Commission
C/O Jorge Rousselin, Case Manager
C-14-06-0030

RECEIVED

APR 24 2006

Neighborhood Planning & Zoning

Dear Sir,

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Thanks for your attention and your time.

Martin Rodriguez
1100 Prairie Trail Austin Tx 78758
04-23-06

Martin Rodriguez

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o sus(s) agente(s) se les requiere atender la audiencia pública, usted no está bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al presupuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, re zonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgará una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: C14-06-0030

Persona designada: Jorge Rousselin, (512) 974-2975

Audiencia Pública:

April 25, 2006 Planning Commission



Gerardo Lopez
Su nombre (en letra de molde)

10003 plains
Su domicilio y/o estado(s) por esta solicitud

April 25, 2006
Fecha

Firma

Comentarios:

Paran parte en tengo
Maqup no tiene que
se abra el Salon de
belleza.

RECEIVED

APR 24 2006

Neighborhood Planning & Zoning

Si usted usa esta forma para proveer comentarios, puede retornarlos

a: City of Austin

Neighborhood Planning & Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-06-0030

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

April 25, 2006 Planning Commission

CRAIG ZAPPA

Your Name (please print)

1101 FAIRVIEW TERRACE AUSTIN, TX 78758

Your Address(es) affected by this application

Craig Zappa 4-23-06

Date

Signature

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APR 24 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 Rousselin

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Número de caso: C14-06-0030

Persona designada: Jorge Rousselin, (512) 974-2975

Audiencia Pública:

April 25, 2006 Planning Commission

☒ I am in favor
☐ I object

Ana Rodriguez

Su nombre (en letra de molde)

1100 Prater Trail Austin TX 78757

Su domicilio(s) afectado(s) por esta solicitud

Amada Rodriguez 04-23-06

Fecha

Comentar Yore Jorge Nguyen

perkins cor st corner

RECEIVED

APR 24 2006

Neighborhood Planning & Zoning

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin

Neighborhood Planning & Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Número de caso: C14-06-0030

Persona designada: Jorge Rousselin, (512) 974-2975

Audiencia Pública:

April 25, 2006 Planning Commission

IGNACIO MORENO

Su nombre (en letra de molde)

1013 PRAIRIE TRAIL

Su domicilio(s) afectado(s) por esta solicitud

Moreno

Firma

04-23-06

Fecha

Comentarios: ninguno

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APR 24 2006

Neighborhood Planning & Zoning

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City of Austin

Neighborhood Planning & Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Número de caso: C14-06-0030

Persona designada: Jorge Rousselin, (512) 974-2975

Audiencia Pública:

April 25, 2006 Planning Commission

☐ I am in favor
☐ I object

Job FERMIN

Su nombre (en letra de molde)

1021 KRAMEN LN APT G

Su domicilio(s) afectado(s) por esta solicitud

Job FERMIN

Firma

Fecha

Comentarios:

RECEIVED

APR 24 2006

Neighborhood Planning & Zoning

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City of Austin

Neighborhood Planning & Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Número de caso: C14-06-0038

Persona designada: Jorge Rousselin, (512) 974-2975

Audiencia Pública:

April 25, 2006 Planning Commission

☒ I am in favor
☐ I object

Lucie Prieto
Su nombre (en letra de molde)

1024 Kramer Ln Austin TX 78708
Su domicilio(s) afectado(s) por esta solicitud

Lucie Prieto
Firma

Fecha

Comments: por nosotros no hay ningun problema ya que pienso que es beneficio para todos

RECEIVED

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Neighborhood Planning & Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0030

Contact: Jorge Roussetin, (512) 974-2975

Public Hearing:

April 25, 2006 Planning Commission

Jorge Roussetin

Your Name (please print)

1105 Kanda Ln Austin

Your address(es) affected by this application

424-06

Date

[Signature]

Signature

Comments

RECEIVED

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Case Number: C14-06-0020

Contact: Jorge Roussellin, (512) 974-2975

Public Hearing:

April 25, 2006 Planning Commission

☒ I am in favor
☐ I object

DAVID CLARK
Your Name (please print)

1201 Kerner

Your address(es) affected by this application

David R. Clark

Signature

4-24-2006
Date

Comments:

RECEIVED

APR 24 2006

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Neighborhood Planning and Zoning Department

Jorge Roussellin

P. O. Box 1088

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Case Number: C14-06-0030

Contact: Jorge Roussein, (512) 974-2975

Public Hearing:

April 25, 2006 Planning Commission

Your Name (please print) Anna Roman

Your address(es) affected by this application 11000 PLANTER

Your address(es) affected by this application 11000 PLANTER

Your address(es) affected by this application 11000 PLANTER

Signature [Signature]

Date

Comments:

PLEASE CHANGE MR. MINOZ'S
ZONING TO C.O.

THANK YOU

RECEIVED

APR 24 2006

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Roussein

P. O. Box 1088

Austin, TX 78767-8810

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1101 KRAMER LANE IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-NEIGHBORHOOD PLAN (NO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office-neighborhood plan (NO-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0030, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 16, White Plains Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 4, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1101 Kramer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 200 trips per day.

1 2. The following uses are prohibited uses of the Property:

3 Business or trade school

4 Club or lodge

5 Convalescent services

6 Hospital services (general)

7 Off-site accessory parking

8 Restaurant (limited)

9 Medical offices (not exceeding 5,000
10 sq. ft. of gross floor area)

Business support services

Communications services

Guidance services

Hospital services (limited)

Printing or publishing

Medical offices (exceeding 5,000 sq. ft.
of gross floor area)

11 3. The following uses are conditional uses of the Property:

12 College and university facilities

13 Group home, Class II

Congregate living

Private secondary educational facilities

14 PART 4. The Property is subject to Ordinance No. 010524-94 that established the North
15 Austin Civic Association neighborhood plan combining district.

16 PART 5. This ordinance takes effect on _____, 2006.

17 PASSED AND APPROVED

20 2006

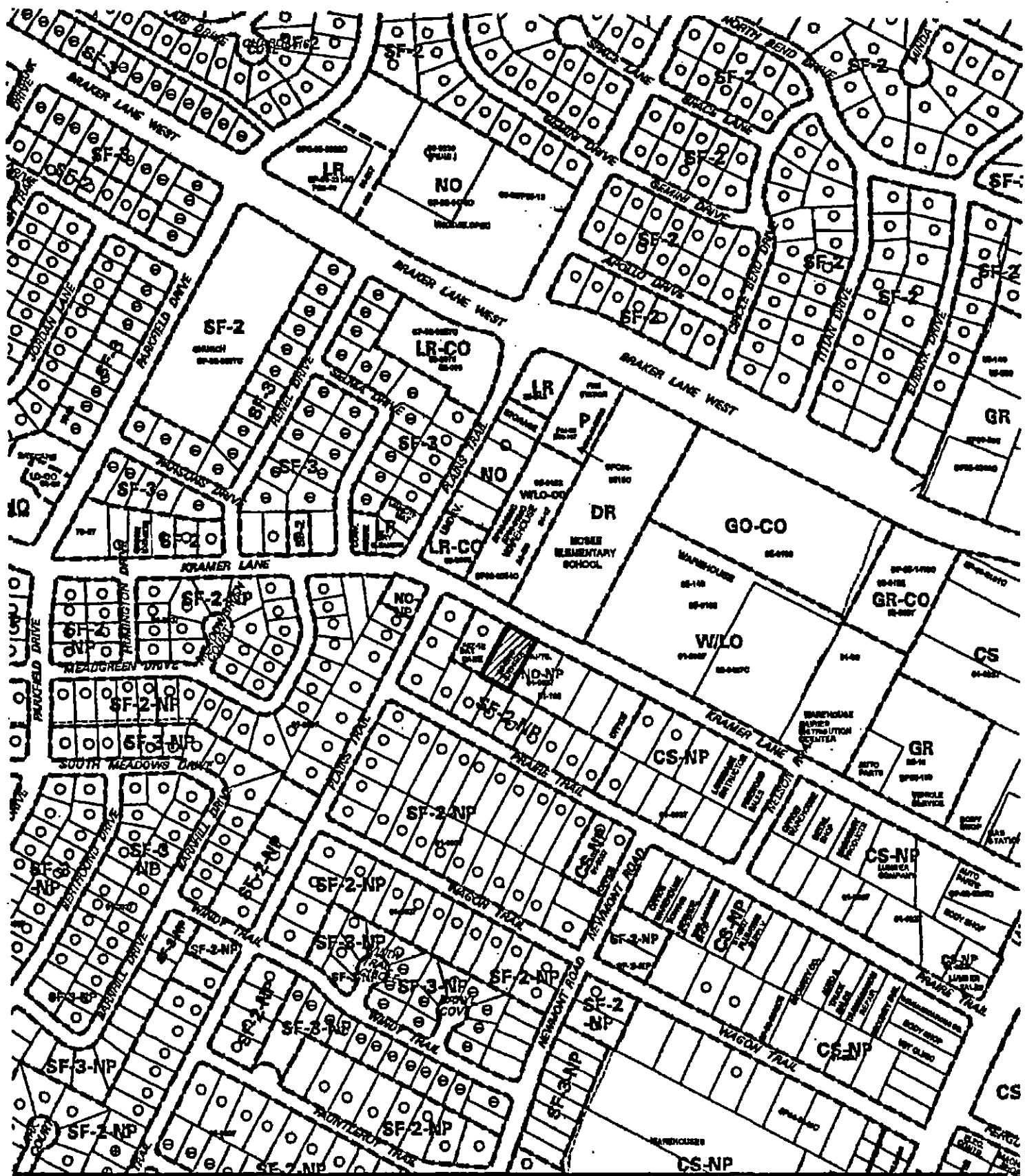
21 Will Wynn
22 Mayor

23 APPROVED:

24 David Allan Smith
25 City Attorney

26 ATTEST:

27 Shirley A. Gentry
28 City Clerk



	SUBJECT TRACT		CASE #: C14-06-0030 ADDRESS: 1101 KRAMER LN SUBJECT AREA (acres): 0.430	DATE: 06-03 INTLS: SM	CITY GRID REFERENCE NUMBER L32
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J.ROUSSELIN				

ZONING EXHIBIT A