

A U S T I N C I T Y C O U N C I L
AGENDA

Thursday, October 19, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 68**

Subject: C14-05--0145 - Redeemer Presbyterian Church - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2015 Alexander Avenue (Boggy Creek Watershed) from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to change a condition of zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to change a condition of zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to change a condition of zoning. Applicant: Redeemer Presbyterian Church Agent: Armbrust & Brown (Richard Suttle) City Staff: Robert Heil, 974-2330

Additional Backup Material

(click to open)

Staff Report**For More Information:** Robert Heil, 974-2330.

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0145

PC Date: October 11, 2005
November 8, 2005
December 13, 2005
January 10, 2006
February 14, 2006
March 14, 2006
June 27, 2006
July 11, 2006
July 25, 2006
August 22, 2006
September 12, 2006

ADDRESS: 2015 Alexander Ave

OWNER/APPLICANT: Redeemer Presbyterian

AGENT: Armbrust & Brown (Richard Suttle)

ZONING FROM: CS-MU-CO-NP (40' max height)

TO: CS-MU-CO-NP (60' max height)

AREA: 11.005 acres

STAFF RECOMMENDATION:

Staff recommends approval of the request to modify the conditional overlay to allow for a height of 60 feet, and to limit the vehicle trips to 2000 per day. All other provisions of the existing conditional overlay would remain in place.

PLANNING COMMISSION RECOMMENDATION:

October 11, 2005: Postponed to November 8th at the request of the applicant
November 8, 2005: Postponed to December 13th at the request of the applicant
December 13, 2005: Postponed to January 10th at the request of the applicant
January 10, 2006: Postponed to February 14th at the request of the applicant.
February 14, 2006: Postponed to March 14th at the request of the applicant
March 14, 2006: Postponed to June 27th at the request of the applicant
June 27, 2006: Postponed to July 11 at the request of the applicant and neighborhood
July 11, 2006: Postponed to July 25 at the request of the applicant and neighborhood
July 25, 2006: Postponed to August 22 at the request of the applicant.
August 22, 2006: Postponed to August 22 at the request of the neighborhood

September 12, 2006: APPROVED CS-MU-CO-NP ZONING WITH CONDITIONS OF:

- **MAXIMUM HEIGHT LIMIT OF 60-FEET ON THE FOOTPRINT FOR THE SANCTUARY ONLY;**

*** RECOMMENDATION MADE TO CITY COUNCIL THAT THE APPLICANT AND NEIGHBORHOOD ENTER INTO A RESTRICTIVE COVENANT TO PROHIBIT RELIGIOUS USES ON THE SOUTHERN PORTION OF THE TRACT; AND TO PROHIBIT RELIGIOUS USES WITHIN 200-FEET OF MANOR ROAD. THE USES WOULD BE CONSISTENT WITH THE NEIGHBORHOOD PLAN**

[S.KIRK, J REDDY 2ND] (5-2) C.RILEY, M.MOORE – NAY, P.CAVAZOS, M.DEALEY - ABSENT

DEPARTMENT COMMENTS:

The applicant and neighborhood representatives have been in ongoing discussions about the site, which has prompted numerous postponements. The site is vacant and currently zoned General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district. The request is to change the conditional overlay which currently allow a maximum of 40 feet of height to allow a height of 60 feet. Additionally the conditional overlay would limit the generated vehicle trips to 2000 per day

Staff recommends approval of the request to modify the conditional overlay to allow for a height of 60 feet All other provisions of the conditional overlay would remain in place

The existing conditional overlay makes the following uses prohibited

- | | |
|--|--|
| • Adult oriented businesses | • Equipment repair services |
| • Agricultural sales and services | • Equipment sales |
| • Automotive washing (any type) | • Laundry services |
| • Campground | • Limited warehousing and distribution |
| • Commercial off-street parking | • Maintenance and service facilities |
| • Commercial blood plasma center | • Pawn shop services |
| • Construction sales and services | • Service stations |
| • Convenience storage | • Vehicle storage |
| • Custom manufacturing | |
| • Drop-off recycling collection facilities | |

The existing conditional overlay makes the following uses conditional

- | | |
|--------------------------|---------------------------------|
| • Automotive sales | • Kennels |
| • Exterminating services | • Monument retail sales |
| • Guidance services | • Outdoor sports and recreation |
| • Hotel-motel | • Residential treatment |

The site is located with the Gateway Zone of the MLK Blvd Neighborhood Center Transit Oriented Development district. It is also located within a community preservation and revitalization zone. As per 25-2-766 22(8), any height increase to this tract that were proposed during a station area development plan would have to include a residential component, 25 percent of which would have to be affordable. Although this request is not being made in the context of a station area plan, staff believes that the intent of the Council was to allow additional height in this area only if it included a provision for affordable housing.

The neighborhood and applicant have been having ongoing discussions on the case, resulting in multiple postponements, several mutually supported. The most recent postponement was on August 22, at the request of the neighborhood. The applicant did not oppose the request for postponement, but did state that they would oppose any further requests for postponement and they would like the case to be heard on September 12.

Several representatives of the neighborhood have indicated to staff that a petition opposing the rezoning is being circulated, but at this time, formal petition has not been presented. Should a petition be received before the commission hearing it will be presented to the commissioners at the hearing.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Undeveloped
<i>North</i>	CS-MU-CO-NP	Distribution Center
<i>South</i>	CS-MU-CO-NP	Undeveloped
<i>East</i>	CS-MU-CO-NP	Undeveloped
<i>West</i>	SF-3; LR-MU, LI-CO (all NP)	Single Family Homes, Freight, Newspaper Agency

AREA STUDY: The property lies within the Rosewood Neighborhood plan adopted in 2003, and is designated as Mixed Use. The request would not change the adopted future land use map, and therefore does not require a plan amendment.

TIA: N/A

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Cherrywood Neighborhood Assn
- Martin Luther King Jr./Airport Blvd Sector
- Clifford-Sanchez Neigh Assn
- Austin Neighborhoods Council

- Mueller Neighborhoods Coalition
- Upper Boggy Creek Neighborhood Planning Team Contact
- Upper Boggy Creek Neighborhood Planning Team
- Keep the Land
- UBC Neighborhood Planning Team Contact
- Austin Independent School District
- Sentral Plus East Austin Koalition (SPEAK)
- Taking Action Inc.
- PODER People Organized in Defense of Earth & Her Resources
- City of Austin Neighborhood Planning (Chestnut)
- Anberly Airport Assn.

SCHOOLS: (AISD)

Campbell Elementary School Kealing Middle School McCallum High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
MLK	70'	40'	Arterial	Yes	# 18	#44
Manor Road	65'	50'	Collector	Yes	#42	#20
Alexander Ave	50'	30'	Local	No	No	No

CITY COUNCIL DATE: 10/16/06

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address robert.heil@ci.austin.tx.us

PHONE: 974-2330

SUMMARY STAFF RECOMMENDATION**C14-05-0145**

Staff recommends approval of the request to modify the conditional overlay to allow for a height of 60 feet. All other provisions of the conditional overlay would remain in place

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1 The proposed zoning should be consistent with the goals and objectives of the City Council.*

The site lies within the Transit-Oriented Design special purpose base district, in which the city is encouraging increased development.

EXISTING CONDITIONS

The site is vacant and currently zoned General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district. The request is to change the conditional overlay which currently allow a maximum of 40 feet of height to allow a height of 60 feet. Additionally the conditional overlay would limit the generated vehicle trips to 2000 per day.

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Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 29,602 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).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
MLK	70'	40'	Arterial	Yes	# 18	#44
Manor Road	65'	50'	Collector	Yes	#42	#20
Alexander Ave.	50'	30'	Local	No	No	No

Environmental

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.

According to flood plain maps, there is flood plain (and possible CWQZ) within the project area.

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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment

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

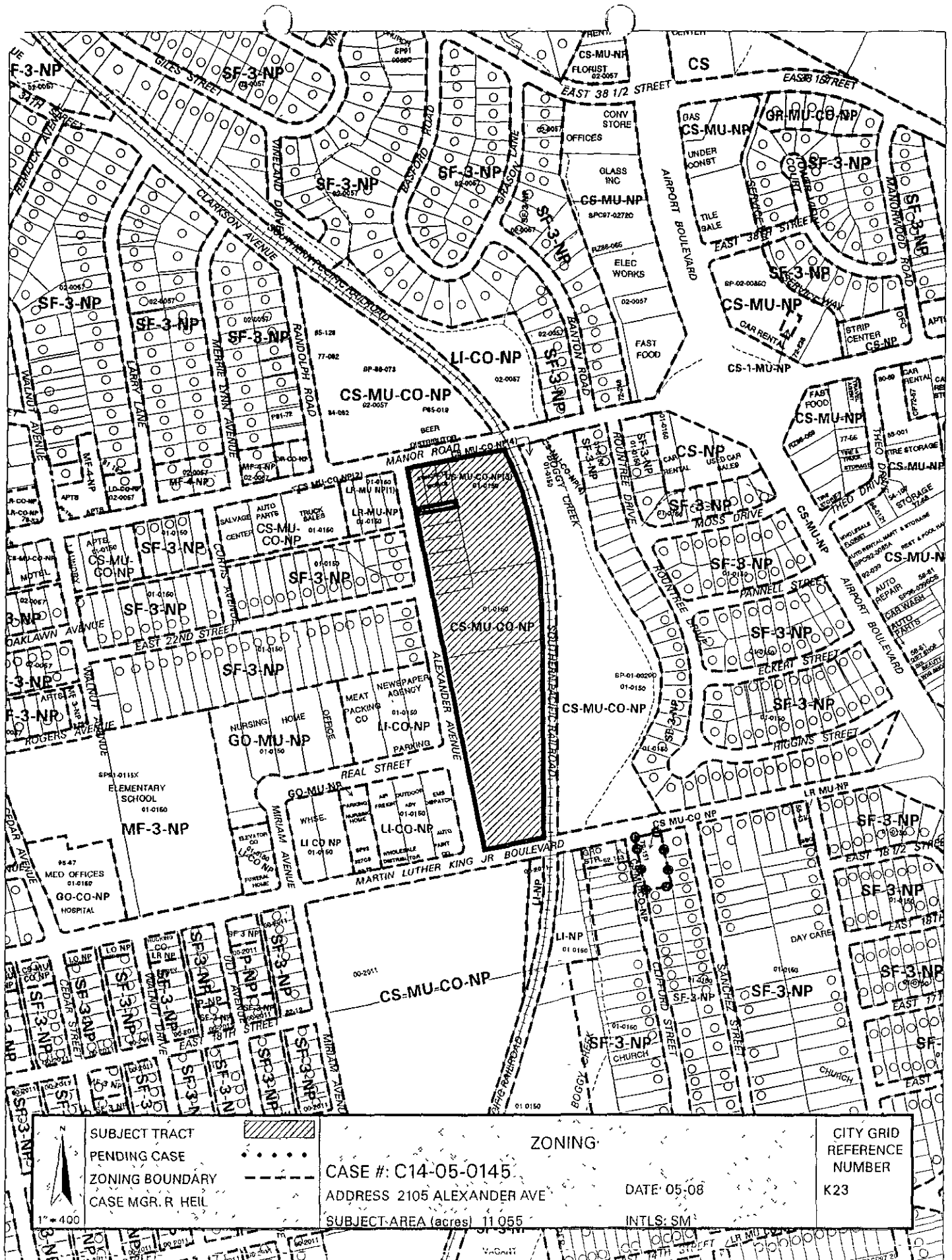
The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the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

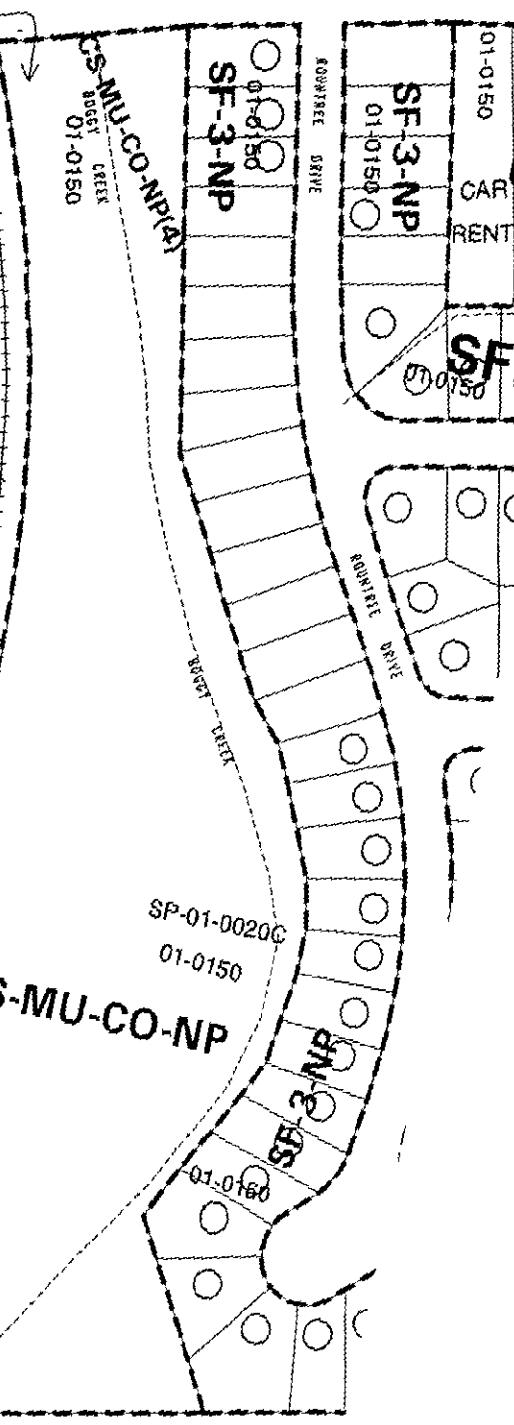
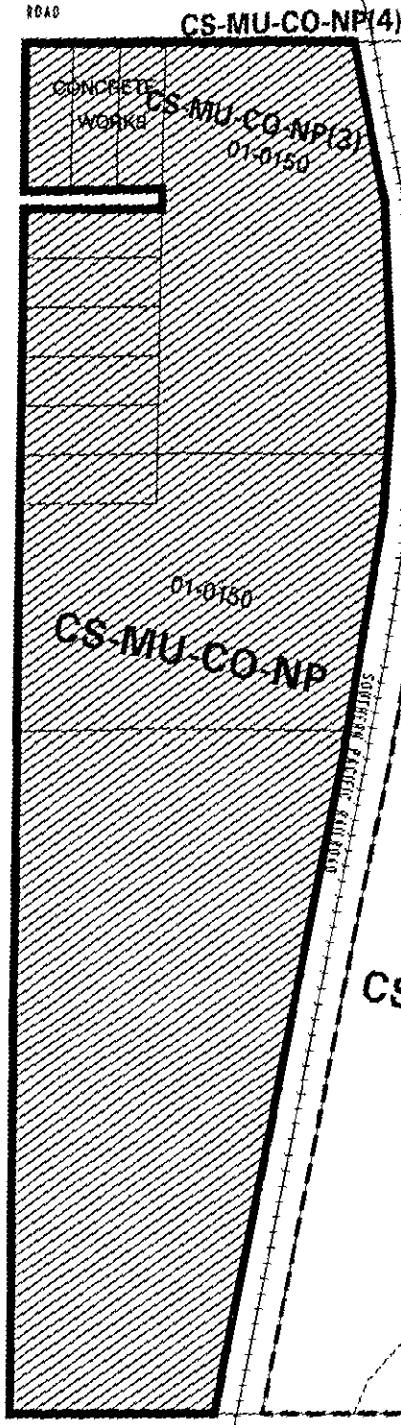
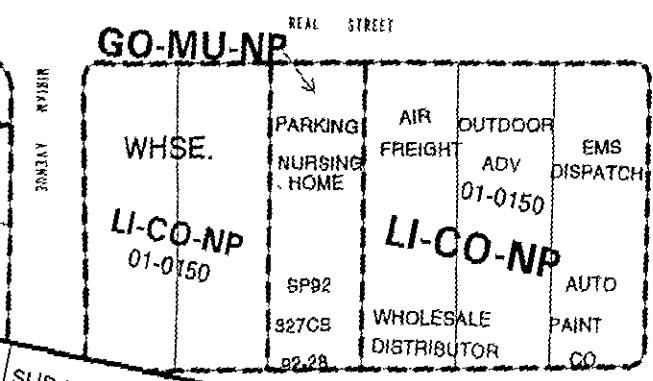
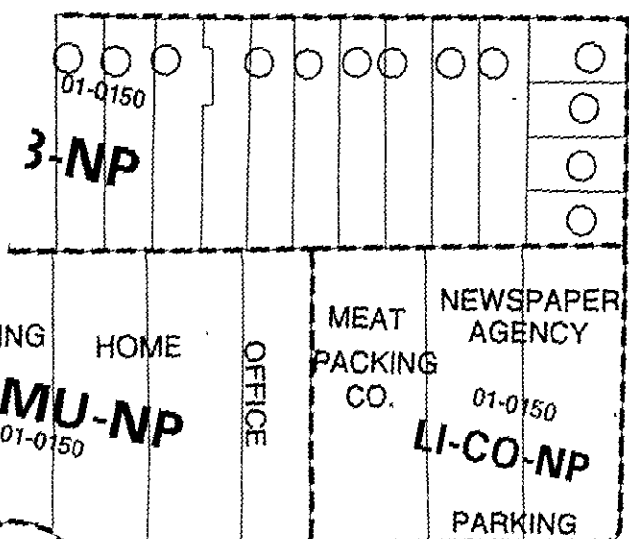
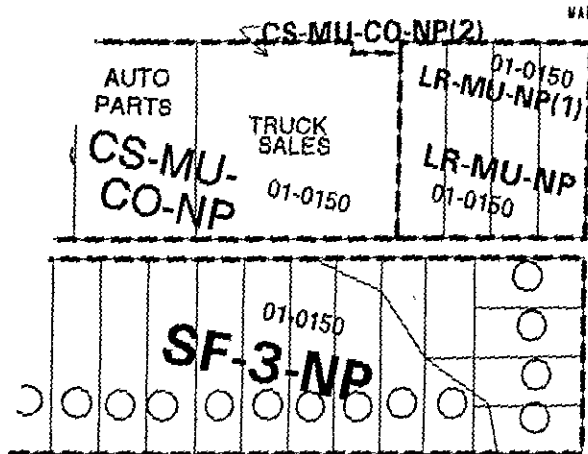
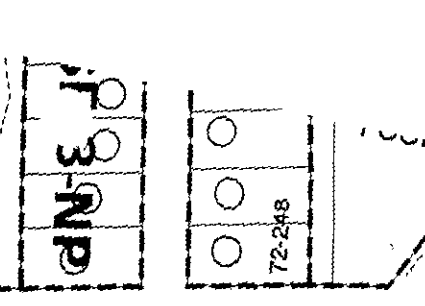
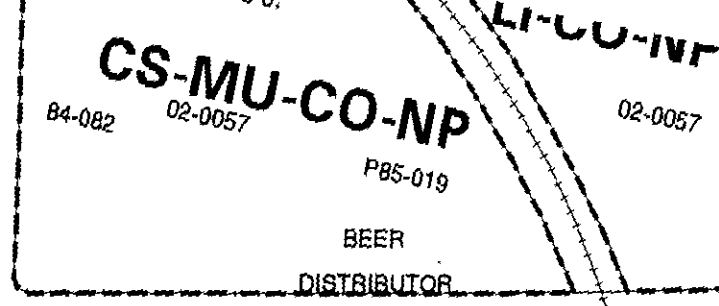
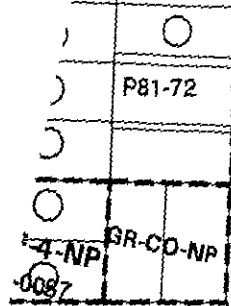
Site Plan

The site is subject to compatibility standards. Along the northwestern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

This site is located within a Transit Oriented Development District and would be required to comply with Section 25-2-766.





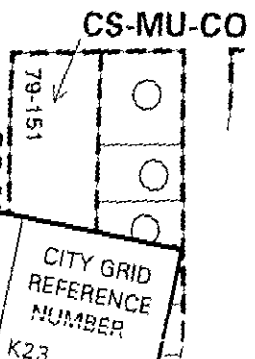
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR S WALKER

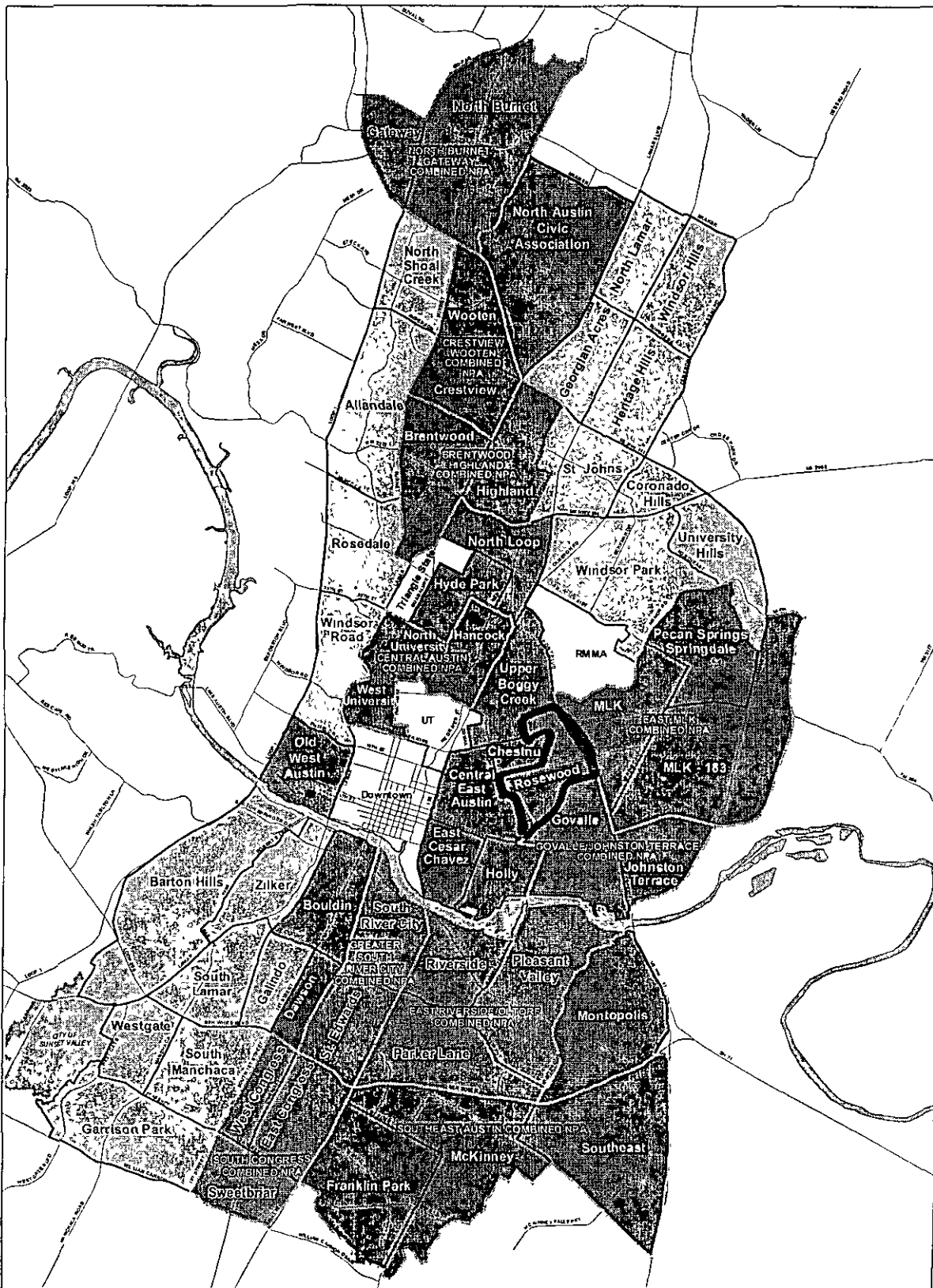
CASE # C15-05-139
ADDRESS 2105 ALEXANDER AVE
SUBJECT AREA (acres) N/A

BOARD OF ADJUSTMENTS

DATE 05-09

INTLS: SM





City of Austin Neighborhood Planning Areas



Combined Neighborhood Planning Areas

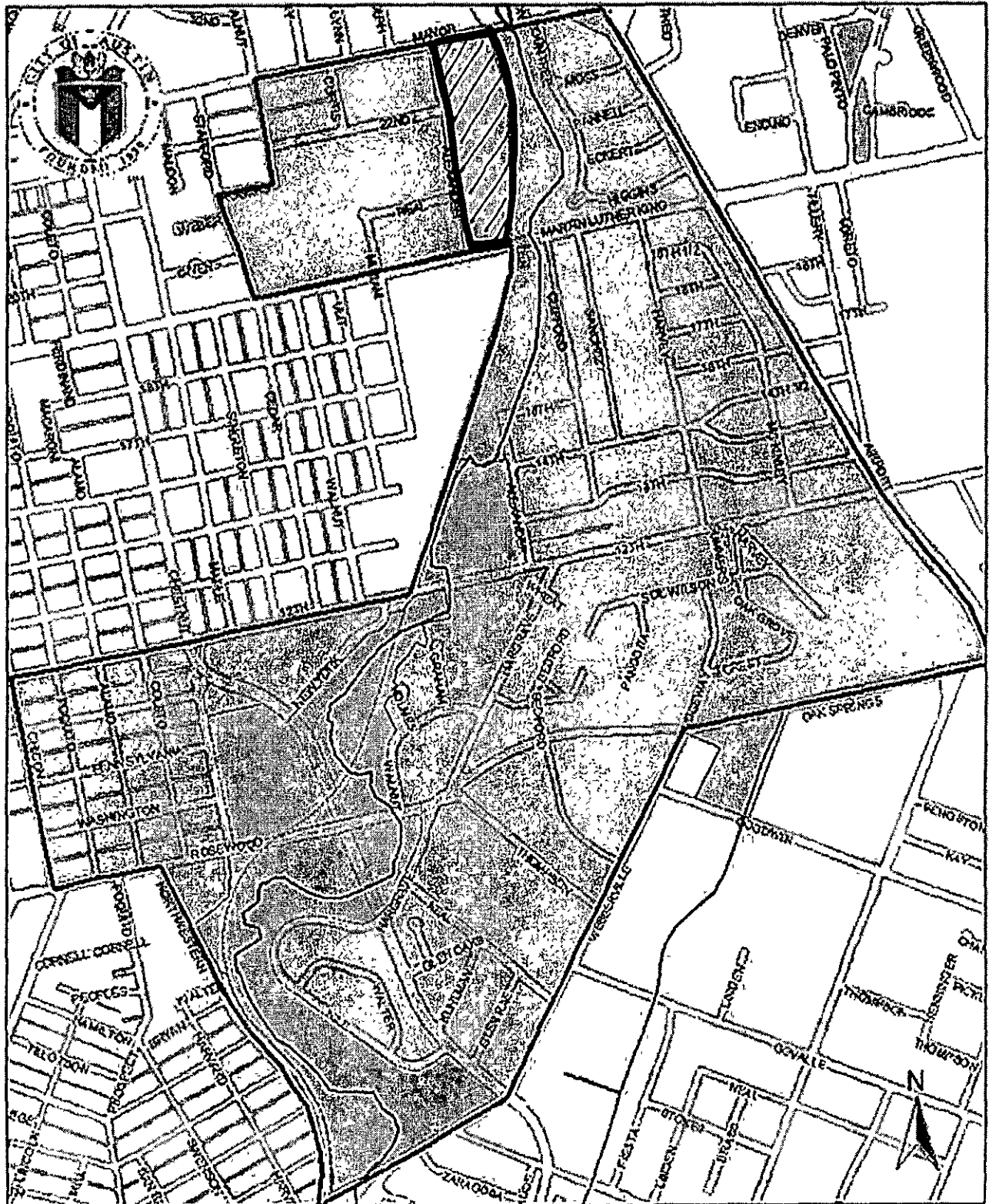
Neighborhood Plan Status

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan Underway
- Future Neighborhood Planning Area
- Non Neighborhood Planning Area

5,100 2,550 0 5,100 10,200 Feet

Produced by City of Austin
Neighborhood Planning & Zoning Department
August 15, 2006

This map has been produced by the City of Austin for the sole purpose of assisting regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Scale: 1 inch equals 1 mile (approximately 1:62,500)



Rosewood Neighborhood Planning Area

 Parks

0.2 0 0.2 0.4 0.6 Miles



PETITION

Case Number.

C14-06-0145

Date

Sept 13, 2006

Total Area within 200' of subject tract (sq ft.)

808,973 56

1	<u>02-1212-0239</u>	<u>HOUSTON FRANCES L</u>	<u>7,627 45</u>	<u>0 94%</u>
2	<u>02-1212-0240</u>	<u>KALAHURKA WILLIAM</u>	<u>7,640 52</u>	<u>0 94%</u>
3	<u>02-1212-0613</u>	<u>RUIZ SANTOS</u>	<u>7,171 51</u>	<u>0 89%</u>
4				<u>0 00%</u>
5				<u>0 00%</u>
6				<u>0 00%</u>
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Validated By:

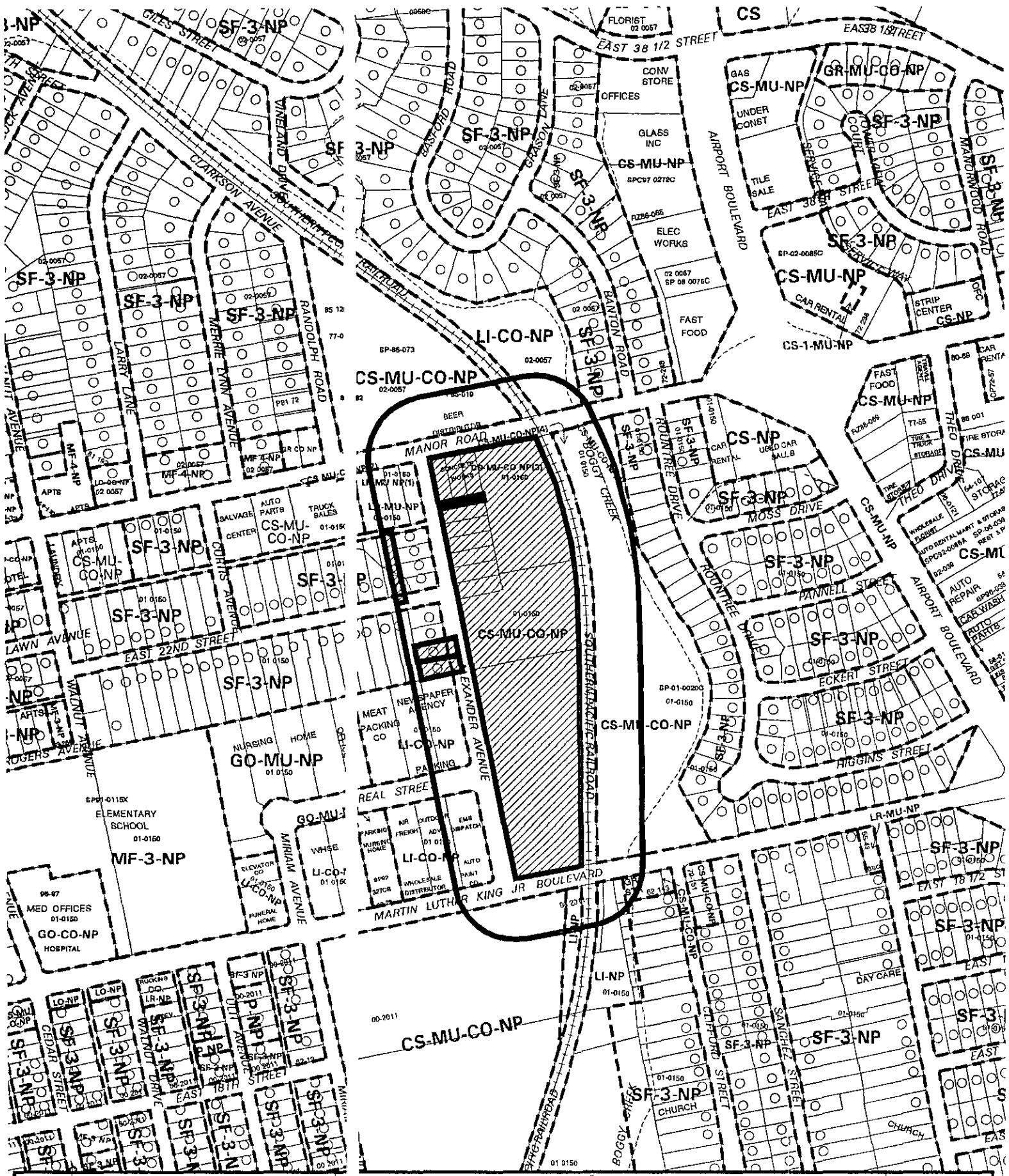
Stacy Meeks


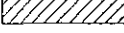


Total Area of Petitioner

22,439 48

Total %

2.77%




 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR R HEIL

1" = 400'

PETITIONS		CITY GRID REFERENCE NUMBER K23
CASE # C14-05-0145		
ADDRESS 2105 ALEXANDER AVE		
SUBJECT AREA (acres) 11.055		
DATE 06-09		INTLS SM

The Rosewood Neighborhood Contact Team

1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

August 17, 2006

Mr Richard Suttle, Jr
Armbrust & Brown, L L P.
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

RE Redeemer Presbyterian Church Development at 2105 Alexander Avenue

Dear Mr Suttle:

In a letter dated November 29, 2005, we requested that Redeemer Presbyterian Church adhere to the mix of uses in the established Rosewood Neighborhood, Upper Boggy Creek and Envision Central Texas Plans. As we stated then, we believe that a community church, serving the neighborhoods in the area, would be a very appropriate component in a mixed-used development of the site you have selected.

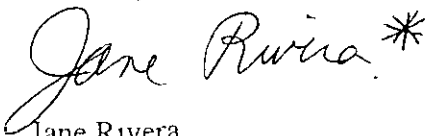
We have determined that we would be willing to support your request for a variance to permit a height of 60 feet for the sanctuary only conditional upon the following requirements: you limit the variance request to the footprint of the sanctuary only, include that variance request within a larger Planned Unit Development (PUD) for the entire tract bounded by Manor Road on the north, E MLK on the south, Alexander Avenue on the west, and the railroad tracks on the east, and incorporate some land uses that would be a good fit with the approved plans cited above. Those uses are as follow

- Make 20 percent of the housing units affordable to households earning less than 60 percent median family income with half that being for households earning between 30 to 60 percent MFI and the other half for households earning less than 30 percent MFI. Include mixed live and work space (retail on the first floor, home space on the second)
- Offer space for retail and service uses that address the needs of neighbors within walking distance
- Share parking among the church and other uses on the entire property
- Develop pedestrian traffic uses along the property perimeter, not parking
- Locate the church sanctuary and cloister farther east and south to the middle of the tract and remove the driveway along the railroad track


We have prepared and enclosed a rough schematic of these proposed land uses on the site to assist you to understand our suggestions based on the approved plans. We recognize your desire to meet the Board of Adjustment and Planning Commission hearings dates as soon as possible.

Please advise when you might be able to provide a PUD for our review. We look forward to hearing from you.

Sincerely,



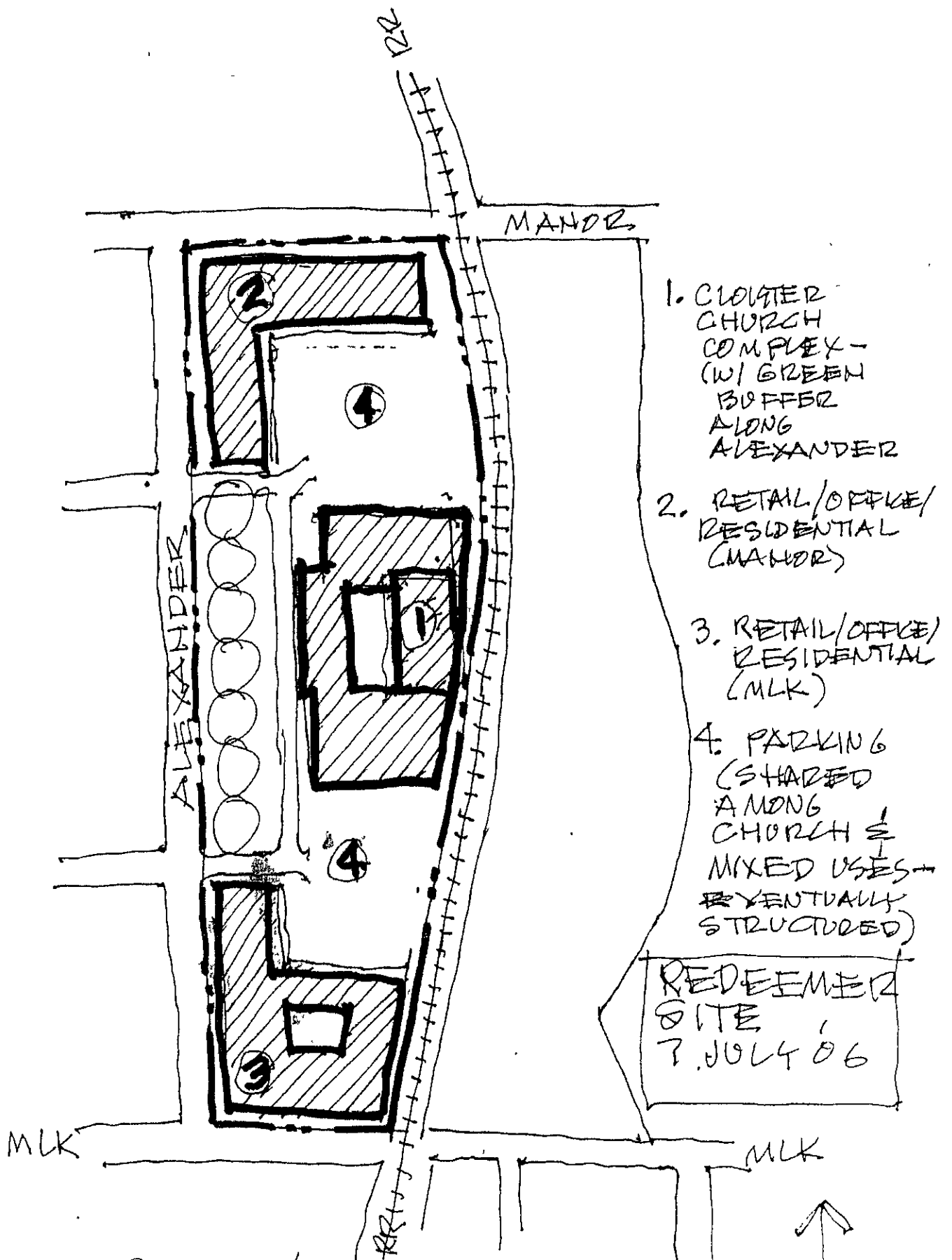
Jane Rivera
Chair, Rosewood NCT



Jay Velgos
Chair, Upper Boggy Creek NPT

XC Board of Adjustment, City of Austin
Planning Commission, City of Austin
Austin City Council
Austin Neighborhoods Council

** Approval contingent upon PUD plan consistent with attached site plan.*



ROSEWOOD/UPPER BOGGY CREEK
NEIGHBORHOOD TASK FORCE SITE CONCEPT
DRAWN BY GERRARD KINNEY

P E T I T I O N

Date: 9/11/10
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet.

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Mocho Jean Nery	Mocho JEAN HERRUP	1172	PANDORA	78702
RYAN	RYAN CHRISTENSEN	1180	PANDORA	78702
SUN C.	SUN C. McColsin	1180	Pandora	78702
Mahala	Mahala Guevara	1171	Pandora	78702
EMMA ROY	Emma ROY	1173	Pandora	78702
Todd Gravelle	Todd Gravelle	1173	Pandora	78702
Russell McDowell	Russell McDowell	1187	Pandora	78702

Date: 9/11/06

Contact Name

Phone Number:

Jim Ferra
463-2483 drop

PETITION

Date: 16 Aug 06
File Number: C14.05 0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Jesse Lunsford

2911 E MLK 78702

Date: 16 Aug 06

Contact Name: Jesse Lunsford
Phone Number: 275-1555

Street #	Street	Owner Last Name	Plot
2102	Alexander	Houston	212120239
2820	E 22nd	Ruiz	212120613
2915	E MLK	Lunsford	
1814	Minam	Rhambo	212120414
2824	Real	Lunsford	212120229

Date 9/11/06

File Number C14.05.0145

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Rezoning Request: 2105 Alexander Ave

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

Edna O. Rhambo 1814 Miriam Ave. Austin 78702
Edna O. Rhambo 1814 Miriam Ave.

Date 9/11/06 Contact Name: Jane Kevira
Phone Number 463-2283 clays

PETITION

Date: 9/11/06
File Number: C14.05.0145

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Rezoning Request: 2105 Alexander Ave.

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(STATE REASONS FOR YOUR PROTEST)

Original

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Natalie Rose Resendez</u>	<u>Natalie Rose Resendez</u>	<u>2815 East 22nd St. Austin, TX</u>
<u>Jimmy J. Garcia</u>	<u>Jimmy J. Garcia</u>	<u>2816 E 22nd St Austin TX</u>
<u>William P. Kalahnrka</u>	<u>William P. Kalahnrka</u>	<u>2101 Alexander Avenue</u>
<u>Frances Houston</u>	<u>FRANCES L. HOUSTON</u>	<u>2102 Alexander Ave</u>
<u>Kenneth Henry</u>	<u>Kenneth Henry</u>	<u>2814 E 22nd St 78722</u>
<u>Deanna L. Henry</u>	<u>Deanna L. Henry</u>	<u>2814 E. 22nd St 78722</u>
<u>Santos G. Ruiz</u>	<u>SAntos G. Ruiz</u>	<u>2820 E. 22nd St. 78722</u>
<u>Santos G. Ruiz</u>	<u>SAntos G. Ruiz</u>	<u>2818 E. 22nd St. 78722</u>
<u>Pauline Z. Alvarez</u>	<u>Pauline Z. Alvarez</u>	<u>2817 E 22nd St 78722</u>

Date: 9/11/06

Contact Name: Jane Rivera
Phone Number: 463-2483 days

PETITION

Date: 16 Aug 06
File Number: C14.05.0145

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Rezoning Request: 2105 Alexander Ave.

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(STATE REASONS FOR YOUR PROTEST)

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Jesse Lunsford

2827 Real ST. 78722

Date 16 Aug 06

Contact Name: Jesse Lunsford
Phone Number: 512 275-1555

PETITION

Date: 16 Aug 06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet.

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Jesse Lunsford

2915 E MLK 7802

Date: 16 Aug 06

Contact Name: Jesse Lunsford
Phone Number: 512-275-1557

Street#	Street	Owner Last name	Plot
3402	Banton	Fletcher	214130112
1708	E 21st	Nicely	212130106
2814	E 22nd	Henry	212120616
2815	E 22nd	Resendez	212120218
2816	E 22nd	Garcia	212120615
2817	E 22nd	Alvarez	212120219
2818	E 22nd	Ruiz	212120614
2907	E MLK	Lunsford	212120901
2114	Rountree	Wilson	212130112
2118	Rountree	O'Brien	212130110
2204	Rountree	Robison	212130107
2208	Rountree	Gonzales	212130105

P E T I T I O N

Date: 9/11/06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

[illegible]

Date: 9/11/06

Contact Name: Jane Rivera
Phone Number 463-2483 d'acq

P E T I T I O N

Date: 9/11/06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet.

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site. *cc*

серь

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
Natalia Rose Resendez	Natalia Rose Resendez	2815 East 22nd St. Austin, TX
Jimmy J. Garcia	Jimmy J. Garcia	2816 E 22nd St Austin TX
William P. Kalaharck	William P. Kalaharck	2101 Alexander Avenue
Frances Houston	FRANCES L. HONISTAL	2102 Alexander AVE
Kenneth Henry	KENNETH HENRY	2814 E 22nd St 78722
Deana L. Henry	Deana L. Henry	2814 E. 22nd St 78722
Santos G. Ruiz	SANTOS G. RUIZ	2818 E. 22nd St. 78722
Santos G. Ruiz	SANTOS G. RUIZ	2818 E. 22nd St. 78722
Pauline Z. Alvarez	Pauline Z. Alvarez	2817 E 22nd St 78722

Date: 9/14/66

Contact Name: Jane Rovia
Phone Number: 763-248-3

PETITION

Date: 9/11/06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

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(STATE REASONS FOR YOUR PROTEST)

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Shelby O'Brien</u>	<u>Shelby O'Brien</u>	<u>2118 Roundtree Dr</u>
<u>Enrique Gonzalez</u>	<u>ENRIQUE GONZALEZ</u>	<u>2208 Roundtree</u>
<u>Brian A. Robison III</u>	<u>BRIAN A. ROBISON III</u>	<u>2204 Roundtree</u>
<u>Dennis R. Peltier</u>	<u>Dennis R. Peltier</u>	<u>2200 Roundtree Drive</u>
<u>Emily Wilson</u>	<u>Emily Wilson</u>	<u>2114 Roundtree Dr. 78732</u>

Date: 9/11/06

Contact Name: Jane Pereira
Phone Number: 463-2013

Date: 9/11/06
File Number: C14.05.0145

Date: 9/11/06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

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(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

[illegible]

Date: 9/11/06

Contact Name: Jane Levia
Phone Number: 463-2883 days

PETITION

Date: 9/11/06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet.

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Maud E. Nicely MAUD E. NICELY 1708 East 24th Street

Date: 9/11/06

Contact Name: Jane Rivira
Phone Number: 463-2483 daup

PETITION

Date: 16 Aug 06
File Number: C14.05.0145

Address of
Rezoning Request: 2105 Alexander Ave.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the reference file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS.MU.CO.NP with the height limit of 40 (forty) feet.

(STATE REASONS FOR YOUR PROTEST)

The proposed changes are not in accord with the Neighborhood Plan or either of the additional community planning processes that have been undertaken for this site.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Jesse Lunsford

2907 E MLK 78702

Date: 16 Aug 06

Contact Name Jesse Lunsford
Phone Number: 512 275 1555

Street#	Street	Owner Last name	Plot
2911	E MLK	Lunsford	
1171	Pandora	Guevara	209140425
1172	Pandora	Herrup	209140309
1173	Pandora	Gravelle	209140426
1180	Pandora	McGolquin & Christensen	209140306
1187	Pandora	Glidden	209140433

** CITY OF AUSTIN GIS QUERY REPORT
** Neighborhood Associations
**-----
** Mon Aug 29 11:02:02 2005

141--Cherrywood Neighborhood Assn.
Contact Person--Mr. Randall Terrell
Address--4017 Cherrywood Austin TX 78722
Home Phone--451-0346
Work Phone--
E-Mail Address--rterrell@starbirdterrell.com
North Boundary--Wilshire Blvd.
South Boundary--Manor Road
East Boundary--Airport Blvd.
West Boundary--IH 35

403--Martin Luther King Jr./Airport Blvd. Sector
Contact Person--Mrs. Edna O. Rhambo
Address--1814 Miriam Ave. Austin TX 78702
Home Phone--476-2268
Work Phone--
E-Mail Address--ednarhambo@msn.com
North Boundary--Manor Road
South Boundary--East 12th Street
East Boundary--Airport Blvd.
West Boundary--Chicon Street

443--Clifford-Sanchez Neigh. Assn.
Contact Person--Mr. Ray Ephriam
Address--1702 Clifford Ave Austin TX 78702
Home Phone--495-9610
Work Phone--
E-Mail Address--temprest@grandecom.net
North Boundary--Martin Luther King, Jr Blvd.
South Boundary--East 12th Street
East Boundary--Harvey Street
West Boundary--Alexander Street

511--Austin Neighborhoods Council
Contact Person--Ms. Susan Pasco
Address--P O. Box 176 Austin TX 78767
Home Phone--708-9232
Work Phone--
E-Mail Address--spasco@io.com
North Boundary--Parmer Lane
South Boundary--Slaughter Lane, across to 1625/183 intersection

East Boundary--Hwy 973 to 812
West Boundary--360 to Brodie Lane

603--Mueller Neighborhoods Coalition
Contact Person--Mr. Jim Walker
Address--3102 Breeze Terrace Austin TX 78722

C14-05-0145 RH 0214120803

2900 MANOR LIMITED PARTNERSHIP
% VALUE TRAVEL
136 CAS HILLS DR
SAN ANTONIO TX 78213-3322

2900 Manor

C14-05-0145 RH 0212130111

ALEXANDER CURLEY M
7307 MEADOWOOD DR
AUSTIN TX 78723-1619

2116 Roundtree

C14-05-0145 RH 0212120219

ALVAREZ PAULINE
2817 EAST 22ND STREET
AUSTIN TX 78722-1703

C14-05-0145 RH 0212130104

BALLAST DONNA & ROBERT JENSEN
603 GAYLOR ST
AUSTIN TX 78752-3511

2210 Roundtree

C14-05-0145 RH 0212130144

BLT PROPERTIES LTD
3825 LAKE AUSTIN BV #402
AUSTIN TX 78703-3508

C14-05-0145 RH 0212120908

BULLARD SHARON
1812 CLIFFORD
AUSTIN TX 78702-1637

C14-05-0145 RH 0100000003

CONTACT NOT FOUND

C14-05-0145 RH 228258

Contact not found
2201 N. LAMAR BLVD
STE 1300
AUSTIN TX 78705

C14-05-0145 RH 742

DANIEL ROBERTSON
AUSTIN INDEPENDENT SCHOOL DISTRICT
1111 WEST 6TH STREET SUITE B-220
AUSTIN TX 78703

C14-05-0145 RH 403

EDNA RHAMBO
MARTIN LUTHER KING JR./AIRPORT BLVD. SECTOR
1814 MIRIAM AVE
AUSTIN TX 78702

C14-05-0145 RH 0212120220

EDWARDS KAREN CRAWFORD
20542 AVON STREET
DETROIT MI 48219-1526

2819 E 22nd

C14-05-0145 RH 0212120909

EL-AZZI ZEINA A & KENNETH K LOYDE
4900 E OLTORF #314
AUSTIN TX 78741

1806 Clifford

C14-05-0145 RH 0212130126

EMERY SUE
2926 HIGGINS ST
AUSTIN TX 78722-1409

C14-05-0145 RH 0212130114

FIDLER FALOREE
602 DEEN AVE
AUSTIN TX 78753-5408

2110 Roundtree

C14-05-0145 RH 0214130112

FLETCHER ADRIAN DANIEL
3402 BANTON RD
AUSTIN TX 78722-1302

C14-05-0145 RH 0212120610

FREDERICK EUGENE & DOROTHY
2204 ALEXANDER AVENUE
AUSTIN TX 78722-1425

C14-05-0145 RH 0212120615

GARCIA JIMMY JR & STELLA LOPEZ
2816 E 22ND ST
AUSTIN TX 78722-1704

C14-05-0145 RH 0212130105

GONZALES ENRIQUE & MAGDALENA
MAGDALENA GONZALES
2208 ROUNTREE DRIVE
AUSTIN TX 78722-1421

C14-05-0145 RH 0214130110

HEINRICH ALBERT J JR
408 W 18TH ST
AUSTIN TX 78701-1211

C14-05-0145 RH 0214130109

HEINRICH ALBERT J JR & SARAH C
SARAH C SWANSON HEINRICH
408 W 18TH ST
AUSTIN TX 78701-1211

C14-05-0145 RH 0212120616

HENRY DEANA & KENNETH IVAN
2814 22 ST E
AUSTIN TX 78722-1704

C14-05-0145 RH 0212130108

HERNANDEZ GILBERT
478 HINTON-SADIEVILLE RD
SADIEVILLE KY 40370-9716

C14-05-0145 RH 0212120611

HERRERA CARLOS
2202 ALEXANDER AVE A
AUSTIN TX 78722-1425

C14-05-0145 RH 0212120612

HERRERA CARLOS ARMANDO
2202 ALEXANDER AVE
AUSTIN TX 78722-1425

C14-05-0145 RH 0214130113

HODGE CHARLES & LILLIE
3400 BANTON ROAD
AUSTIN TX 78722-1302

C14-05-0145 RH 0212120905

HORTON WALTER ROY
1609 BERENE
AUSTIN TX 78721-1409

C14-05-0145 RH 0212120239

HOUSTON FRANCES L
2102 ALEXANDER AVE
AUSTIN TX 78722-1424

C14-05-0145 RH 0212120240

J F PROPERTIES L L C
4026 S PARKER RD #112
AURORA CO 80014-4131

C14-05-0145 RH 603

JIM WALKER
MUELLER NEIGHBORHOODS COALITION
3102 BREEZE TERRACE
AUSTIN TX 78722

C14-05-0145 RH 0212130102

KAHER MEGAN
2214 ROUNTREE DR
AUSTIN TX 78722-1421

C14-05-0145 RH 0212130113

KOBLE CINDY
7800 NORTHCREST BLVD #407
AUSTIN TX 78752-1122

C14-05-0145 RH 0212120227

LWR FAMILY PARTNERSHIP LP
3601 MISTY CREEK
AUSTIN TX 78735-1486

C14-05-0145 RH 0212130204

MARBELLA DEVELOPMENT L P
4501 GRAND CYPRESS DR
AUSTIN TX 78747-1329

C14-05-0145 RH 0214130114

MATTOX JIM TRUSTEE
P O BOX 13223
AUSTIN TX 78711-3223

C14-05-0145 RH 0212120609

MINISTRY OF CHALLENGE
2525 WALLINGWOOD DR #6-602
AUSTIN TX 78746-6900

C14-05-0145 RH 974

JOSEPH PARKER JR.
THE CHESTNUT NEIGHBORHOOD PLANNING TEAM
2211 E. MARTIN LUTHER KING BLVD.
AUSTIN TX 78702

C14-05-0145 RH 0212120901

KHURSHID MALIK & MOHAMMED A SH
MOHAMMED A SHERZAMAN
2108 TILLERY ST
AUSTIN TX 78723-5737

C14-05-0145 RH 689

LISA KOCICH
UPPER BOGGY CREEK NEIGHBORHOOD PLANNING TEAM
COA-NPZD P.O. BOX 1088
AUSTIN TX 78767-9905

C14-05-0145 RH 0214130111

MANULIK MATTHEW C & MARTHA M &
MIKOLAS MANULIK
1902 NORTH I STREET
MIDLAND TX 79705-8726

C14-05-0145 RH 655

MARK
MARK WALTERS
UPPER BOGGY CREEK NEIGHBORHOOD PLANNING TEAM
CONTACT
P.O BOX 1088
AUSTIN TX 78767

C14-05-0145 RH 0212120904

MCNEECE THELMA WATSON ETAL
C/O VIRGIE HORTON
1609 BERENE
AUSTIN TX 78721-1409

C14-05-0145 RH 0212130106

NICELY MAUD GOLDEN
1708 E 21ST ST
AUSTIN TX 78722-2511

C14-05-0145 RH 0212130110

O'BRIEN SHELBY L
2118 ROUNTREE DR
AUSTIN TX 78722-1419

C14-05-0145 RH 0212120504

OVANDO HOLDINGS II L P
100 CONGRESS AVE STE 1300
AUSTIN TX 78701-2744

C14-05-0145 RH 0212130103

PARRISH JOYCE
509 ST JOHNS AVENUE WEST
AUSTIN TX 78752-2419

C14-05-0145 RH 141

RANDALL TERRELL
CHERRYWOOD NEIGHBORHOOD ASSN.
4017 CHERRYWOOD
AUSTIN TX 78722

C14-05-0145 RH 0212120701

REDEEMER PRESBYTERIAN CHURCH
% 2900 MANOR LIMITED PARTNERSHIP
C/O VALUE TRAVEL
136 CAS HILLS DR
SAN ANTONIO TX 78213-3322

C14-05-0145 RH 12121

RICHARD SUTTLE
100 CONGRESS AVENUE, SUITE 1300
AUSTIN TX 78701

C14-05-0145 RH 700

ROBERT SINGLETON
KEEP THE LAND
3710 CEDAR STREET, # 5
AUSTIN TX 78705

C14-05-0145 RH 735

ORA HOUSTON
UBC NEIGHBORHOOD PLANNING TEAM CONTACT
2207 EAST 22ND STREET
AUSTIN TX 78722

C14-05-0145 RH 981

PAMELA HEFNER
ANBERLY AIRPORT ASSN.
P.O. BOX 1088/ REDEVELOPMENT SERVICES
AUSTIN TX 78767

C14-05-0145 RH 0212130109

POTTER DENNIS
2200 ROUNTREE DR
AUSTIN TX 78722-1421

C14-05-0145 RH 443

RAY EPHRIAM
CLIFFORD-SANCHEZ NEIGH. ASSN.
1702 CLIFFORD AVE.
AUSTIN TX 78702

C14-05-0145 RH 0212120218

RESENDEZ NATALIE R
2815 22 ST E
AUSTIN TX 78722-1703

C14-05-0145 RH 0212120238

RIVERS SHARON MARIE
2104 ALEXANDER AVE
AUSTIN TX 78722-1424

C14-05-0145 RH 0212130107

ROBISON BRYAN A III
2204 ROUNTREE DR
AUSTIN TX 78722-1421

C14-05-0145 RH 0212121004

ROSENFELD BROTHERS
PO BOX 26445
AUSTIN TX 78755-0445

2824 mcl

C14-05-0145 RH 0212120623

RUBINETT FAMILY LIMITED PARTNE
LIMITED PARTNERSHIP
3004 BELMONT CIRCLE
AUSTIN TX 78703-1411

2815 mcl

C14-05-0145 RH 0212120614

RUIZ EZEQUIEL G & SANTOS G
2818 E 22ND STREET
AUSTIN TX 78722-1704

C14-05-0145 RH 0212120613

RUIZ SANTOS
2820 E 22ND ST
AUSTIN TX 78722-1704

C14-05-0145 RH 0212130101

SABLE INVESTMENTS INC
3825 LAKE AUSTIN BV
AUSTIN TX 78703-3510

2906 mcl

C14-05-0145 RH 0212120242

SHOOK PATRICE A & WALTER L OLD
WALTER L OLDEN
921 E 52ND ST
AUSTIN TX 78751-2207

2836 Real

C14-05-0145 RH 511

SUSAN PASCO
AUSTIN NEIGHBORHOODS COUNCIL
P.O. BOX 176
AUSTIN TX 78767

C14-05-0145 RH 972

SUSANA ALMANZA
PODER PEOPLE ORGANIZED IN DEFENSE OF EARTH &
HER RESOURCES
P O. BOX 6237
AUSTIN TX 78767-6237

C14-05-0145 RH 0210120801

TRAVIS COUNTY TRUSTEE
PO BOX 1748
AUSTIN TX 78767-1748

C14-05-0145 RH 0212120605

VALDEZ DOYLE & F GARY
7126 VALBURN DR
AUSTIN TX 78731-1819

2918 mcl

C14-05-0145 RH 0212120606

VALDEZ DOYLE & FRANK G
7126 VALBURN DR
AUSTIN TX 78731-1819

2821 mcl

C14-05-0145 RH 937

VERNELL HOWARD
TAKING ACTION INC.
7211 BETHUNE AVE.
AUSTIN TX 78752

C14-05-0145 RH 0212120237

WILLIAMS JOSEPHINE
& MAXINE BURKLEY
13426 CANDIESHADE LANE
HOUSTON TX 77045-4012

2106 alt

C14-05-0145 RH 0212130112

WILSON EMILY G
2114 ROUNTREE DR
AUSTIN TX 78722-1419

C14-05-0145 RH 0212120221

ZELADE RICHARD E & DIANA I
2821 22 ST E
AUSTIN TX 78722-1703

C14-05-0145 RH 744

ZELDA-RINA BOTHA
SENTRAL PLUS EAST AUSTIN KOALITION (SPEAK)
2206 HASKELL STREET
AUSTIN TX 78702

Home Phone--499-0526
Work Phone-- 512/349-8311
E-Mail Address--jwalk@greenbuilder.com
North Boundary--US Hwy 290 East
South Boundary--East 12th Street
East Boundary--US Hwy 183 North
West Boundary--Guadalupe Street

655--Upper Boggy Creek Neighborhood Planning Team Contact
Contact Person--Mr. Mark ☐
Mark Walters
Address--P.O. Box 1088 Austin TX 78767
Home Phone--974-7695
Work Phone--
E-Mail Address--Mark.Walters@ci.austin.tx.us
North Boundary--Airport Blvd.
South Boundary--Martin Luther King Jr. Blvd
East Boundary--Airport Blvd
West Boundary--IH - 35

689--Upper Boggy Creek Neighborhood Planning Team
Contact Person--Ms. Lisa Kocich
Address--COA-NPZD P.O. Box 1088 Austin TX 78767-9905
Home Phone--
Work Phone-- 974-3509
E-Mail Address--
North Boundary--Airport Blvd.
South Boundary--E Martin Luther King Jr, Blvd and Manor
Rd.
East Boundary--Airport Blvd.
West Boundary--IH-35

700--Keep the Land
Contact Person--Mr Robert Singleton
Address--3710 Cedar Street., # 5 Austin TX 78705
Home Phone--917-6451
Work Phone-- 407-8820
E-Mail Address--keeptheland@sbcglobal.net
North Boundary--US 290 East
South Boundary--Martin Luther King Jr Blvd
East Boundary--Springdale Road/HWY 183
West Boundary--IH 35

735--UBC Neighborhood Planning Team Contact
Contact Person--Ms. Ora E. Houston
Address--2207 East 22nd Street Austin TX 78722
Home Phone--474-7571
Work Phone--
E-Mail Address--
North Boundary--Airport Blvd.
South Boundary--East Martin Luther King, Jr and Manor Road

East Boundary--Airport Blvd.
West Boundary--IH-35

742--Austin Independent School District
Contact Person--Mr. Daniel L. Robertson
Address--1111 West 6th Street Suite B-220 Austin TX 78703
Home Phone--414-3632
Work Phone-- 414-3632
E-Mail Address--dlrobtson@austin.isd.tenet.edu
North Boundary--Parmer Lane
South Boundary--Travis County Line
East Boundary--FM 973
West Boundary--Barton Creek

744--Sentral Plus East Austin Koalition (SPEAK)
Contact Person--Ms. Zelda-Rina Botha
Address--2206 Haskell Street Austin TX 78702
Home Phone--476-2954
Work Phone-- 825-0177
E-Mail Address--zelda_rinausa2003@yahoo.com
North Boundary--East of IH 35 MLK and West of IH 35 - 26th
Street
South Boundary--The Colorado River
East Boundary--Airport Blvd.
West Boundary--Lamar Blvd

937--Taking Action Inc.
Contact Person--Ms. Vernell Howard
Address--7211 Bethune Ave. Austin TX 78752
Home Phone--302-3681
Work Phone-- 302-4867
E-Mail Address--vhoward581@aol.com
North Boundary--Yager Lane
South Boundary--Manor Road
East Boundary--US Hwy 183/ Ed Bluestein
West Boundary--Lamar Blvd.

972--PODER People Organized in Defense of Earth & Her Resources
Contact Person--Ms. Susana R. Almanza
Address--P.O. Box 6237 Austin TX 78767-6237
Home Phone--472-9921
Work Phone--
E-Mail Address--poder_tx@sbcglobal.net
North Boundary--Hwy 290
South Boundary--Ben White Blvd.
East Boundary--US 183
West Boundary--IH 35

974--The Chestnut Neighborhood Planning Team
Contact Person--Pastor Joseph C. Parker Jr
Address--2211 E. Martin Luther King Blvd Austin TX 78702
Home Phone--472-9748
Work Phone--
E-Mail Address--Pastorparker@davidchapel.org
North Boundary--Martin Luther King, Jr, Blvd
South Boundary--East 12th Street
East Boundary--Austin NW RR
West Boundary--Chicon Street

981--Anberly Airport Assn.
Contact Person--Ms. Pamela Hefner
Address--P.O. Box 1088/ Redevelopment Services Austin TX 78767
Home Phone--
Work Phone-- 974-3551
E-Mail Address--pam.hefner@ci.austin.tx.us
North Boundary--US 290 East
South Boundary--Martin Luther King, Jr. Blvd.
East Boundary--Springdale Road/HWY 183
West Boundary--IH 35

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Watershed Protection & Development Review,
City of Austin. |

SP-86-07

02-0057

CS-MU-CO-NP

84-082 02-0057

P85-019

BEER
DISTRIBUTOR

MANOR ROAD

CS-MU-CO-NP(4)

CONCRETE
WORKS

CS-MU-CO-NP(3)

01-0150

CS-MU-CO-NP(4)

SF-3-NP

SF-3-NP

CS-
CAP
RENTAL

SF-3

WOS

ROUTE DRIVE

ROUTE DRIVE

SOUTHERN PACIFIC RAILROAD

ALEXANDER AVENUE

SP-01-0020C
01-0150

CS-MU-CO-NP

SF-3-NP

01-0150

NEWSPAPER
AGENCY

MEAT
PACKING
CO.

LI-CO-NP

PARKING

OFFICE

HOME

-MU-NP

01-0150

GO-MU-NP

WHSE

LI-CO-NP
01-0150

PARKING
NURSING
HOME

SP92

327CS

92-28

AIR
FREIGHT

OUTDOOR
ADV

01-0150

LI-CO-NP

WHOLESALE
DISTRIBUTOR

AUTO
PAINT
CO.

CS-MU-C

IGRO.
STR. 62-143

79-151

CS-N

06-2011

LUTHER KING JR BOULEVARD

SUBJECT TRACT
PENDING CASE
ZONING-BOUNDARY
CASE MGR S WALKER

BOARD OF ADJUSTMENTS

CASE # C15-05-139

ADDRESS 2105 ALEXANDER AVE

SUBJECT AREA (acres) N/A

DATE 05-09

INTLS SM

CITY GRID
REFERENCE
NUMBER
K23



1" = 200'