



CITY OF AUSTIN

COMMUNITY MEETING NOTICE

February 28, 2014

Dear Stakeholder:

Applications for a plan amendment, zoning change, and termination of a restrictive covenant have been filed for property located at **2208 Lake Austin Blvd.** located within the **Central West Austin Combined Neighborhood Plan**. You received this notice because you rent, own property, or are a member of a registered neighborhood organization located within 500 feet of the property.

CASE NUMBERS:

NPA-2014-0027.01 (plan amendment)

C14-2014-0015(zoning change)

C14-80-016 (RCT)

For more information on these cases you can go to the city's website at <http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>.

Si necesita más información en español sobre esta reunión del vecindario de Central West Austin Combined Plan, favor de llamar a Debbie Valero a (512) 974-3531.

Wednesday, March, 12, 2014

6:30 p.m. to 8:00 p.m.

Terrazas Branch Public Library, 1105 E. Cesar Chavez

PURPOSE OF MEETING

The City of Austin is sponsoring a community meeting to provide an opportunity for the applicant, neighborhood planning contact team, nearby residents/property owners and other interested parties to discuss the proposed plan amendment, zoning change, and restrictive covenant applications.

CASE SUMMARY

The applicant has requested a change in the future land use map (FLUM) From **Neighborhood Commercial** to **Neighborhood Mixed Use** land use.

The applicant has requested a change in zoning from **LO-NP (Limited Office - Neighborhood Plan)** to **LO-MU-NP (Limited Office-Mixed Use-Neighborhood Plan)**.

The applicant proposes to terminate the public restrictive covenant too allow office and residential uses

STAFF CONTACT

Please contact Maureen Meredith at 512-974-2695 or by email at maureen.meredith@austintexas.gov with any questions.
Office hours are Monday-Friday, 8 a.m.-5:00 p.m.

The Central West Combined Neighborhood Plan and Future Land Use Map can be viewed at <http://austintexas.gov/page/neighborhood-planning-areas>.

APPLICATION PROCESS

After the community meeting is held, the proposed plan amendment and zoning change application will be reviewed and acted upon at two public hearings, first by the Planning Commission for a recommendation and then by the City Council for final action. You will receive a public notice in the mail stating the date, time, and location of these meetings, which will provide the public an opportunity to comment on these applications.

LAND USE DESCRIPTIONS

Existing Land Use—Neighborhood Commercial—Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

Proposed Land Use—Neighborhood Mixed Use—An area appropriate for a mix of neighborhood commercial (small scale (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

ZONING DISTRICT DESCRIPTIONS

Existing Zoning: LO-NP-Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

Proposed Zoning: LO-MU-NP-Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

MU -- Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes

NPCD or (NP) – Neighborhood Plan combining district is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special “infill” options. The term infill refers to “filling in” vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.

For more information, go to: <http://www.austintexas.gov/department/neighborhood-planning-resources>.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call (512) 974-2695 or TDD/TTY (512) 974-2445. For Sign Language Interpreter or Braille requests, please call at least 4-5 days in advance of the meeting.

La Ciudad de Austin se compromete a cumplir con el Decreto de los Americanos Incapacitados. Con solo solicitarlo se proveerán modificaciones e igual acceso a comunicaciones. Para información favor de llamar a (512) 974-2695 o TDD (512) 974-2445. Para un intérprete del lenguaje de señales o solicitudes de Braille, por favor, nos llame 4 a 5 días antes de la reunión.

