



COMMUNITY MEETING NOTICE

March 11, 2013

Dear Stakeholder:

An application for a plan amendment has been filed for property located at **710 East 41st Street (see enclosed map)** located within the **Central Austin Combined Neighborhood Plan (Hancock)**. You have received this notice because you rent, own property, or are a member of a registered neighborhood organization located within 500 feet of the property.

NPA CASE NUMBER: NPA-2013-0019.01

For more information on this case you can go to the city's website at <https://www.austintexas.gov/devreview/index.jsp>.

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

**Wednesday, March 27, 2013
6:30 p.m. to 8:00 p.m.
Hancock Recreation Center
811 E. 41st Street (downstairs room)**

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 application.

CASE SUMMARY

The applicant has requested a change in the future land use map (FLUM) From **CIVIC** to **Mixed Use** and **Higher Density Single Family**.

No zoning change application has been filed at this time, but the plan amendment application lists the following proposed zoning changes: From **SF-3-NP (Family Residence—Neighborhood Plan)** to **SF-6-CO-H-NP (Townhouse & Condominium Residence—Conditional Overlay—Historic Landmark Combining District—Neighborhood Plan)** and **GR-MU-CO-H-NP (Community Commercial—Mixed Use—Conditional Overlay—Historic Landmark Combining District—Neighborhood Plan)**.

STAFF CONTACT

Please contact Maureen Meredith at 512-974-2695 or by e-mail at maureen.meredith@austintexas.gov with any questions.

Office hours are Monday-Friday, 8:00 am-5:00 pm.

The Central Austin 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 case applications will be reviewed and acted upon at two public hearings, first for a recommendation by the Planning Commission 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: Civic -Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Proposed Land Use: Mixed Use—An area that is appropriate for a mix of residential and non-residential uses.

Higher Density Single Family—Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

ZONING DISTRICT DESCRIPTIONS

Existing Zoning: SF-3—Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements

Proposed Zoning: SF-6—Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate

GR—Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

CO — Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

H – Historic Landmark combining district is intended to protect, enhance, and preserve individual structures or sites that are of architectural, historical, archaeological, or cultural significance.

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>.

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 informacion 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.

