



CITY OF AUSTIN

# COMMUNITY MEETING NOTICE

March 30, 2016

Dear Stakeholder,

The City of Austin has received applications for a plan amendment and zoning change for property located at **444 East St. Elmo Road** (4.37 acres) located within the **South Congress Combined Neighborhood Plan**. Please see enclosed map for location. You received this notice because you live, own property, or are a member of a registered neighborhood organization located within 500 feet of the proposed amendment and zoning change application.

**NPA CASE NUMBER: NPA-2016-0020.01**

**ZONING CASE NUMBER: C14-2016-0024**

For more information on this case and any related zoning 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 South Congress Combined Neighborhood Plan, favor de llamar a Debbie Valero a (512) 974-3531.**

**Wednesday, April 13, 2016  
6:30 p.m. to 8:00 p.m.  
Pleasant Hill Branch Library, Room #2  
211 E. William Cannon Drive**

## **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 any other interested parties to discuss the proposed plan amendment and zoning change applications.

## **CASE SUMMARY**

The applicant has requested a change in the future land use map (FLUM) from **INDUSTRY** to **COMMERCIAL**.

The applicant has requested a zoning change from **LI-NP (Limited Industrial Service District - Neighborhood Plan)** to **CS-1-NP (Commercial- Liquor Sales—Neighborhood Plan)** for a cocktail lounge.

## **STAFF CONTACT**

Please contact Maureen Meredith at 512-974-2695 or by e-mail at [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov) with any questions.  
Office hours are Monday-Friday 8:00 am-5:00 pm.

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

## APPLICATION PROCESS

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

## LAND USE DESCRIPTIONS

**Existing Land Use: Industry**—Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

**Proposed Land Use: Commercial**—Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

## ZONING DISTRICT DESCRIPTIONS

**Existing Zoning—LI-NP -Limited Industrial Services district** is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

**Proposed Zoning: CS-1-Commercial Liquor Sales district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

**NPCD or (NP) — Neighborhood Plan combining district** is a zoning overlay used to implement a neighborhood plan that has 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, Corner Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.

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

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