

# ZONING

- x| Application Form
  - | TIA Determination Form
- x| Submittal Verification Form
- x| Site Check Permission Form
- x| Additional Submittal Requirements for Planned Unit Development (PUD)
- x| Postponement policy
- x| Acknowledgment Form
- x| Full size tax maps (1"=100') showing properties within 500' of zoning request.
- X| Tax certificate (Not a tax receipt).
  - | If required, provide the number of copies of TIA as determined by Transportation Review
  - | Copy of receipt, if refund for Development Assessment is requested/granted
  - | Application fee
  - | TIA fee, if applicable
- X Educational Impact Statement (EIS) Determination Form (Exhibit A)
- X Signed Agency Letter
- X Zoning Map

# ZONING

## APPLICATION FOR ZONING

**DEPARTMENT USE ONLY**

APPLICATION DATE _____	FILE NUMBER(S) _____			
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____			
CASE MANAGER _____		CITY INITIATED	YES	NO
APPLICATION ACCEPTED BY _____		ROLLBACK	YES	NO

**PROJECT DATA**

OWNER'S NAME: <u>Helsinki Partners LLC</u>
PROJECT NAME: <u>1705 and 1707 Evergreen Ave</u>
PROJECT STREET ADDRESS (or Range): <u>1705 and 1707 Evergreen Ave</u>
<u>Austin, TX</u> <u>ZIP 78704</u> <u>COUNTY: Travis</u>

If project address cannot be defined, provide the following information:

\_\_\_\_\_ ALONG THE \_\_\_\_\_ SIDE OF \_\_\_\_\_ APPROXIMATELY  
*Frontage ft.*                                      *(N,S,E,W)*                                      *Frontage road*

\_\_\_\_\_ FROM ITS INTERSECTION WITH \_\_\_\_\_  
*Distance*                      *Direction*    *Cross street*

TAX PARCEL NUMBER(S): 0400040212 (1705 Evergreen Ave) and 0400040206 (1707 Evergreen Ave)

Is Demolition proposed? Yes

If Yes, how many residential units will be demolished? \_\_\_\_\_ Unknown \_\_\_\_\_

Number of these residential units currently occupied\*\*: \_\_\_\_\_

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? \*\* No                      If Yes, how many? \_\_\_\_\_

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: \_\_\_\_\_

Number of Proposed Residential units (if applicable): 12                      If Yes, how many of the following:

\_\_\_\_\_ 1 Bedroom \_\_\_\_\_ Affordable                      \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ Affordable

\_\_\_\_\_ 3 Bedroom \_\_\_\_\_ Affordable                      \_\_\_\_\_ 4 or more Bedroom \_\_\_\_\_ Affordable                      X Unknown

\*\* If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712). Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

<b>AREA TO BE REZONED: ACRES</b> <u>0.629</u> <b>OR SQ FT</b> _____					
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>SF-3</u>	<u>Single Family</u>	<u>1</u>	<u>0.629</u>	<u>7</u>	
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>CS-MU</u>	<u>Office &amp; MF</u>	<u>1</u>	<u>0.629</u>	<u>54</u>	<u>20</u>

**Name of Neighborhood Plan:** Zilker (Suspended)

# ZONING

## RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
ACTIVE ZONING CASE (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
RESTRICTIVE COVENANT (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
SUBDIVISION (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____
SITE PLAN (YES <input checked="" type="radio"/> NO)	FILE NUMBER: _____

## PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: Lots 1 and 2 of Roy Addition Block(s) \_\_\_\_\_
2. **METES AND BOUNDS** (Attach two copies of certified field notes) FILE NUMBER: \_\_\_\_\_

## DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: \_\_\_\_\_ PAGE: \_\_\_\_\_ OR DOCUMENT # 2023018860  
SQ. FT: \_\_\_\_\_ or ACRES 0.629

Is this a SMART Housing Project? Yes  No

If residential, is there other Tax Credits or Local/State/Federal funding? Yes  No

## OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes  No   
IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes  No   
TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) \_\_\_\_\_  
NATIONAL REGISTER DISTRICT? Yes  No   
URBAN RENEWAL ZONE? Yes  No   
IS A TIA REQUIRED? Yes  No  TRIPS PER DAY: \_\_\_\_\_  
GRID NUMBER (S) MH20 MH21 \_\_\_\_\_

WATERSHED: West Bouldin Creek WS CLASS: Urban  
WATER UTILITY PROVIDER: Austin Water Utility  
WASTEWATER UTILITY PROVIDER: Austin Water Utility  
ELECTRIC UTILITY PROVIDER: Austin Energy  
SCHOOL DISTRICT: Austin ISD

## OWNERSHIP INFORMATION

TYPE OF OWNERSHIP  SOLE  COMMUNITY PROPERTY  PARTNERSHIP  CORPORATION  TRUST  
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.  Limited Liability Company Helsinki Partners LLC, Darius Fisher, Member

# ZONING

## OWNER INFORMATION

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

FIRM NAME: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

## AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: *Michelle Deade* \_\_\_\_\_

NAME: \_\_\_\_\_

FIRM NAME: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

# ZONING

## CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ TELEPHONE NO: \_\_\_\_\_

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: \_\_\_ ZONING: \_\_\_ SITE PLAN: \_\_\_

**EXISTING:**

**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
					210	FCE	15

**PROPOSED**

**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
					220	FCE	152
					710	10.84	163
						<b>Net Trips:</b>	<b>300</b>

**ABUTTING ROADWAYS**

**FOR OFFICE USE ONLY**

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION

**FOR OFFICE USE ONLY**

A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code. **Mitigations may be required per LDC 26-5-101.**

The traffic impact analysis has been waived for the following reason: \_\_\_\_\_

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: M. Cardenas Maria Cardenas (ATD) DATE: 02/21/2023

DISTRIBUTION: \_\_\_\_\_ FILE \_\_\_\_\_ CAP. METRO \_\_\_\_\_ TXDOT \_\_\_\_\_ TRANS. REV. \_\_\_\_\_ TRAVIS CO. \_\_\_\_\_ TRANS DEPT.

TOTAL COPIES: \_\_\_\_\_

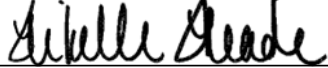
**NOTE:** A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form **MUST ACCOMPANY** any subsequent application for the IDENTICAL project. **CHANGES** to the proposed project will **REQUIRE** a new TIA determination to be made.

# ZONING

## SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.**

  
\_\_\_\_\_  
*Signature* *Date*


\_\_\_\_\_  
*Name (Typed or Printed)*

\_\_\_\_\_  
*Firm*

## INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.**

  
\_\_\_\_\_  
*Signature* *Date*

\_\_\_\_\_  
*Name (Typed or Printed)*

\_\_\_\_\_  
*Firm*

# ZONING

## ACKNOWLEDGMENT FORM concerning Subdivision Plat Notes, Deed Restrictions Restrictive Covenants

I, \_\_\_\_\_ have checked the subdivision plat notes,  
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

\_\_\_\_\_  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



\_\_\_\_\_  
(Applicant's signature)

\_\_\_\_\_  
(Date)

### POSTPONEMENT POLICY ON ZONING HEARINGS

- ⊙ Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- ⊙ Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- ⊙ Allows only one postponement for either side, unless otherwise approved by Council.
- ⊙ Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- ⊙ The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- ⊙ Eliminates the automatic granting of a postponement of the first request.
- ⊙ Authorizes Council to consider requests that are not submitted timely.

Council action December 12, 1996



**EXHIBIT VIII**

**EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION  
PART A**

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

**Please check the appropriate school district(s).**

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District

**If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.**





# Determination of Planning Commission or Zoning & Platting Commission Assignment

[DevelopmentATX.com](http://DevelopmentATX.com) | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

I, \_\_\_\_\_, owner or authorized agent for the following project

Project Name: \_\_\_\_\_

Project Street Address: \_\_\_\_\_

Case Number: \_\_\_\_\_

**Check one of the following:**

I have verified that this project **does** fall within the boundaries of an approved neighborhood plan as defined in the City of Austin Land Development Code Section 25-1-46(D) (see back of this page), and therefore may require a Neighborhood Plan Amendment. Plan Amendment applications can be filed during February for planning areas on the west side of I.H.-35 or July for planning areas on the east side of I.H.-35.

***Please contact Maureen Meredith in Planning & Zoning Department at (512) 974-2695 or at [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov) so she can determine if a plan amendment application is required with your rezoning case.***

Name of the Neighborhood Plan: \_\_\_\_\_

- Note: South Lamar Combined Planning Area (Barton Hills, South Lamar, Zilker, & Galindo) is a suspended planning area and no plan amendment application is required for zoning change applications. Zoning applications can be filed anytime of the year.***

Commission assigned: **Planning Commission**

I have verified that this project falls within the East Riverside Corridor Plan. **Zoning changes in this area do not require a plan amendment application and can be filed anytime of the year.**

Commission assigned: **Planning Commission**

I have verified that this project falls within the boundaries of an IN PROCESS neighborhood plan, which does not require a plan amendment application. Zoning change applications can be filed any time of the year.

Commission assigned: **Planning Commission**

I have verified that this project **does not** fall within the boundaries of an approved neighborhood plan OR a neighborhood plan IN PROCESS.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature:                     *Sibille Steade*                    

Date: \_\_\_\_\_



## **Memorandum**

**To:** Intake Division

**From:** Maureen Meredith, Senior Planner  
Housing and Planning Department (512-974-2695)

**Date:** February 7, 2023

**Subject:** 1705-1707 Evergreen Ave

The above properties are located within the South Lamar Combined Neighborhood Planning Area (Zilker) which does not have a City Council approved neighborhood plan; therefore, a **plan amendment is NOT required.**

Please call me if you have any questions.

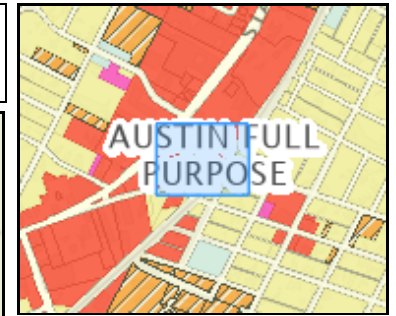
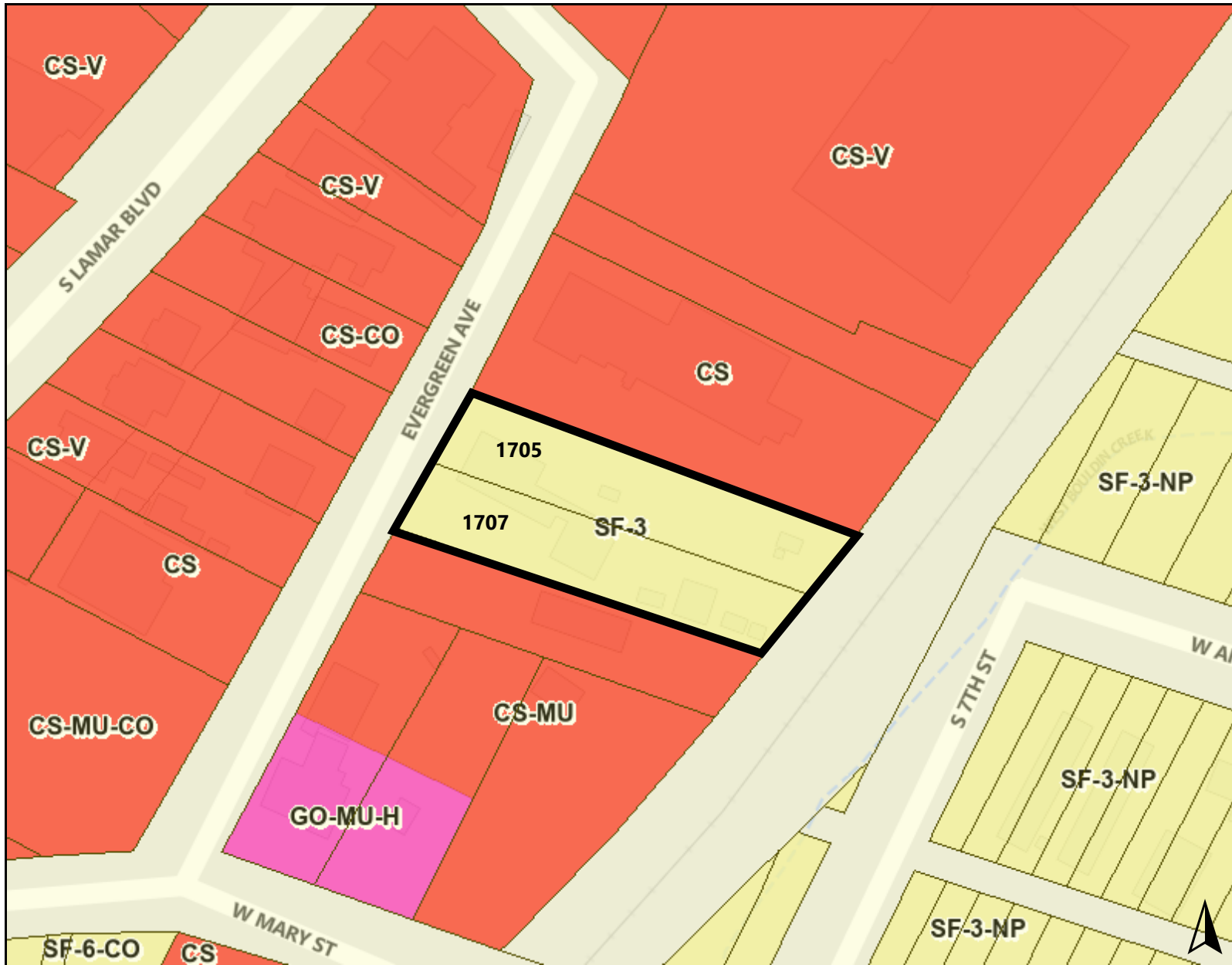
Maureen





# Property Profile

# Zoning Map

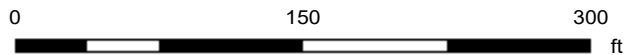


## Legend

- Property
  - Jurisdictions (No Fill)
    - FULL PURPOSE
- Lot Lines
  - Lot Line
    -
- Jurisdictions Fill
  - Jurisdiction
    - FULL PURPOSE
- Zoning 1
  - Zoning
    - CS
    - GO
    - GR
    - SF
  - Zoning Text
    -

## Notes

**1705-1707 Evergreen Ave  
Austin, TX 78704**



2/7/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



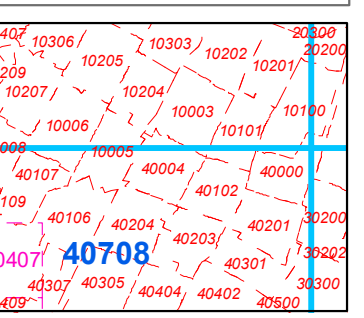


**Travis Central Appraisal District**  
 P.O. Box 149012  
 Austin, Texas 78714  
 Internet Address: [www.traviscad.org](http://www.traviscad.org)  
 Main Telephone Number (512) 834-9317  
 Appraisal Information (512) 834-9318  
 TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
 Projection: Lambert\_Conformal\_Conic

*Italic* = 120 scale map  
 Thin = 100 scale map  
 Bold = 400 scale map



0 120 Feet

Revision Date:  
 3/10/2021

**40004**



TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2300284

ACCOUNT NUMBER: 04-0004-0212-0000

PROPERTY OWNER:

SHORT WESLEY EARL JR  
2609 BEAR SPRINGS TRL  
AUSTIN, TX 78748-1057

PROPERTY DESCRIPTION:

LOT 1 ROY ADDN

ACRES .3358 MIN% .000000000000 TYPE

SITUS INFORMATION: 1705 EVERGREEN AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE	0	*ALL PAID*
	TOTAL TAX:	*ALL PAID*
	UNPAID FEES:	* NONE *
	INTEREST ON FEES:	* NONE *
	COMMISSION:	* NONE *
	TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2022 \$21,495.20

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/09/2023

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2300225

ACCOUNT NUMBER: 04-0004-0206-0000

PROPERTY OWNER:

SHORT WESLEY EARL JR  
2609 BEAR SPRINGS TRL  
AUSTIN, TX 78748-1057

PROPERTY DESCRIPTION:

LOT 2 ROY ADDN

ACRES .3108 MIN% .000000000000 TYPE

SITUS INFORMATION: 1707 EVERGREEN AVE AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2022	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2022 \$4,490.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/09/2023

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

Helsinki Partners LLC  
1803 Evergreen Ave  
Austin, TX 78704

**AGENT DESIGNATION LETTER**

February 14, 2023

City of Austin  
Housing and Planning Department  
Street-Jones Building  
1000 E. 11<sup>th</sup> Street, Suite 200  
Austin, Texas 78702

Re: Letter Appointing Agent Regarding Property Located at 1705 and 1707  
Evergreen Ave., Austin, Travis County, Texas 78704 (the "**Property**").

To Whom It May Concern:

The undersigned, as the owner of the above-described Property, hereby appoints Husch Blackwell LLP (Nikelle Meade), as agent in connection with any and all zoning, neighborhood plan amendment or other applications, inspections, permits, and related matters for any site plan, site plan exemption, building permit, certificate of occupancy, variance, legal lot status determination, and any other development-related matters with the City of Austin and other governmental entities related to the Property.

Helsinki Partners LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Darius Fisher, Member