

99

PRESENTATION TO CITY COUNCIL

ON

REZONING: C14-2007-0067 3608 CLAWSON ROAD

BY

BOB THOMPSON

LEAD SPEAKER

ZONING COMMITTEE MEMBER

SOUTH LAMAR NEIGHBORHOOD ASSOCIATION

**IN OPPOSITION TO MF-2-CO
IN OPPOSITION TO SF-6-CO
FAVOR RETENTION OF SF-3**

OCTOBER 11, 2007

OUTLINE OF SOUTH LAMAR NEIGHBORHOOD OPPOSITION TO THIS UPZONING REQUEST FOR 3608 CLAWSON ROAD

- ◆ **This upzoning is contrary to our draft Neighborhood Plan FLUM**
 - (1) **We already embrace density, and tend to support upzoning on the periphery of our neighborhood.**
 - (2) **We wish to preserve SF3 zoning in the core interior of our neighborhood, and we wish to avoid “upzoning creep”, recognizing that significant SF3 density increase will occur from infill development.**

- ◆ **Upzoning these Clawson Road tracts is particularly inappropriate**
 - (1) **Upzoning would exacerbate presently unsafe traffic conditions.**
 - (2) **Upzoning would exacerbate present water runoff drainage problems.**

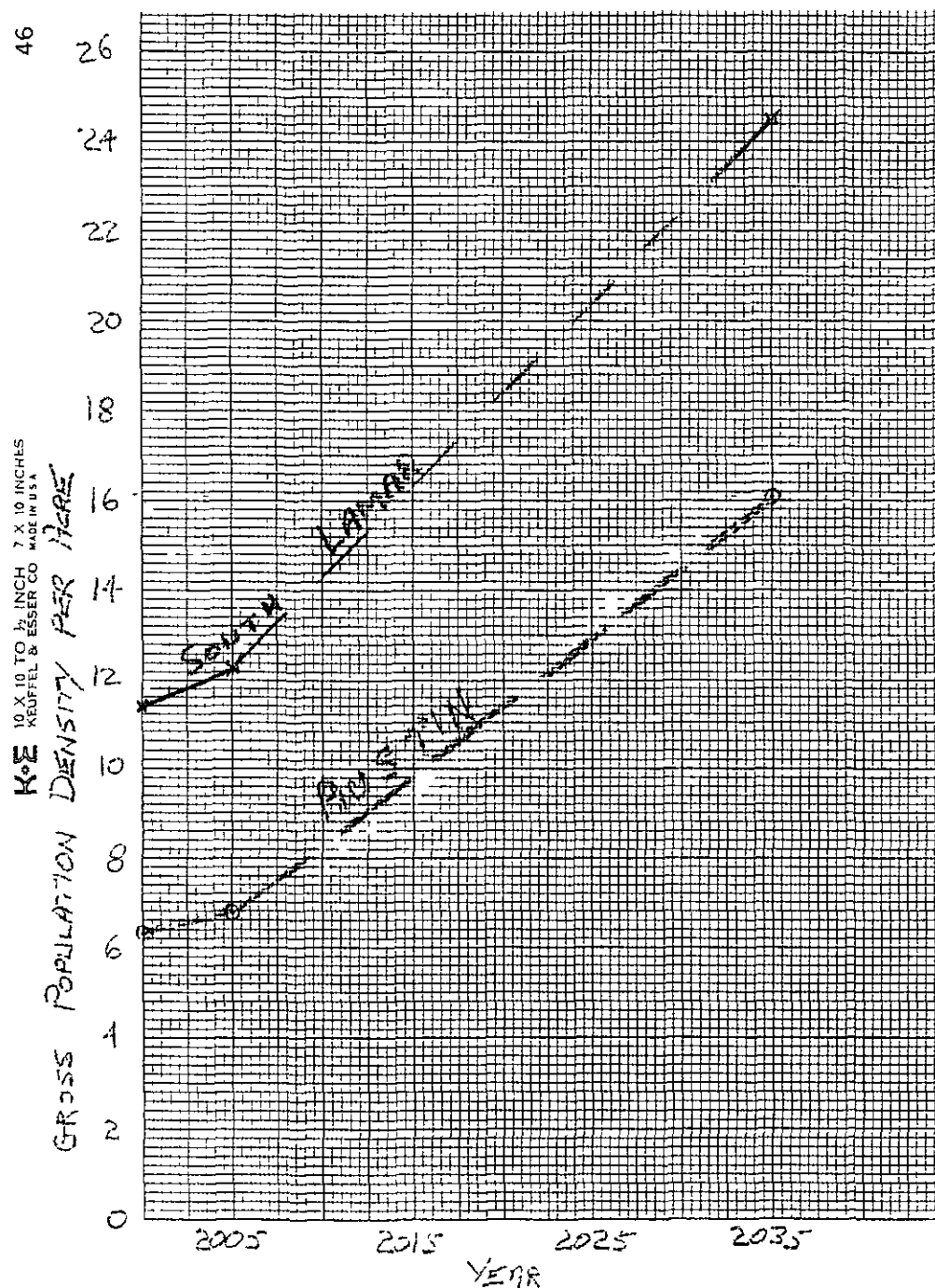
- ◆ **Developers should undertake the very feasible development possible under the SF3 zoning in place when their land was acquired, especially in the absence of affirmative reasons to upzone.**

- ◆ **Overwhelming opposition to upzoning has been expressed in a Valid Petition from the Single Family neighbors affected by this upzoning.**

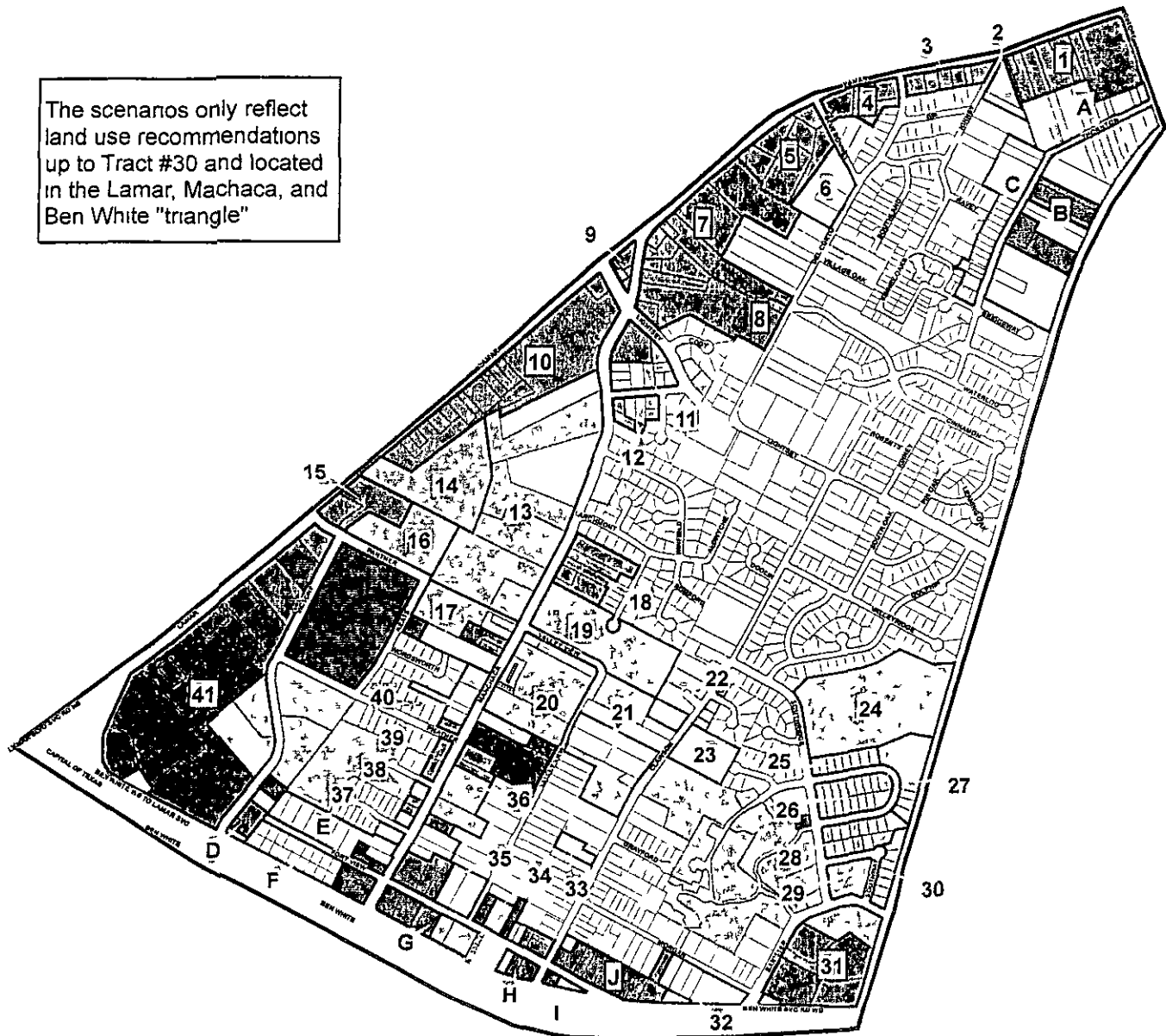
- ◆ **Despite the mistaken staff identification of the Southern neighbor's zoning as MF2, rather than the correct SF3 zoning, the Planning Commission achieved a plurality vote of 4 - 3 in favor of maintaining the SF3 zoning of the subject tract. [5 votes were required for a formal recommendation from PC]**

POPULATION DENSITY TRENDS FOR SOUTH LAMAR NP AREA AND FOR THE CITY OF AUSTIN

- ◆ Cid Galindo's target urban population density for "2035 Sustainable City Initiative" is 16.1 people per acre, versus 6.8 people per acre in 2005.
- ◆ South Lamar's 2005 density was 12.3 people per acre (factor of 1.8 above average), and should double by 2035 from infill of core plus upzoning along periphery.



The scenarios only reflect land use recommendations up to Tract #30 and located in the Lamar, Machaca, and Ben White "triangle"



Legend

South Lamar Boundary	10 Agriculture	300 Commercial	500 Industry
Roads	50 Rural Residential	330 Mixed Use	600 Civic
Challenges	100 Single-family	335 High Density Mixed Use	700 Open Space
Opportunities	111 Higher Density Single Family	350 Warehouse/Limited Office	800 Transportation
	113 Mobile Homes	400 Office	870 Utilities
	130 Mixed Residential	430 Mixed Use/Office	840 Water
	200 Multi-family	490 Major Planned Development	

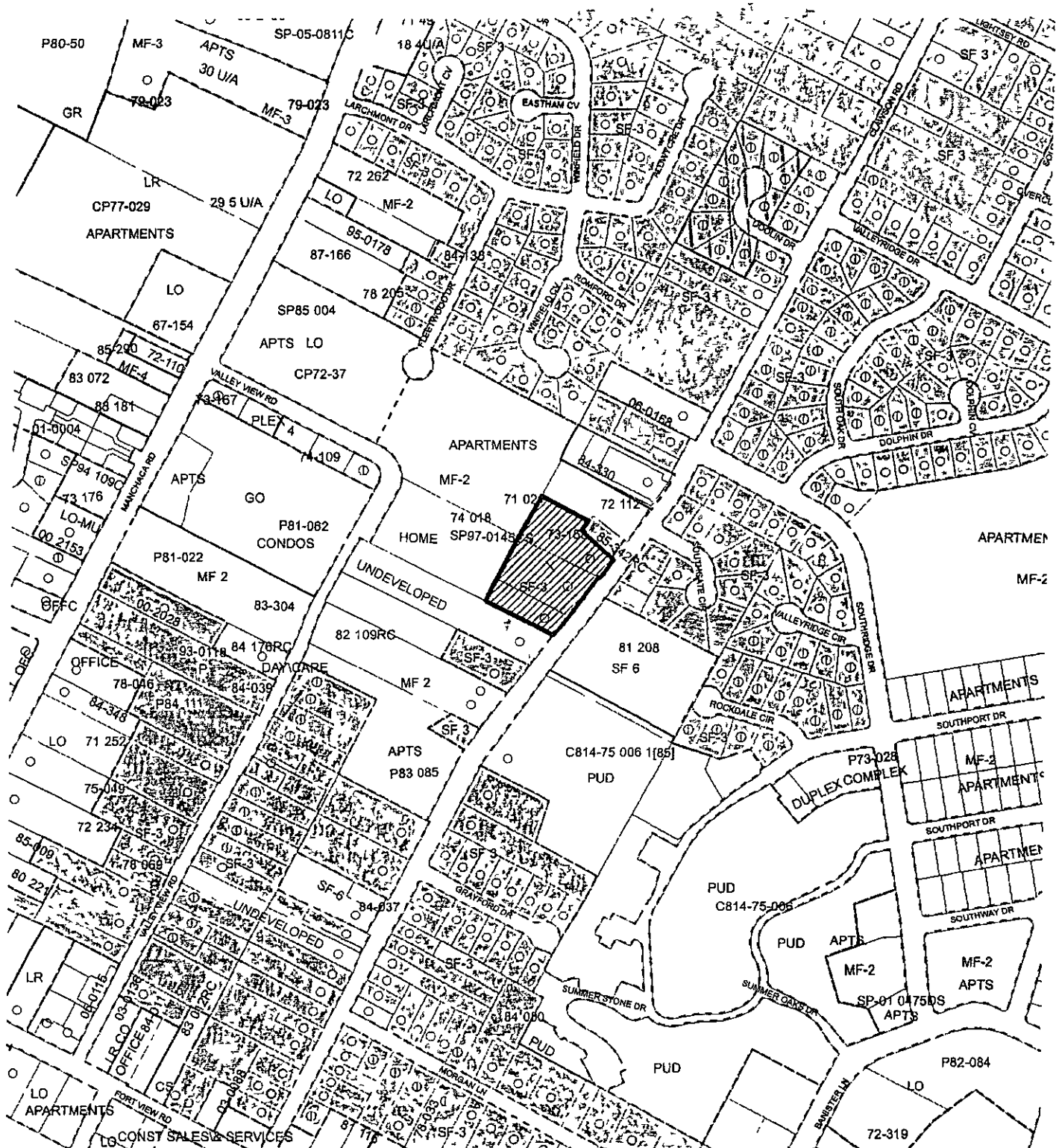


Created by NPZD
March 16 2006





South Lamar Planning Area Future Land Use Map - Draft Scenario "A" Incomplete



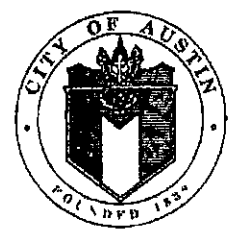
1 000 500 Feet
0 1000 2000



ZONING

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE# C14-2007-0067
ADDRESS 3608 CLAWSON RD
SUBJECT AREA 2.223
GRID G19
MANAGER R HEIL

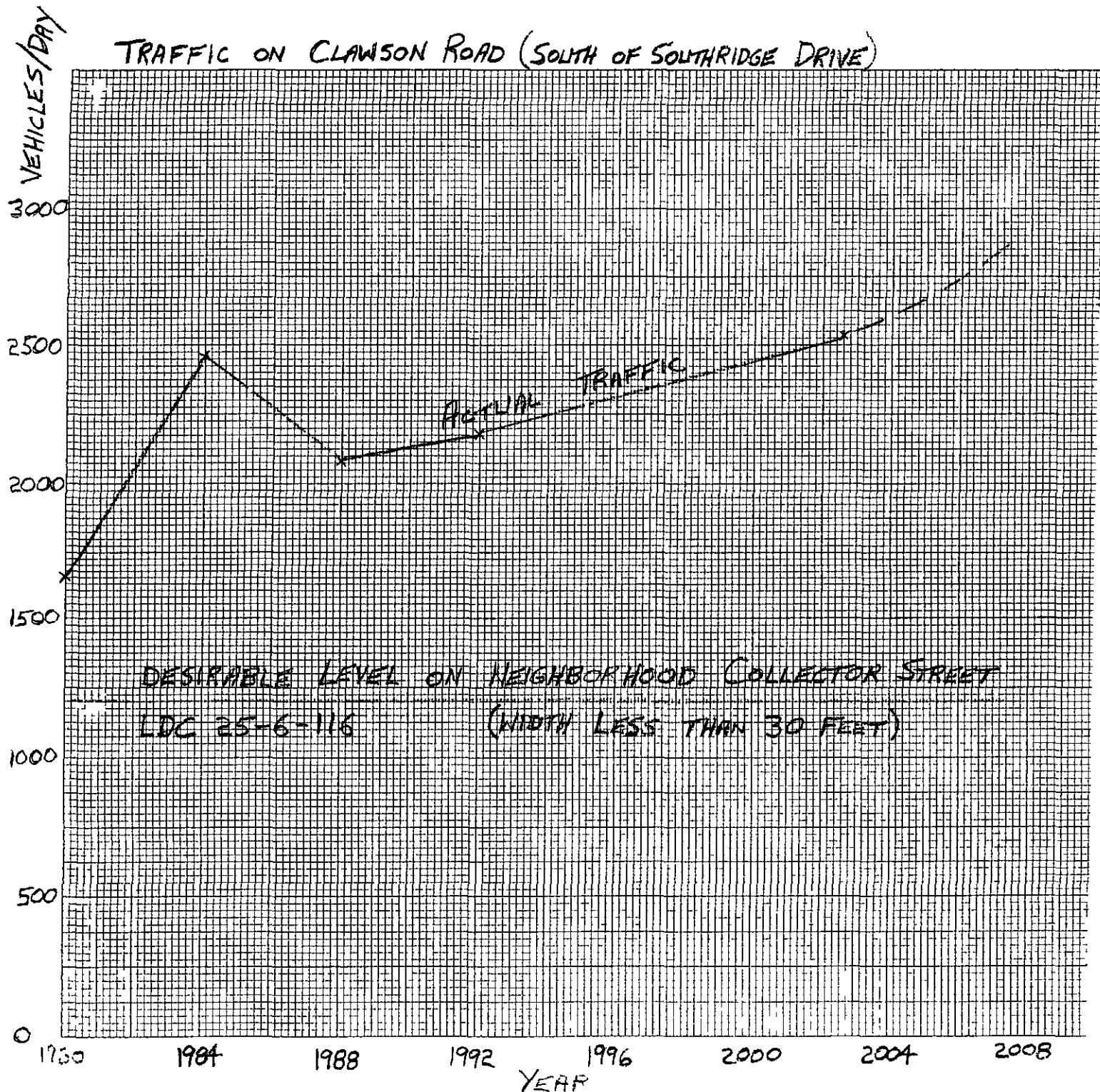


1" = 400' OPERATOR SM

This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness

TRAFFIC CONSIDERATIONS ON CLAWSON ROAD @ SUBJECT TRACT

- ◆ Present traffic count of ~3000 VPD is 250% of desirable level for a neighborhood collector street of less than 30 feet width
- ◆ LDC 25-6-141 indicates that a zoning application may be denied if a proposed development may overburden the City's street system
- ◆ Upzoning is inappropriate given the overburdened traffic & drainage systems



**CLAWSON ROAD IS A HILLY, NARROW, OVERTRAFFICKED
NEIGHBORHOOD COLLECTOR STREET**



**Top of Hill,
North of Subject
Tract (on right)**



**Bottom of Hill,
South of Subject
Tract (on left)**

**BECAUSE OF LIMITED SIGHT LINES, CLAWSON ROAD IS UNSAFE FOR
VEHICULAR ENTRY, AND FOR PEDESTRIAN TRAFFIC, SO THAT
UPZONING IS DANGEROUS**

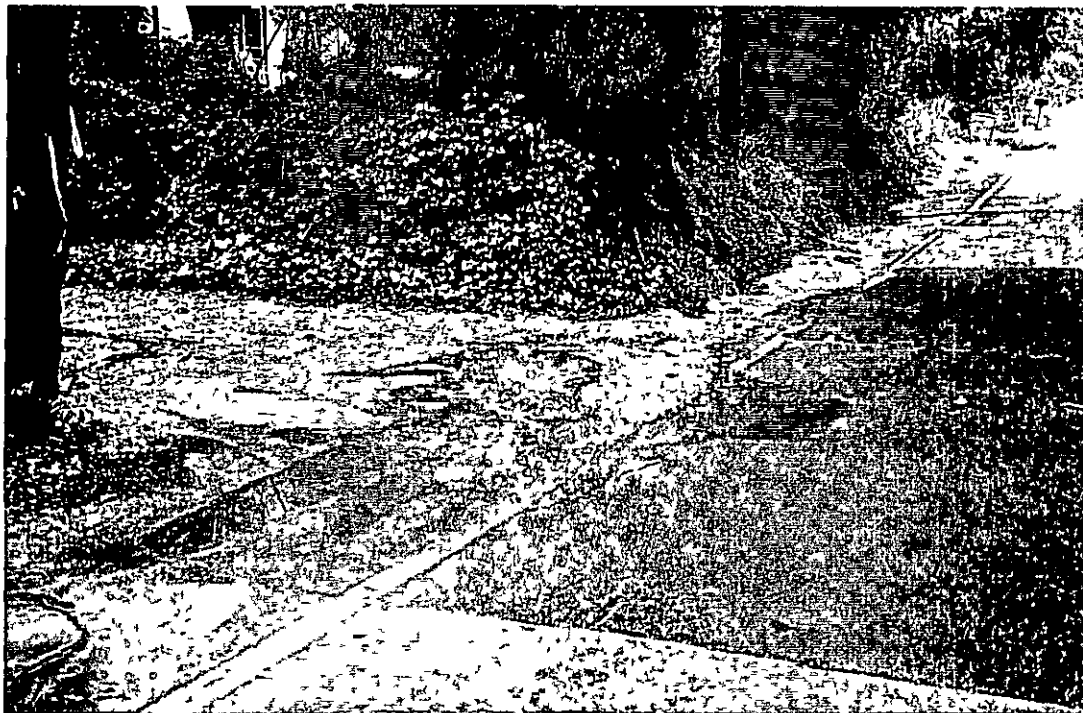


**Is it safe to exit
this tract and
turn left? What
is coming over
the hill?**



**Clawson is not
appropriate for
safe pedestrian
traffic!**

**WATER DRAINAGE IS ALREADY A PROBLEM ALONG CLAWSON ROAD,
EVEN WITH THE PRESENTLY UNDERDEVELOPED TRACTS**



At the bottom of the hill, water puddles on the road after mild rains, and covers the road after heavy rains.



The water runoff is already strong enough to erode the asphalt.

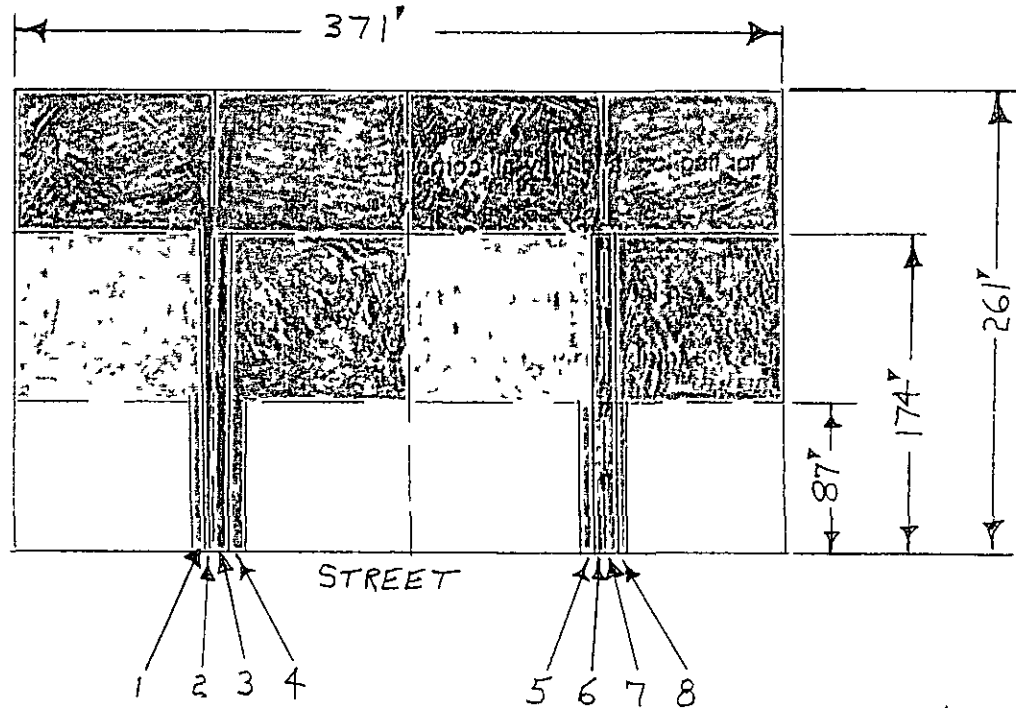
**ABSENCE OF AFFIRMATIVE REASONS TO UPZONE FROM SF3
SF3 IS NOT A DEFECTIVE ZONING DISTRICT**

- ◆ **Contrary to the developers' assertions, it is not necessary to resort to 12 flagpole driveways, with 12 curb cuts, to provide access to the otherwise landlocked lots in a SF3 subdivision. Instead, groups of joint use flagpole driveways may be used, or else a private or public street with a cul de sac or U shape may be employed.**

- ◆ **Contrary to the developers' assertions, it is not necessary to upzone in order to ensure that water detention is provided to protect the downhill neighbors from water runoff. The same water detention requirements are triggered at the SF3 subdivision level, as are triggered at the MF2 site plan level.**

- ◆ **Contrary to the developers' assertions, it is not likely that more trees will be retained under upzoning. The greater flexibility under SF6 or MF2 tends to be offset by the larger number of units to be built. The preliminary, 28 unit site plan offered by the developers saved fewer trees than the preliminary SF3 20 unit (before water detention) plan from the neighborhood.**

IDEALIZED ESTIMATION OF NUMBER OF DUPLEXES
PERMITTED UNDER SF3 ZONING ON 2.223 ACRES



FLAGPOLES TO PROVIDE ACCESS TO INTERIOR LOTS
(MINIMUM WIDTH = 15' FT)

$$\text{TOTAL AREA} = 371' \times 261' = 96,831 \text{ SQ. FT.} = 2.223 \text{ ACRES}$$

$$\left. \begin{array}{l} \text{AREA OF 8} \\ \text{FLAGPOLE} \\ \text{DRIVEWAYS} \end{array} \right\} = 4 \times 15' \times 87' + 4 \times 15' \times 174' = 15,660 \text{ SQ. FT.} = 16.2\% \times \text{Tot. AREA}$$

Vs. 14²/₃ - 15²/₃ ESTIMATED BY J. BARNETT

$$\text{REMAINING NON-FLAGPOLE AREA} = 81,171 \text{ SQ. FT.}$$

$$\left. \begin{array}{l} \text{MAXIMUM NUMBER OF} \\ \text{SF3 DUPLEXES} \end{array} \right\} = \frac{81,171 \text{ SQ. FT.}}{7,000 \text{ SQ. FT. / DUPLEX}} = 11.6 \rightarrow 11 \text{ DUPLEXES}$$

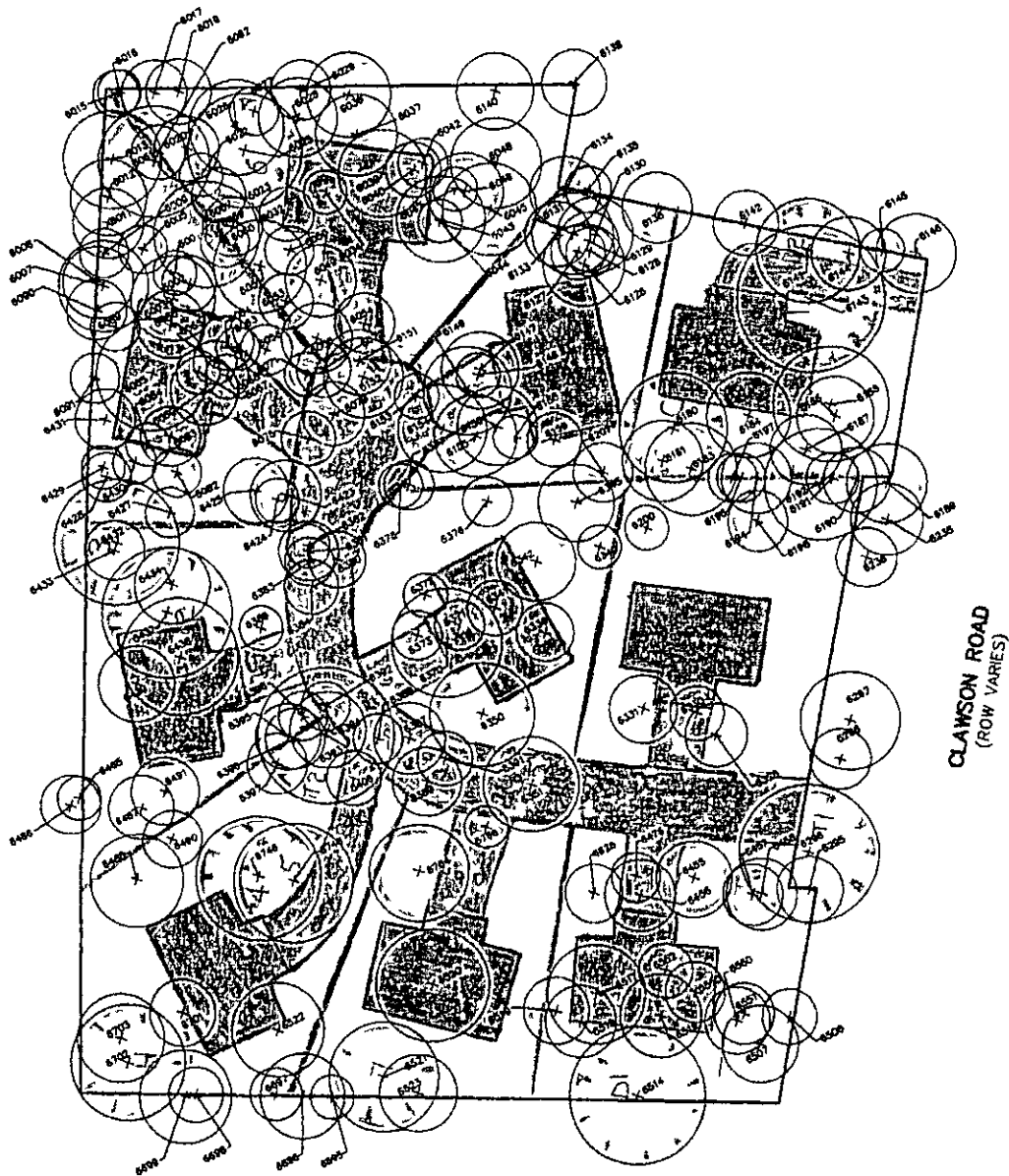
(BEFORE SITE PLAN RESTRICTIONS, WHICH ^{WILL} ~~MAY~~ REDUCE THE NUMBER)

TREE SURVEY
CLAWSON ROAD

TREES SAVED

13/13 SIGNIFICANT

98/205 TOTAL



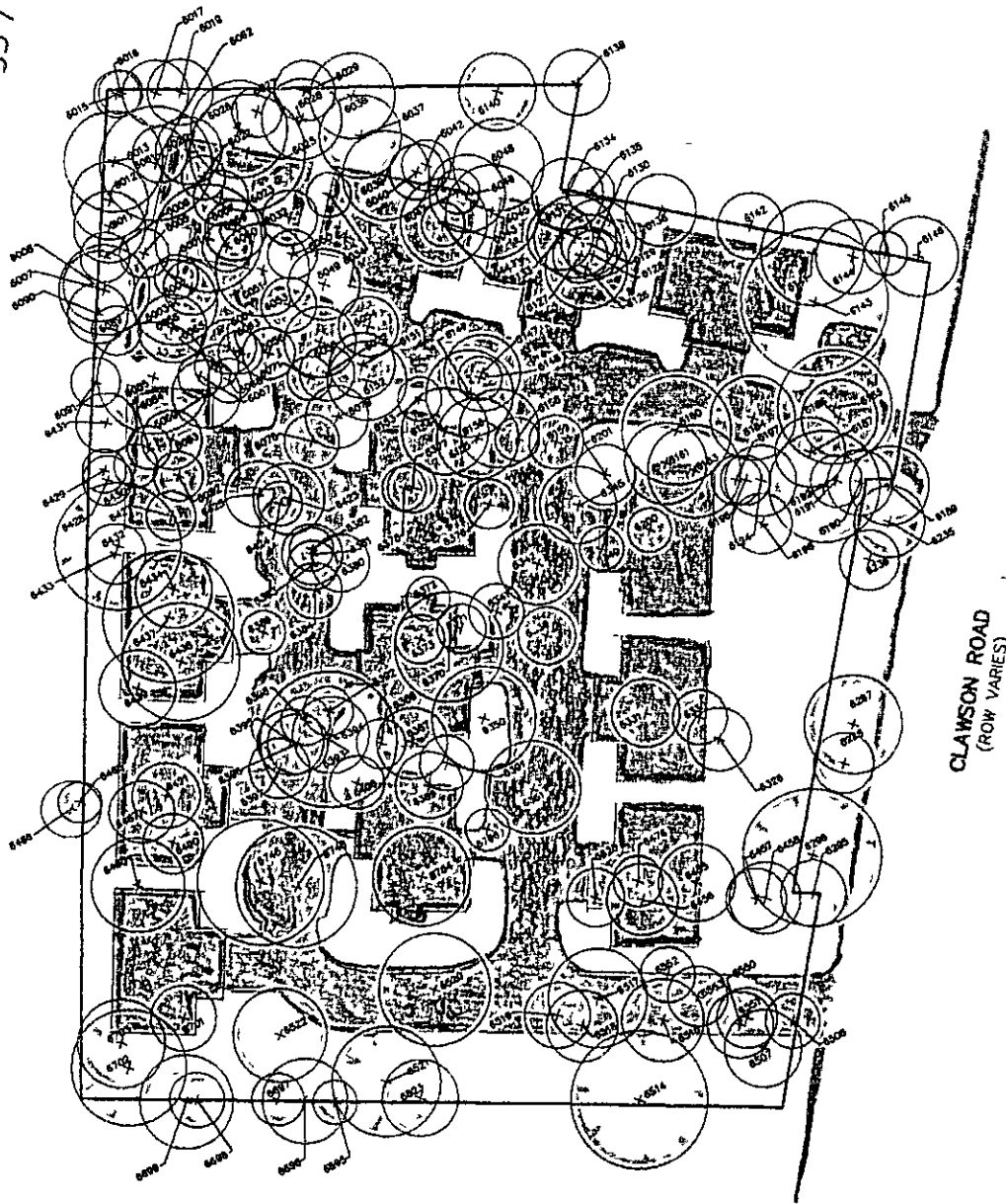
CLAWSON ROAD
(ROW VARIES)

20 UNIT PRELIMINARY * DUPLEX SF-3 SITE PLAN (2ND DRAFT)

* WITHOUT WATER DETENTION

TREE SURVEY
CLAWSON ROAD

TREES SAVED
7/13 SIGNIFICANT
33/205 TOTAL



CLAWSON ROAD
(ROW VARIES)

28 UNITS PRELIMINARY SITE PLAN

* WITHOUT WATER DETENTION

COMPARISON OF ACHIEVABLE UNIT COUNTS UNDER SF3, SF6, & MF2

SF3: **13 Duplexes (26 units) per 7000 sq. ft. per duplex site area**

-2 Duplexes (- 4 units) after allowance for driveways/streets to access interior units

-2 Duplexes (-4 units) after provision of land for water detention, due to topography

-1 Duplex (-2 units) after compliance with setbacks, impervious cover, fire truck access, & irregular shape of tract

8 Duplexes (16 units) = Estimate of number achievable under all restrictions

SF6: **27 Condo units per 3500 sq. ft. per unit site area**

-3 Condo units, after compliance with site plan restrictions

24 Condo units = Estimate of number achievable after all restrictions

MF2: **~50 Condo units per raw restrictions**

- .5 Condo units, to restrict traffic count below 300 vehicles per day

~45 Condo units = Estimate of number achievable Subject to less than 300 VPD

CONCLUSION: **16 units (SF3) vs. 24 units (SF6) vs. 45 units (MF2)**
 Upzoning permits much higher density than SF3!

PETITION

Date _____

File Number C14-2007-0067

Address of

Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps

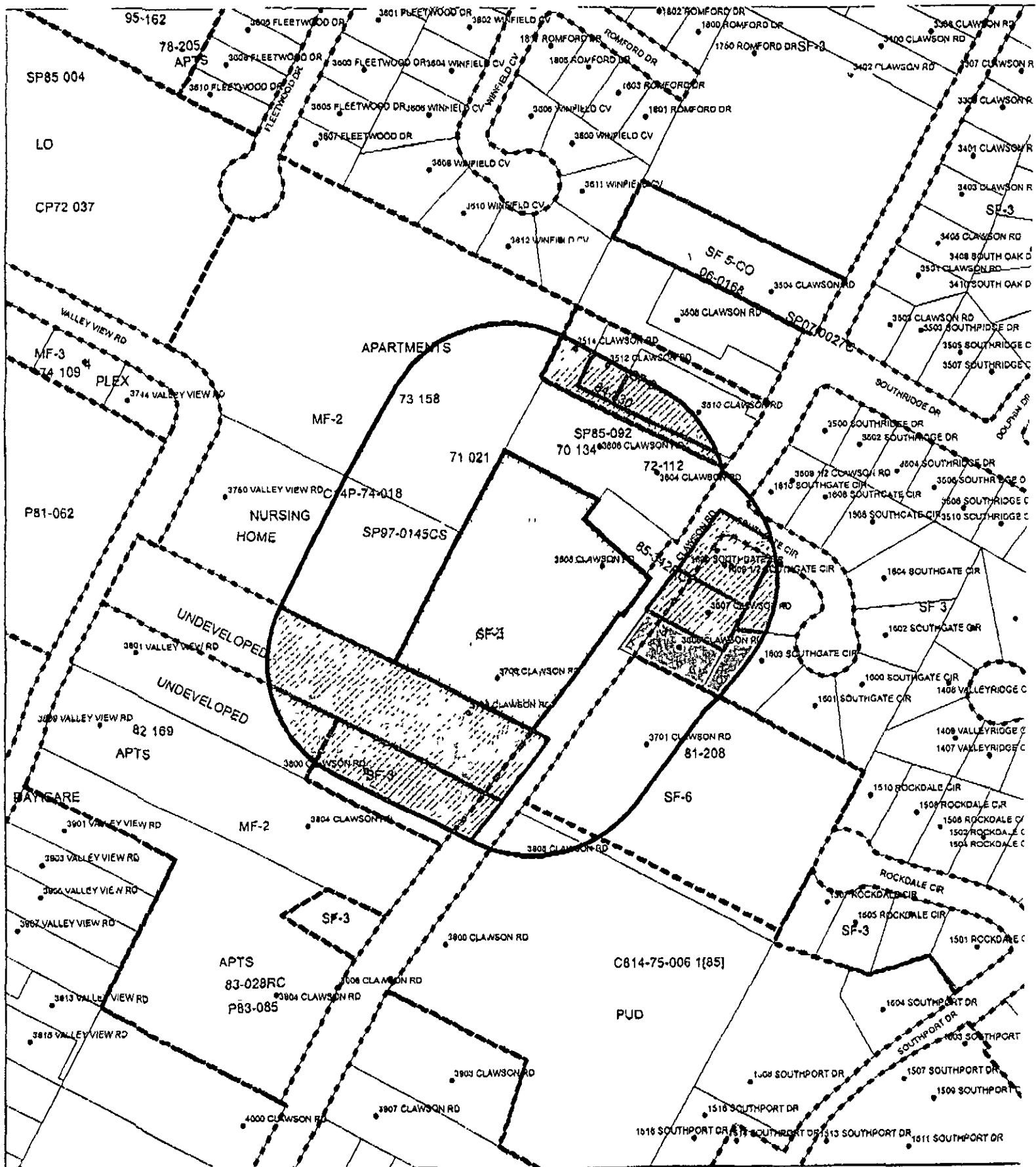
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
------------------	---------------------	----------------

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date _____

Contact Name: _____
Phone Number: _____



PETITIONS

CASE# C14-2007-0067

ADDRESS 3608 & 3706 CLAWSON RD

GRID G19

CASE MANAGER W WALSH



- Subject Tract
- Property Owner
- Buffer
- Zoning Boundary



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number C14-2007-0067

Contact Robert Heil, (512) 974-2330

Public Hearing

June 26, 2007 Planning Commission

☐ I am in favor
☒ I object

Linda E. Zatzek
Your Name (please print)

1603 Southgate Circle
Your address(es) affected by this application

Linda E. Zatzek 9-20-07
Signature Date

Comments During the period of time that I lived @ 1603 Southgate Circle, there were numerous accidents at the intersection of Southgate Circle & Clawson. I avoided exiting Southgate Circle to the right due to the lack of visibility & the speed with which some period came over. The hill even if I needed to go to the left. I'd take a right turn for safety. With additional traffic, it would only make the safety of the intersection more precarious.

If you use this form to comment, it may be returned to
City of Austin
Neighborhood Planning and Zoning Department
Robert Heil
P O Box 1088
Austin, TX 78767-8810

Dear Council Member

My name is Jan Cartwright

I'm writing you regarding the requested zoning change for 3608 and 3706 Clawson Road, agenda item C14-2007-0067. After several postponements this case is scheduled for a date when it is impossible for me to speak to you in person.

I'm a retired Architect. My wife and I have lived at our current address on Clawson Road for 31 years. We are opposed to the requested zoning change.

We are fully aware that overall population density in Austin is going to increase. We've supported the vertical mixed use overlay along the core transit corridors but have done so with the understanding that density within the neighborhoods will be protected. We do not oppose infill of unused property under its current zoning. We are opposed to up-zoning within established neighborhoods.

The property in question is zoned SF-3 and has been since zoning was established for this area. The shape of the lots allows them to be fully developed under the current SF-3 zoning without penalty.

Clawson Road is a narrow hilly street, we like that, as do our neighbors. It is not designed to carry a high volume of traffic. According to information provided by the Austin Police Department there have been 24 accidents, 13 of these were injury accidents, since 2000. I believe even this is deceiving as there are many minor accidents that are not reported to the police, many involving cars parked along the road. Although I haven't found records of them I know of 2 accidents where deaths occurred during the years before 2000. All of this is on a neighborhood street, 8 of one mile long.

You will be told that there is already MF-2 zoning on Clawson Road and this is true but these developments occurred 25 +/- years ago when we did not have a neighborhood association or any way to successfully oppose the high density development. We were able to prevent the two largest developments from directly exiting onto or entering from Clawson Road.

If there has ever been a case that does not deserve a change in zoning this is it.

Please support our neighborhood and do not grant a change from SF-3.

Thank you for reading my letter and thank you for your service to our community.

Sincerely,
Jan Cartwright AIA
Vice President, South Lamar Neighborhood Association

DEAR CITY COUNCIL, C/o BOB THOMSON, 10.11.07

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website www.ci.austin.tx.us/development


Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0067
Contact: Robert Heil, (512) 974-2330
Public Hearing
June 26, 2007 Planning Commission

JASON MINSHEW 512-799-6723
Your Name (please print)

4018 CLAWSON RD, AUSTIN 78704
Your address(es) affected by this application

☐ I am in favor
☒ I object


Signature

10.11.07
Date

Comments: 1) CLAWSON RD. ALREADY SUFFERS FROM TOO MUCH TRAFFIC, FAST TRAFFIC!!! IT CAN NOT ASSUME ANOTHER 300 TRIPS A DAY. PLEASE CONSIDER SPEED HUMPS TO SLOW TRAFFIC DOWN, AND PLEASE DON'T ENABLE 300 MORE HURLED COMMUTER TRIPS TO BURDEN OUR TINY STREET. 2) THE PROPOSED PROJECT IS LOCATED ON A DANGEROUS, BLIND HILL, ANY ENTRANCE/EXIT AT THAT PARTICULAR PLACE ON CLAWSON WOULD BE REALLY DANGEROUS. PEOPLE REALLY TRY TO GET AIR OFF THESE HILLTOPS TO GIVE YOU AN IDEA OF HOW FAST AND

If you use this form to comment, it may be returned to CREAT PEOPLE DRIVE ON City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P O Box 1088

Austin, TX 78767-8810

CLAWSON

OVER

3) CLAWSON RD HAS NO SIDEWALKS, GUTTERS, OR STORM SEWERS. DURING THE RAINY-SEASON, THERE ARE BIG ^{DEEP} PUDDLES THAT FORM, AND CAN LAST FOR DAYS. THIS IS NOT JUST IN FLASH-FLOODS ~~OR~~ CLAWSON RD HAS VERY POOR DRAINAGE THAT WILL BE MADE WORSE BY THE RUN OFF OF DENSE DEVELOPMENT.

CLAWSON RD IS LITERALLY A NARROW, LITTLE COUNTRY-RD WITH A SKIN OF ~~THE~~ ASPHALT. IT IS BARELY SAFE FOR SLOW, NEIGHBORHOOD, SINGLE-FAMILY ~~A~~ KIND OF TRAFFIC. THE CURRENT VOLUME OF TRAFFIC IS UNSAFE FOR ~~WALKERS~~ ^{PEDESTRIANS} OR BICYCLES. KIDS AND PETS ARE VERY ENDANGERED BY THE NUMBER OF SPEEDERS. ANY COUNCIL MEMBER, OR COMMISSIONER, WHO WOULD LIKE TO COME TO MY HOME, AND HAVE A CUP OF TEA, AND WATCH WHAT I'M TALKING ABOUT, YOU ARE INVITED. PLEASE CONTACT ME. CONTACT INFO ON FRONT

4) THE "GREEN BUILDING" TREND IS FUNDAMENTALLY GOOD. THE DEVELOPERS INVOLVED IN THIS PROJECT HAVE TOUTED THE "GREEN" ASPECTS OF THIS DEAL TO WIN THE FAVOR OF THE NEIGHBORS AND THE PLANNING COMMISSION. LETS BE REAL WHAT SMART-GUY WOULDN'T WANT TO SAVE THE NICE ^{EXISTING} TREES AROUND HIS BUILDING(S). THEY MAKE THE AMBIENCE AND INCREASE THE VALUE OF THE HOME/PROJECT. SAVING THE SHADE TREES DOESN'T MAKE THESE DEVELOPERS HEROES. THEY WANT TO PLOP A BIG APARTMENT COMPLEX IN PLACE OF A BEAUTIFUL WOODS, AND THE NEIGHBORHOOD OPPOSES THE IDEA. "GREEN BUILDING" - WHATEVER. IT'S TACKY TO INSULT YOUR NEIGHBORS, THEN ACT ALL HIGH-PRIORITY BECAUSE YOUR YARD

**BILL CORSBIE, P C
3708 CLAWSON ROAD
AUSTIN, TEXAS 78704-7802**

Attorney and Counselor at Law

Board Certified Administrative Law Texas Board of Legal Specialization

WEBSITE <http://hometown.aol.com/bilcorsbie/myhomepage/index.html>

PHONE 512/443-3199

FAX 512/443-9807

E-MAIL bilcorsbie@aol.com

June 1, 2007

Mr Robert Heil
CITY OF AUSTIN
NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
505 Barton Springs Road, 5th Floor
Austin, TX 78704

re Case Number C14-2007-0067

Dear Mr Heil,

This letter is a follow-up to the voice mail I left with for you today at 974-2330. I have contacted you in response to a letter dated May 31, 2007 copy attached. My home/residence is on the 2 acre lot that I own due south of the 2.223 acre tract at 3608 Clawson Road that has requested a zoning change from SF-3 to MF-3. My home is a frame house build in the 1930's by a Mr Overall who died here. I bought the property from his estate in 1974 and have lived here ever since. In the 1970's, I had several dairy goats here with me on the property. I have an office in what was Mr Overall's workshop/garage, but it is just for phones, files, and computers, no one comes here on business.

I am opposed to the requested zoning change. I have two major concerns, traffic, and flooding.

Regarding traffic, Clawson Road is very hilly and narrow, and it is not appropriate to allow re-zoning that will generate more traffic.

Regarding flooding, the subject tract is up-hill from my property, and I am very concerning about any development there increasing the stormwater flow across my property. The tract immediately north of me now has a duplex. That should not be changed in my opinion.

Please enter my opposition to this matter in the City's records, and provide me constitutionally appropriate due process for communicating my concerns to the appropriate decision makers. I would appreciate it if my opposition could be noted under PROCESS AND NOTES on the enclosed page from the City's web page.

Your attention to this matter is appreciated. Please contact me by phone or email regarding how I should proceed in making my opposition known, and please let me know.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0067

Contact: Robert Heil, (512) 974-2330

Public Hearing

June 26, 2007 Planning Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Bernard J. Natho

Your Name (please print)

1601-B Southgate Circle

Your address(es) affected by this application

Bernard J. Natho

Signature

Date

6-18-2007

Comments

ME-2 will increase traffic on
Chavira Rd, just a 2-lane road. Also the location
on Chavira has very limited visibility making
very dangerous for anyone or traffic accessing Chavira

If you use this form to comment, it may be returned to

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P O Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number C14-2007-0067

Contact: Robert Heil, (512) 974-2330

Public Hearing:

June 26, 2007 Planning Commission

☐ I am in favor
☒ I object

San Bereczki

Your Name (please print)

3212 Clawson Rd.

Your address(es) affected by this application

7.2.07

Date

[Signature]

Signature

Comments

With the lot in question being greater than two acres, the zoning change could potentially add 50 units to Clawson Rd. Clawson already has too much traffic, adding those units will only worsen the existing problem.

If you use this form to comment, it may be returned to

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P O Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings. before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number C14-2007-0067

Contact: Robert Heil, (512) 974-2330

Public Hearing

June 26, 2007 Planning Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Dave Blevins
Your Name (please print)

1801 Lightsey Rd
Your address(es) affected by this application

Dave Blevins
Signature

6/17/07
Date

Comments

Much too dense.

Dave Blevins

If you use this form to comment, it may be returned to

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P O Box 1088

Austin, TX 78767-8810



"Free the Child's Potential "
--Dr Maria Montessori

October 11, 2007

Dear Austin City Council, Care of Bob Thompson,

I am writing in response to the Rezoning Request of 3608-3706 Clawson Road, 78704, File Number C14-2007-0067. Unfortunately I am unable to attend the meeting this evening so I want to be clear in writing that I am vehemently opposed to a rezoning of the property in question to anything higher than SF-3 that would allow for more concentration of housing, more residents and more cars.

Clawson Road, and in particular the part of the road in front of the land in question, is extremely narrow, hilly and dangerous. I live across the street at the top of the hill in the condos at 3607 Clawson and am fearful every time I pull into or out of my driveway onto Clawson Road. Because the road is narrow with hills on both sides, drivers are unable to see cars, pedestrians and pets on or next to the road until they are right on top of them. I have only lived here a short time and in just a few months have had several near-misses with cars coming up the hill as I pull out of my driveway. All but one of my friends and family are no longer willing to park in my parking space out of fear of pulling out of the driveway because of the cars on the blind hill. I keep my cats inside for fear of them being run over by drivers who can't see. It is obviously not safe for neighbors walking or riding bikes either as there is no shoulder or sidewalk on the narrow, hilly, blind road. If the owners of the property in question were to be able to build high-density apartments on this property, it would significantly increase not only the auto traffic but also the pedestrian and bike traffic on this road, significantly increasing the already existent risk.

Furthermore, one of the reasons I chose to purchase my condo on this street is because it is a quiet neighborhood street that I thought would not be heavily trafficked. As a runner, cyclist and pet owner, I am very disappointed that it is a dangerous road. Any additional traffic would be scary and unnecessary.

1503 Morgan Lane, Austin, Texas 78704 www.AthenaMontessoriAcademy.com
(512) 494-6237 school office (512) 301-4089 fax
Info@AthenaMontessoriAcademy.com

The drainage issue is another one that is a greater problem than I have experienced in other neighborhoods. We currently have standing water on the roads every time it rains for several days creating additional road hazards and a completely out-of-control mosquito problem in our neighborhood. Additional housing would mean a greater taxing of the existing drainage structure.

I own three properties in the neighborhood for my home and my Montessori preschool for children. There are many children, elderly, and pets in our special neighborhood and it is very important that we keep it safe for them and safe for the environment, as well as to preserve the quaint nature of one of the few remaining beautiful, quiet hidden streets in Austin. Thank you for your consideration.

Sincerely,


Lisa Friday

1503 Morgan Lane, Austin, Texas 78704 www.AthenaMontessoriAcademy.com
(512) 494-6237 school office (512) 301-4089 fax
Info@AthenaMontessoriAcademy.com