

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0123

Z.A.P. DATE: September 4, 2007
October 2, 2007

ADDRESS: 11701 Jollyville Road

OWNER/APPLICANT: Bell Avenue 11700, Ltd. (Tom McKay)

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

ZONING FROM: SF-2

TO: GR-MU*

AREA: 0.918 acres

* The staff received a request from the applicant asking to amend their rezoning request to LR-MU-CO. The applicant has offered a conditional overlay which would prohibit Food Sales, Off-Site Accessory Parking, Restaurant (Limited), Restaurant (General), and Service Station uses on the site.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is grant LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION:

9/04/07: Postponed at the neighborhood's request to October 2, 2007 (8-0); J. Martinez-1st, K. Jackson-2nd.

10/02/07: Approved staff's recommendation for LO-MU-CO zoning (6-0, B. Baker, C. Hammond-absent); K. Jackson-1st, T. Rabago-2nd.

ISSUES:

On July 20, 2006, a complaint sighting zoning violations on this property was filed with the City of Austin Code Enforcement Division (Summary of Case Report – Attachment B). An inspector visited the site numerous times but was unable to gain access to the interior of the property and therefore could not verify the charge of an impervious cover or home occupation violation. This case has been cleared and closed by the inspector.

DEPARTMENT COMMENTS:

The property in question is currently developed with a single-family residence, a garage and a large two story warehouse structure (Site Layout – Attachment A). The property is surrounded by an 8-foot wooden fence and takes access to Bell Avenue. The applicant is requesting GR-MU, Community Commercial-Mixed Use District, zoning because they would like to permit commercial uses on the site.

The staff recommends LO-MU-CO district zoning for the property because this tract of land is situated at the entrance to a single-family residential neighborhood and is located adjacent to LO zoning to the west and office uses to the east. The proposed LO-MU-CO zoning will permit the

applicant to have a mixture of office and residential uses on the site. LO-MU-CO zoning is compatible with the surrounding office uses and will create a transition in the intensity of uses from Jollyville Road to the residential uses to the north along Bell Avenue. The staff's recommendation is consistent with the intent of the U.S. 183/Jollyville Road Area Study. The U.S. 183/Jollyville Road Area Study calls for a 120-foot buffer of LO zoning along the east side of Jollyville Road. The LO zoning has been consistently applied in this area to date. The purpose of the 120-foot strip is to allow for a buffer of office uses along Jollyville Road to separate the intensive commercial uses fronting U.S. Highway 183/Research Boulevard from the office and residential uses existing on the western side of Jollyville Road.

The applicant agrees with the staff and Zoning and Platting Commission's recommendations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single-Family Residence, Large 1,500 sq. ft. Warehouse Structure (for Hobby Room/Garage Space)
<i>North</i>	SF-3	Duplexes, Single-Family Residences
<i>South</i>	SF-2	Single-Family Neighborhood
<i>East</i>	LI-PDA	Office
<i>West</i>	LO	Asian American Cultural Center, Magic Dragon Preschool

AREA STUDY: U.S. 183/Jollyville Road Area Study

(This Area Study designates the property in question for commercial/GR district uses. The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Not required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- 46 - North Oaks Neighborhood Association
- 157 - Courtyard Homeowners Association
- 426 - River Place Residential Community Association, Inc.
- 475 - Bull Creek Foundation
- 633 - Summit Oaks Sec 2 Neighborhood Association
- 724 - Austin Independent School District

772 – Raintree Estates
786 – Homebuilders Association of Greater Austin

SCHOOLS:

North Oaks Elementary School
Canyon Vista Middle School
Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0082	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-2007-0081	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2 with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved LO-CO and GR-MU-CO zoning on all 3 readings (7-0)
C14-06-0172	LO to Tract 1 (1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level) Tract 2 (0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1 st , J. Martinez-2 nd . 1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings
C14-06-0013	GR, SF-2 to MF-6* *On 4/27/06, the	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an	6/22/06: Case withdrawn by applicant

	agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1st, B. Baker-2nd. Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1st, B. Baker-2nd. Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1st, J. Pinnelli-2nd.	
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services(7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-99-0040	SF-2 to GO	4/06/99: Approved staff rec. of LO (9-0)	5/06/99: Approved PC rec. of LO (6-0); all 3 readings
C14-97-0118	SF-2 to SF-3	10/07/97: Approved staff's rec. of SF-3 (8-0)	11/06/97: Approved PC rec. of SF-3 (7-0); all 3 readings
C14-97-0067	LO, SF-2 to LO	7/22/97: Approved staff rec. of LO by consent (8-0)	8/21/97: Approved LO (5-0); all 3 readings
C14-93-0141	SF-2 to GR	11/16/93: Approved LO and GR-CO: On Tract 2 - General Retail Sales (General and Convenience) uses shall be a max FAR of 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	12/02/93: Approved LO and GR-CO (7-0); all 3 readings
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1st reading 12/16/93: Approved LI-PDA 6-0); 2nd/3rd readings
C14-92-0133	SF-2, SF-3, SF-6, LO, GO to	5/23/93: Approved MF-2 w/ conditions (6-0): limit density to 224	6/03/93: Approved MF-2-CO (6-0); 1 st reading

	MF-2	dwelling units; no structure shall be constructed within 50 feet of SF-2 zoning, any structure beyond the 50 foot setback, within 400 feet of Ladera Vista Drive shall not exceed 32 feet in height; allow only emergency access to Taylor Draper Lane; maintain a 50 foot vegetative buffer along Taylor Draper Lane; construct a six foot high privacy fence along Taylor Draper Lane; no structures within 220 feet of Taylor Draper Lane, any structure within 80 feet of the 220 foot setback shall not be 32 feet or higher within said 80 foot strip of land; construct a six foot high privacy fence along the property abutting single-family zoned lots.	6/10/93: Approved MF-2-CO (5-0); 2 nd /3 rd readings
C14-92-0051	SF-2 to MF-2	8/27/92: Approved MF-2-CO: limit density to 17.3 units per acre, driveway access for the property shall be reviewed and approved at the time of site plan be Transportation review.	9/03/92: Approved MF-2-CO on all 3 readings
C14-90-0056	SF-2 to LO	10/09/90: Approved LO (6-0-2, SR/HG-abstain)	10/18/90: Approved LO (6-0); 1 st reading 1/10/91: Approved LO; 2 nd /3 rd readings
C14-90-0050	LO to LI-PDA	9/11/90: Approved staff rec. of LI-PDA (7-0)	9/13/90: Approved LI-PDA (6-0); 1 st reading 4/25/91: Approved LI-PDA on 2 nd /3 rd readings
C14-89-0024	SF-2, GO to GR	5/23/89: Approved GR & SF-2	6/29/89: Approved GR & SF-2 (6-0); 1 st reading 10/04/90: Approved GR & SF-2 (7-0); 2 nd / 3 rd readings
C14-89-0022	LO to GR	6/27/89: Approved GR-CO and LR w/conditions: No direct vehicular access to Thunder Creek or Stanwood Road; Food Sales use shall be a max FAR of .041 to 1; General Retail Sales (General and Convenience) uses shall be a max FAR of .08 to 1; Restaurant (General and Limited) uses shall be a max FAR of .009 to 1; Restaurant	7/27/89: Approved GR-CO and LR w/conditions on 1 st reading 1/18/90: Approved GR-CO and LR-CO on 2 nd /3 rd readings

		(Drive-In, Fast Food) uses is restricted to a FAR of .003 to 1; FAR calculations shall be based on the combined area of Tract 1 (29.909 acres) and Tract 2 (1.482 acres); uses shall comply with the TIA.	
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RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Jollyville Ave	100'	60'	Arterial	Yes	Yes	392 Braker
Bell	80'	22-32'	Local	No	Yes	982 Pavilion
						983 US 183

CITY COUNCIL DATE: November 8, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

 Subject Tract

 **Zoning Boundary**

Pending Cases

ZONING

CASE#: C14-2007-0123

ADDRESS: 11701 JOLLYVILLE RD.

SUBJECT AREA: 0.918

GRID: H35

INTLS: TRC


$$1'' = 200'$$

CASE MGR: S.SIRWAITTIS

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.

STAFF RECOMMENDATION

The staff's recommendation is grant LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited office (LO) 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

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LO-MU-CO zoning is consistent and compatible with the surrounding LO zoning to the west and developed office uses to the east. LO-MU-CO zoning will create a transition in the intensity of uses from Jollyville Road to the residential uses to the north along Bell Avenue. The staff's recommendation is consistent with the U.S. 183/Jollyville Road Area Study, which calls for a 120-foot buffer of LO zoning along the eastern side of Jollyville Road.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed LO-MU-CO zoning will permit the applicant to utilize the existing structures on the site for a mixture of office and residential uses. The property in question meets the minimum lot size requirements for the LO-MU district.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with a single-family residence, a garage and a large two-story warehouse structure. The property is surrounded by an 8-foot wooden fence and only takes access to Bell Avenue.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90% and the LO zoning district would be 70%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is located over the northern Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Jollyville Ave	100'	60'	Arterial	Yes	Yes	392 Braker
Bell	80'	22-32'	Local	No	Yes	982 Pavilion 983 US 183

A Neighborhood Traffic Analysis may be required to be performed for this project by the Transportation Review staff. Please contact this reviewer for more information. LDC, Sec. 25-6-114.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

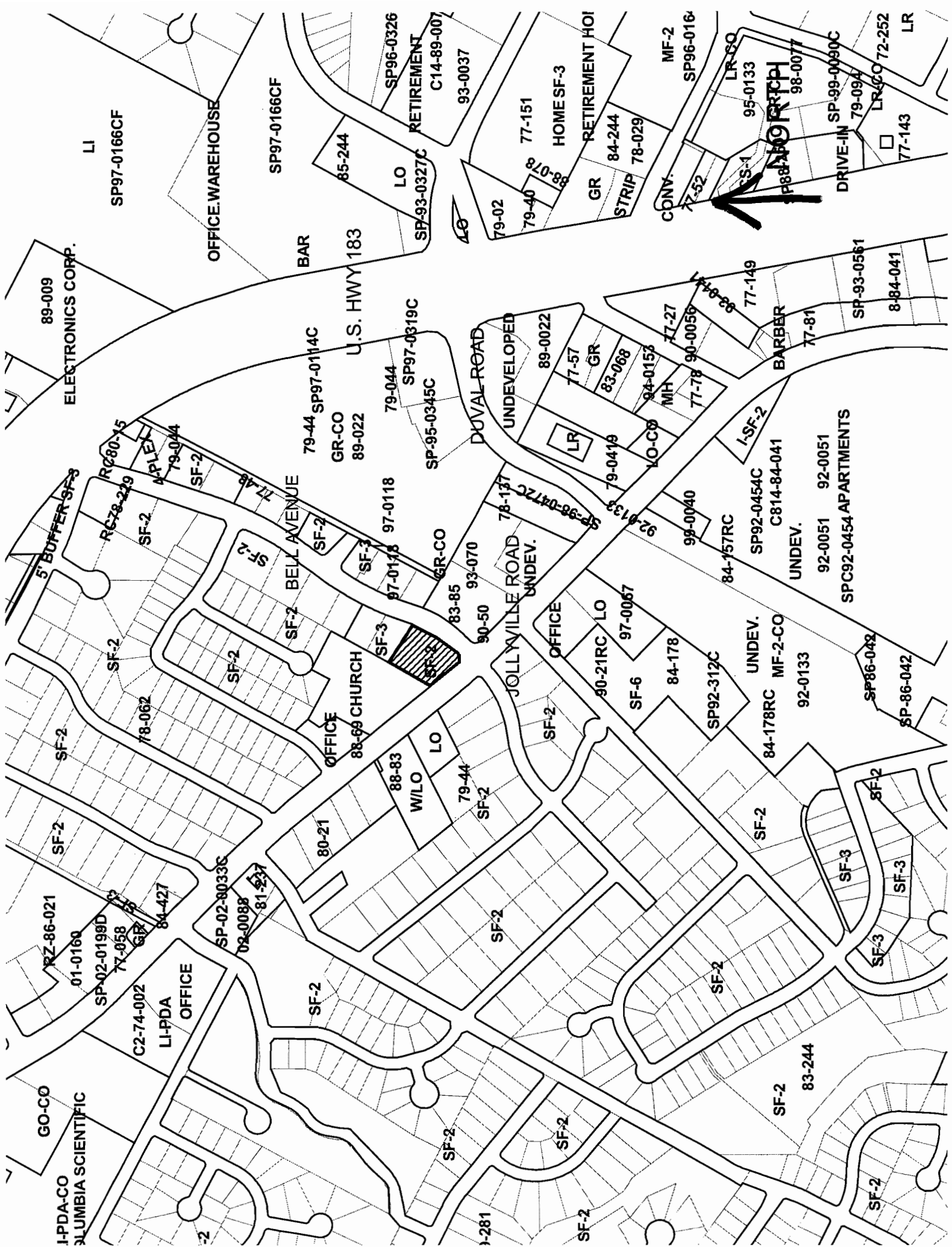
Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

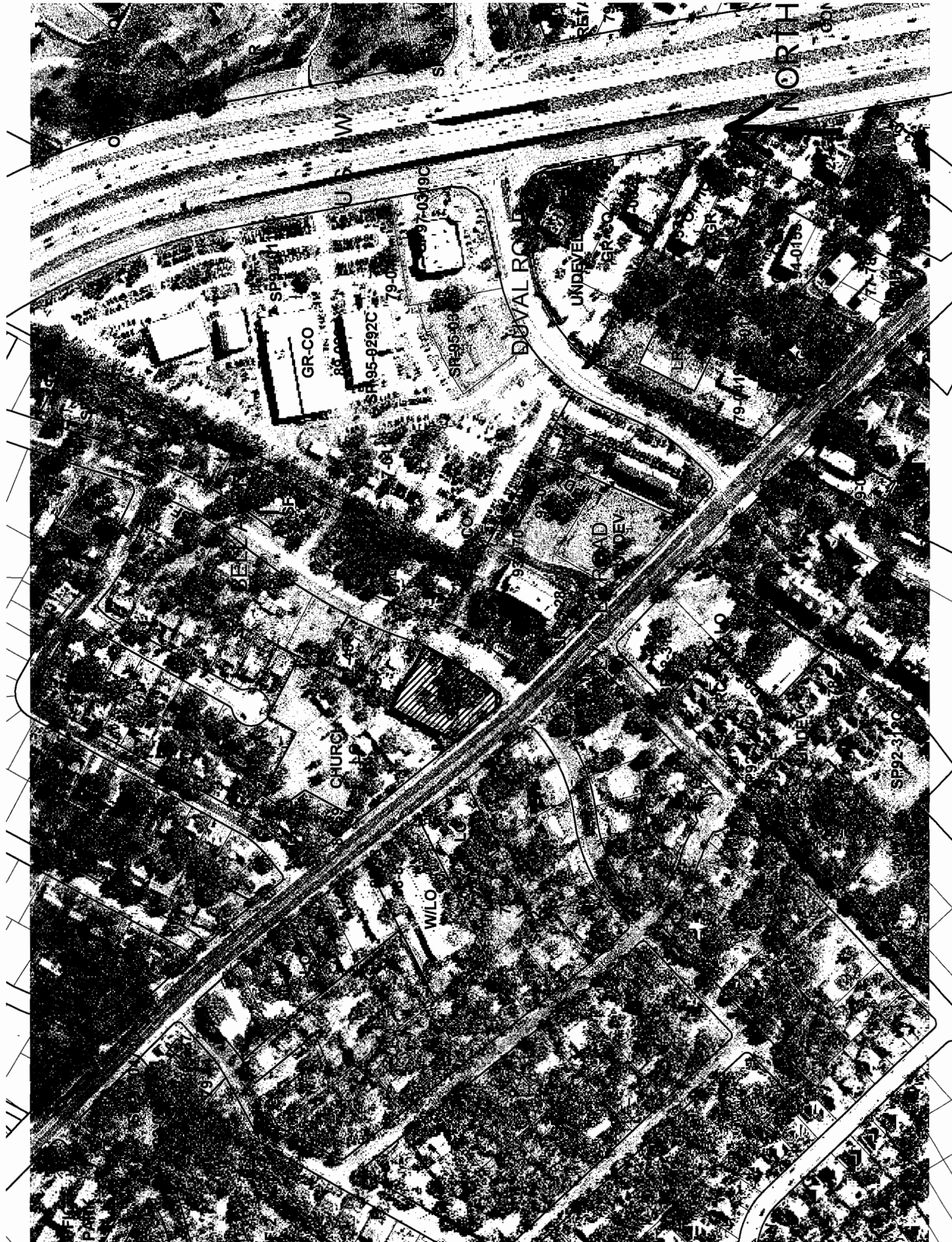
Compatibility Standards

The site is subject to compatibility standards. Along the North & South property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

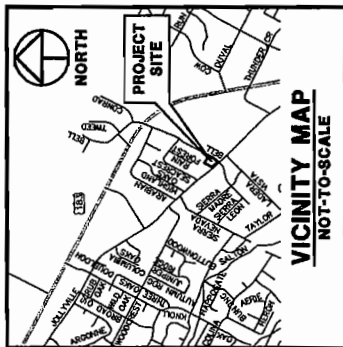
Additional design regulations will be enforced at the time a site plan is submitted.





LEGEND

—○—	— GUY ANCHOR
—●—	— POWER POLE
—	— OVERHEAD POWER LINE
—//—	— WOOD FENCE
—P.U.E.—	— PUBLIC UTILITY EASEMENT
—B.L.—	— BUILDING LINE
—○—	— CHAINLINK FENCE



GENERAL NOTES

[illegible]

IMPERVIOUS COVER CALCULATIONS	
PARENT TRACT	42,022 SQ. FT.
EXISTING IMPERVIOUS COVER	24,166 SQ. FT. 57.5%

REVISIONS	
DATE	REASON
06-11-02	FORM SURVEY
06-22-07	UPDATED SURVEY
06-29-07	ADDED IMPERVIOUS COVER CALCS

Windrose Land Services Austin

3013 YOON LANE, SUITE 512
AUSTIN, TEXAS 78744

Telephone: (512) 358-2100
Fax: (512) 358-2770



Attachment A



City of Austin
Solid Waste Services Department - Code Enforcement
Code Enforcement Division
Summary of Case CC-2006-026821-ITR

COMPLAINT INFORMATION

Case Status: Closed

Address: 11701 Jollyville Road

Legal Description:

Property Owner(s):

Complaint Date: July 20, 2006

Complaint: Impervious cover, home occupation

INSPECTION INFORMATION

Investigator Assignment(s)

Luther Perez assigned on July 26, 2006

Transferred to Jason Crouch on

Case Log

DATE	STAFF NAME	ACTION TAKEN
07/20/2006	Jason Crouch	Information Update Conducted An Initial Inspection of the Property. Inspector's Comments: "Viewed from curb, 8 foot high fence, massive accessory structure (30,000 sq. ft. building), surveillance cameras. No one home, code lock at gate. Photos through fence show a lot of new asphalt. Owner Tom McKay, researching plat."
08/01/2006	Jason Crouch	Information Update Information Update and research results. Inspector's Comments: "Spoke again to Roger Faulk 431-8036, advised him of my flex inspection findings, still need more compelling information regarding commercial use, impervious cover, and fence height."
08/28/2006	Jason Crouch	Information Update Conducted A Follow-Up Inspection of the Property. Inspector's Comments: "current photos on file. Same : status - researching impervious cover and commercial application of the land as well as 8ft fence. Reviewing with Paul T."
09/08/2006	Jason Crouch	Information Update Conducted A Follow-Up Inspection of the Property. Inspector's Comments: "Staked out once again, no activity, no one coming or going onto premises, took photos. This case is standing still, will review with Paul."
09/12/2006	Jason Crouch	Information Update Conducted A Follow-Up Inspection of the Property. Inspector's Comments: "Still no coming or going in or out of this private property, current perch photos."
10/05/2006	Jason Crouch	Information Update Conducted A Follow-Up Inspection of the Property. Inspector's Comments: "Multiple inspections at this property, no evidence of home occupation at this time. Unable to calculate impervious cover without access to inside of property. Still a concern with 8' fence but no complaint on it. Closing case pending further complaints."

10/05/2006 Jason Crouch

Information Update

Case closed for invalid findings (no violations). Inspector's Comments: "Numerous inspections done, no follow up from Roger Faulk regarding incriminating evidence of home occupation. I need access to the property to calculate impervious cover. Closing pending further complaints."

VIOLATIONS

Land Use

Structure Maintenance

NOTICES



City of Austin
Solid Waste Services Department - Code Enforcement
Code Enforcement Division
Summary of Case CC-2007-112045

COMPLAINT INFORMATION

Case Status: Closed

Address: 11701 Jollyville Road

Legal Description:

Property Owner(s):

- Owner

Complaint Date: April 6, 2007

Complaint: PIO e-mail received 4/5, realtor John Kovas at 787-8713 placing signs in the ROW at Ladera Park Offices, 11071-11071 Jollyville Rd.

INSPECTION INFORMATION

Investigator Assignment(s)

Jerry Reynolds assigned on April 6, 2007

Case Log

DATE	STAFF NAME	ACTION TAKEN
04/09/2007	Jerry Reynolds	No Violation(s) Found/ Insp
No Violations		

VIOLATIONS

Land Use

Structure Maintenance

NOTICES



City of Austin
Solid Waste Services Department - Code Enforcement
Code Enforcement Division
Summary of Case CC-2003-013344-ITR

COMPLAINT INFORMATION

Case Status: Closed

Address: 11701 Jollyville Road

Legal Description:

Property Owner(s):

Complaint Date: February 12, 2003

Complaint: this is not owners homestead - owner sells camera supplies from this residence it's a business - owner lives at 11339 Taylor Draper)

INSPECTION INFORMATION

Investigator Assignment(s)

Paul Tomasovic assigned on February 12, 2003

Case Log

DATE	STAFF NAME	ACTION TAKEN
<u>COMMENT</u>		
02/13/2003	Paul Tomasovic	Information Update
Conducted An Initial Inspection of the Property. Inspector's Comments: "Inspected site, I will research possible home occupation violations."		
02/20/2003	Paul Tomasovic	Information Update
Case closed for invalid findings (no violations). Inspector's Comments: "Although the owner has a home at 11339 Taylor Draper, there is no evidence that he is not also using 11701 as a living unit. There is no way, at this time to prove what the owner is doing when he is at this site. From inspecting the outside premies of the site, there is no sign of a business operation home occupation violation."		

VIOLATIONS

Land Use

Structure Maintenance

NOTICES

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 applicant'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 rezoning 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 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

EX 974-2269

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: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing: 6370

September 4, 2007 Zoning and Platting

Commission

Tom McKay

☐ I am in favor
☒ I object

STEVE CRORAY
Your Name (please print)

5800 SIENA MAORE, 78755
Your address(es) affected by this application

Signature: [Signature]

9-19-07
Date

Comments:

I object to LR zoning
for this site, I would
favor LO only.

[Signature]

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

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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.

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ Object

Jennifer Horsch
Your Name (please print)

11903 Arabian Tels
Your address(es) affected by this application

Jennifer Horsch
Signature

9/1/07
Date

GR-MU is a drastic modification to the land that can lead to a heavy burden to the neighborhood in which it is located. I am opposed to this request as it stands. I have concerns approving the opportunities for retail and restaurants into our neighborhood. I would be more inclined to accept LO-CO so that traffic is limited. The building was constructed under residential codes. I am concerned the building does not meet required codes for commercial and does not comply with City standards of commercial property.

I ask that ZAP allow more time to come to a negotiable resolution.

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

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

(Commission)

Christopher Puelher
Your Name (please print)

5902 Sierra Madre

Your address(es) affected by this application

5902 Sierra Madre
Signature

9/5/07
Date

Comments:

*Light Commercial use is OK,
mixed office use that maintains character
of neighborhood*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8819

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

STATE FARM INSURANCE

Your Name (please print)

JOHN R. RIRK 10931 JILLYVILLE RD. AUSTIN TX 78759

Your address(es) affected by this application

John R. Rirk

Signature

Date

9-9-07

Comments:

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City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

William D. McGovern

Your Name (please print)

William D. McGovern

Your address(es) affected by this application

11740 JOURYVINE ROADS, #200

Signature

Biel G. Gorman

Date

9-6-07

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

MARY FRANCES LANGERIE

Your Name (please print)

5901 Sierra Madre

Your address(es) affected by this application

Frances Langerie 9-6-07

Signature

Date

Comments:

I have no problem with commercial zoning as requested.

If you use this form to comment, it may be returned to:
City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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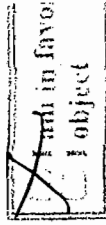
Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission



SANDRA K. INLER
Your Name (please print)

11003 LADERA VISTA #13

Your address(es) affected by this application

Sandra K. Inler
Signature

Date

Comments:

this rezoning will not have any effect on my home.

If you use this form to comment, it may be received in:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-0888

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Benjamin L. Paddock
 Your Name (please print)

5801 Sierra Verde

Your address(es) affected by this application



Signature

9/5/2007
 Date

Comments:

Please disregard my previous vote that was cast while not knowing the complete picture.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Jim Friesen

Your Name (please print)

5703 Sierra Madre

Your address(es) affected by this application

[Signature]

Signature

Date

Comments:

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057, 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Michael Blake Wilthey

Your Name (please print)

11601 Bell Ave Austin TX 78759

Your address(es) affected by this application

[Signature] 5 Sept 07

Signature

Date

Comments: No objection to commercial structuring.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8840

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Case Number: C14-2007-0123

Contact: Sherri Sirwanis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Mary Paugh
Your Name (please print)

5700 Sierra Madre
Your address(es) affected by this application

MD Paugh
Signature

9-5-07
Date

Comments:

I was misled on proper location by an unsigned letter

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwanis

P. O. Box 1088

Austin, TX 78762-0888

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Case Number: C14-2007-0123
Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057
Public Hearing:
September 4, 2007 Zoning and Platting
(Commission)

☒ I am in favor
☐ I object

EWING BAUGH
Your Name (please print)

5200 SIERRA MADRE
Your address(es) affected by this application

Edward Bayl 05 SEP 07
Signature Date

Comments: OTHER TERM TRAP
I SIGNED WAS MIS-
LEADING

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8840

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

LEAL BARTON
Your Name (please print)

5803 Sierra Madre

Your address(es) affected by this application

Sherri Sirwaitis
Signature

9/5/07

Date

Comments:

If you use this form to comment, it may be assumed to:

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088

Austin, TX 78762-0888

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ am in favor
☐ object

MARIAH PADDOCK

Your Name (please print)

5801 Sierra Madre 78789

Your address(es) affected by this application

Signature Date 9/3/07

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8819

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Richard Horsey
Your Name (please print)

10931 Jollyville Rd. Ste 100x101

Your address(es) affected by this application

[Signature]
Signature

7-9-07
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirvaitis
P. O. Box 1088
Austin, TX 78767-8849

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

George Kissinger

Your Name (please print)

11602 Jollyville Rd Austin, TX 78759

Your address(es) affected by this application

[Signature] 9-4-07

Signature

Date

Comments:

I see no reason to deny this.
Jollyville Road is essentially
commercial.

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

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirvaitis
P.O. Box 1088

Austin, TX 78767-8940

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

CLEMENT EVANS

Your Name (please print)

11740 JOLLYVILLE

Your address(es) affected by this application

Clement Evans

Signature

9/3/07
Date

Comments:

IS ACROSS
my address ~~at the~~ the

street. The proposal is

fine with me.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwanis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

For Bob Everett

Your Name (please print)

For 12345

Your address(es) affected by this application

11652 Jollyville Rd 9/4/07

Signature

Date

Comments

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City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwanis

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sheri Sirvantis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

David Nelson

Your Name (please print)

11743 Jollyville Rd., Austin TX 78759

Your address(es) affected by this application

Signature

Date

Comments:

I am in favor of commercial zoning of the property facing Jollyville Rd.

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

City of Austin

Neighborhood Planning and Zoning Department

Sheri Sirvantis

P. O. Box 1088

Austin, TX 78762-8844

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Nick Green

Your Name (please print)

11523 Ivyville Road

Your address(es) affected by this application

Shelley A. Hinkle 7/4/07

Signature

Date

Comments:

**NO ZONING IN IVYVILLE
SHELLEY A. HINKLE**

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

Al Sadeghi

Your Name (please print)

11300 JOLLYVILLE RD.

Your address(es) affected by this application

Al Sadeghi 9-4-07

Signature

Date

Comments:

I am located on JOLLYVILLE RD. & I support this

☒ I am in favor
☐ I object

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City of Austin

Neighborhood Planning and Zoning Department

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P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Troy Cooby

Your Name (please print)

11320 Taylor DeAgre Ln.

Your address(es) affected by this application

17 W

Signature

9/3/07

Date

Comments: *The businesses on Jollyville take*

better care of their properties than the

Residences.

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Neighborhood Planning and Zoning Department

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

MAT CONKEY

Your Name (please print)

11405 LADARA VISTA DR

Your address(es) affected by this application

9/3/07

Date

Signature

Comments:

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

MORAD HARIN

Your Name (please print)

5704 Santa Madre Austin TX 78759

Your address(es) affected by application

Clarens Harin

Signature

09/03/07

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-0888

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

Rick Ruehl

Your Name (please print)

11337 Taylor Draper Ln

Your address(es) affected by this application

9/3/07

Signature

Date

Comments:

Residential properties are a problem on Jollyville Rd and more commercial would be better for ~~the area~~ shopping.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Your Name (please print): Juan Yoda / Juan Yoda

1102 Bell

Your address(es) affected by this application

Signature

Date

Comments: Sale of The Neighborhood Association

IS ADOPTED CHANGE IN ANY
FORM. JOLLYVILLE SHOULD BE
ZONED IN VARIOUS FORMS OF
COMMERCIAL OR MIXED USE.
THE NEGATIVE VOTES DO NOT
REPRESENT ME

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

219-7724

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

JAY THEISEN, for
Your Name (please print) notek, BV.

11675 Jollyville
Your address(es) affected by this application

J. Theisen 9/6/2007
Signature Date

located on corner
Comments: of Bell and Jollyville.

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

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057, (512) 974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission:

GARY D. PRATT

Your Name (please print)

11824 Sollyville Rd.

Your address(es) affected by this application

Gary D. Pratt

Signature

Date

9/4/07

Comments:

☒ I am in favor
☐ I object

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8844

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Case Number: C14-2007-0123

Contact: Sherri Sirwaltis, (512) 974-8057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

Amey Park

Your Name (please print)

11713 Jollyville Rd

Your address(es) affected by this application

AS Sirwaltis

Signature

9-3-07

Date

Comments:

I Support LO Not GR

X AS Rec'd
Conversational

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaltis
P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/re-zoning 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.

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Case Number: C14-2007-0123

Contact: Sherri Sirvanitis, (512) 974-3057, 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Melissa Butler

Your Name (please print)

5802 Sierra Lean

Your address(es) affected by this application

Melissa Butler

Signature

Date

Comments:

I support LO for The reason that all other offices are LO on Jollyville and The chances of higher traffic becoming during 8-5 M-F are higher, which will lessen the affect of higher traffic on me.

If you use this form to comment, it may be retained for

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvanitis

P. O. Box 1488

Austin, TX 78767-0888

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 (512-974-3057)

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Your Name (please print)

Your address(es) affected by this application

☒ I support LO *Signature* *Date*
Comments: *I Support LR-MU-CC*

With CO Restrictions

Outlined in Addendum-A

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City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirvaitis
P. O. Box 1088

Austin, TX 78767-0888

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

Bruce Roach

Your Name (please print)

11672 Jollyville Rd, Austin TX 78759

Your address(es) affected by this application

BD Roach

Signature

9/4/07

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-3810

PUBLIC HEARING INFORMATION

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Case Number: C14-4007-0123

Contact: Sherri Sirwallis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Chris Van Deren

Your Name (please print)

5703 Sierra Madre 5807 Sierra Madre

Your address(es) (Reported by this application)

Chris Van Deren

Signature

Date

8/31/07

Comments: *I have not heard from any of the members of the home owners Ass. I am truly being represented by the Association I would like to see names and numbers of the officers, so we can discuss the concern. I do not foresee any negative traffic it is on main st. Thank you for the info.*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwallis

P. O. Box 1088

Austin, TX 78762-0888

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwanis, (512) 974-3057, 512-974-1057

Public Hearing:

September 4, 2007 / Planning and Planning

Commission

☒ I am in favor
☐ I object

Cornels Van Der Eek

Your Name (please print)

5807 Sierra Madre

Your address(es) affected by this application

CS/DE/

Signature

8/30/07

Date

Comments:

See Comments on other page

Thank you

CS/DE/

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwanis
P. O. Box 1088
Austin, TX 78768-0888

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

John Zukosky
Your Name (please print)

5701 Sierra Madre
Your address(es) affected by this application

John Zukosky
Signature

8-31-07
Date

Comments:

*I am distressed by
repealing this notice
before the "Officers of
the Homeowners Association
have not indicated
themselves or signed
the notice"*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Summit Oaks Neighborhood Association

There will be a Re-Zoning hearing 09/04/07 on the property at 11701 Jollyville Road at the intersection of Jollyville Road and Bell Avenue to change it from a SF-2 (Single Family 2) to GR-MU (Community Commercial-Mixed Use, Almost Anything) use.

The officers of the Summit Oaks Home Owners Association are opposed to this change. We believe this will create unmanageable traffic congestion at that intersection and invite further invasion of our Residential Only Deed Restrictions.

Please complete the attached Case Number C14-2007-0123 Form. Asserting if you are For or Against the Zoning Change, add your comments, address and sign.

Do Not Mail, due to the limited response time. Deliver to 5803 Sierra Leon or we will pick it up prior to the hearing if you affix it to your front door.

Thanks for your interest in our community.

I own two homes in our Community.
I do not foresee unmanageable Traffic Congestion
it is on a main st. I have not heard from any
of the members of the homeowners Association.
If I am truly being represented by the Association
I would like to see names and numbers of the
officers so we can discuss the concern.

So I am in favor of the change

Case # C14-2007-0123

8/31/07

Cornelis Van DER Eijk
Cornelis Van DER Eijk

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Case Number: C14-2007-0123

Contact: Sherri Sirvaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

David Ling

Your Name (please print)

11608 Autumn Ridge Dr Austin, TX 78759

Your address(es) affected by this application

D. Ling

Signature

Sept. 3, 2007

Date

Comments:

I support community business on
St. Louis.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Tom McKay
Your Name (please print)

11339 Taylor Dealer Lane

Your address(es) affected by this application

8-30-07

Date

[Signature]
Signature

Comments:

I believe this rezone request is appropriate and reasonable. The zone request allows for same + similar uses as the policies located next door and all alongully bill.

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-0888

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

Andy LeMaster

Your Name (please print)

11510 Fasthorse Dr.

Your address(es) affected by this application

[Signature]

Signature

9/1/07

Date

Comments:

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City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Hammaker Rd LTD / Tem McKay
Your Name (please print)

10931 Jollyville Rd

Your address(es) affected by this application

10931 Jollyville Rd
Signature

9-3-07
Date

Comments:

ON Jollyville
Support New Zoning

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

McKay Family

Your Name (please print)

11800 Highland Oaks

Your address(es) affected by this application

1022 Maple *9-3-07*

Date

Signature

Comments:

S. Hoyt

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting Commission

McKay Family
Your Name (please print)

11800 Arabian Trail
Your address(es) affected by this application

Tom McKay
Signature

9-3-07
Date

☒ I am in favor
☐ I object

Comments:

SUPPORT

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

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088

Austin, TX 78767-8810

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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: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

McKay Family

Your Name (please print)

11801 Arabian Trail

Your address(es) affected by this application

Tom McKay

Signature

9-3-07

Date

Comments:

Same Subdivision
as Subject

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

McKay Family

Your Name (please print)

11601 Bell Ave

Your address(es) affected by this application

Tony McKay

Signature

9-3-07

Date

Comments:

We Support

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

McKay Family

Your Name (please print)

5704 Sierra Madre

Your address(es) affected by this application

Tom McKay

Signature

9-3-07

Date

Comments:

Support request

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

McKay Family

Your Name (please print)

11608 Bell

Your address(es) affected by this application

1011 McKay

Signature

Date

9-3-07

Comments:

This Property directly
across street from
Subject Property.
We are in favor of
Zone Request

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☒ I am in favor
☐ I object

McKay Family
Your Name (please print)

5906 Sierra Lee
Your address(es) affected by this application

1001 McKay
Your address(es) affected by this application

9-3-07
Date

Signature

Comments:

Zoning requested is
Appropriate for Jollyville

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P.O. Box 1088

Austin, TX 78767-8810

PETITION

Case Number:

C14-2007-0123

Date:

Oct. 4, 2007

Total Area within 200' of subject tract: (sq. ft.)

286,701.11

1	<u>01-6201-0309</u>	<u>LOWE GARY & FELICIA</u>	<u>12393.49</u>	<u>4.32%</u>
2	<u>01-6201-0337</u>	<u>LOWE GARY & FELICIA</u>	<u>7448.13</u>	<u>2.60%</u>
3	<u>01-6201-0403</u>	<u>RILEY MICHAEL W</u>	<u>1839.20</u>	<u>0.64%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

21,680.82

Total %

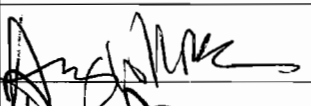
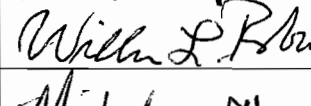
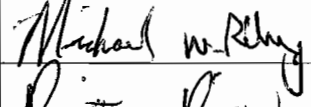
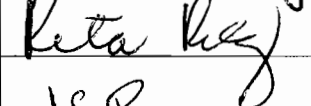
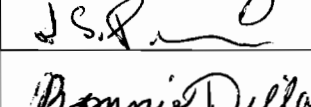
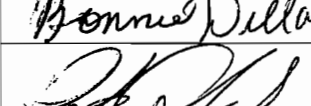
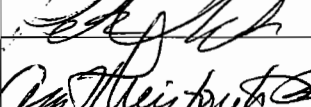
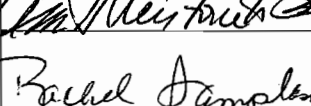
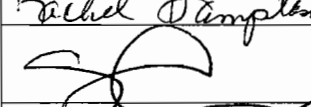
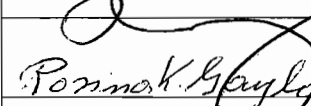
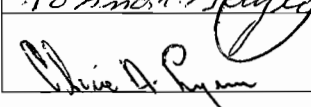
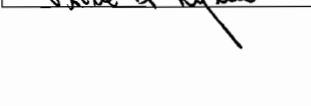
7.56%


 **SubjectTract**
 **PropertyOwner**
 **Buffer**
 **Zoning Boundary**

PETITION

Date: **9-2007** File Number: **C14-2007-0123**
Address of **11701 Jollyville Rd.**

To the Austin City Council and Planning Commission: We, the undersigned property owners affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would re-zone the property. We are particularly against GR zoning and any further increase in traffic and congestion of the Jollyville Road – Bell Ave. intersection. We're further concerned, the property was developed prior to obtaining zoning and that the customary; zoning -> site plan -> development process, appears to have been circumvented.

SIGNATURE	PRINT NAME	ADDRESS
	Amy Wong Mok	11713 Jollyville Rd (78759)*
	DARRIN R NELSON	11745 Jollyville Rd (78759)*
	WILBUR L. ROBINSON	5903 SIERRA LEON (78759)
	Michael W. Riley	11606 Bell Ave Austin, Tx. *
	Rita Riley	11606 Bell Ave ^{Austin, TX} 78759
	J.S. PRIMROSE	11606 Bell Ave 78759 *
	BONNIE DILLARD	5705 Sierra Madre
	Peter Christian	5905 Sierra Leon
	Ann Kristovich	5902 Sierra Leon
	Rachel Samplaski	11501 Bell Ave. 78759
	Gene Cronin	5800 SIERRA MADRE. 78759
	Rosina K. Gaylord	5802 Sierra Madre 78759
	CLIVE A. LYNN	5804 SIERRA LEON 78759

SIGNATURE	PRINT NAME	ADDRESS
Daniel L Dale	Daniel L Dale	5903 SIERRA MADRE 78759
Kevin Woolley	KEVIN WOOLEY	5906 SIERRA MADRE 78759
Jon Baney	Jon Baney	5908 Sierra Madre 78759
Susan B. Graham	Susan B. Graham	5800 Sierra Leon 78759
Melissa Butler	Melissa Butler	5802 Sierra Leon 78759
Phillip Williams	Phillip Williams	5803 SIERRA LEON 78759
D. O'Donoghue	D. O'Donoghue	5801 SIERRA LEON 78759
Terry Hillis	TERRY HILLIS	5905 SIERRA MADRE 78759
Chas Miller	Chas Miller	5902 Sierra Madre 78759
Brian Scarborough	Brian Scarborough	5900 Sierra Leon 78759
Roy Herlocher	Roy Herlocher	5901 Sierra Leon 78759
Janet C. Aubin	JANET C. AUBIN	5804 SIERRA MADRE 78759
Nancy T. McDow	NANCY T. MCDOW	5900 Sierra Madre 78759
J. Lanier Bayliss	J. Lanier Bayliss	5900 Sierra Madre 78759
Erica Hageman	ERICA HAGEMAN	11604 Bell Ave 78759
Sally Frick	Sally Frick	11602 Bell Ave 78759
Diane Shigley	Diane Shigley	11503 Bell Ave 78759
Lisa Barron	Lisa Barron	5805 Sierra Leon 78759
Reese Falk	Reese Falk	5904 SIERRA MADRE
J. HUSON	J HUSON	11603 BELL AVE
Felicia Lowe	Felicia Lowe	11719- Bell Ave *
Felicia Lowe	Felicia Lowe	11725- Bell Ave *
Felicia Lowe	Felicia Lowe	11731 Bell Ave *
Felicia Lowe	Felicia Lowe	11737 Bell Ave *
Felicia Lowe	Felicia Lowe	2

* - WITHIN 200' OF SUBJECT



Subject Tract



Zoning Boundary



Pending Cases


$$1'' = 200'$$

CASE MGR: S.SIRWAITTIS

ZONING

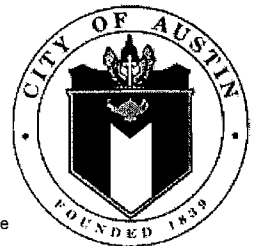
CASE#: C14-2007-0123

ADDRESS: 11701 JOLLYVILLE RD.

SUBJECT AREA: 0.918

GRID: H35

INTLS: TRC



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.