

## **SECOND/THIRD READING SUMMARY SHEET**

**ZONING CASE NUMBER:** C14-2007-0123(11701 Jollyville Road)

**REQUEST:**

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 11701 Jollyville Road from SF-2, Single Family Residence Standard Lot District, zoning to LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay District, zoning.

The ordinance reflects the conditions imposed by Council on 1<sup>st</sup> reading.

**PROPERTY OWNER:** Bell Avenue 11700, Ltd. (Tom McKay)

**AGENT:** Shaw Hamilton Consultants (Shaw Hamilton)

**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 City Council's recommendation at 1<sup>st</sup> reading.

**DATE OF FIRST READING/VOTE:**

November 8, 2007: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No)

**CITY COUNCIL DATE:** November 29, 2007

**CITY COUNCIL ACTION:**

**ASSIGNED STAFF:** Sherri Sirwaitis

**PHONE:** 974-3057

sherri.sirwaitis@ci.austin.tx.us

## **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-1<sup>st</sup>, K. Jackson-2<sup>nd</sup>.

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

### **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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
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 <b>Tract 1</b> (1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level)  <b>Tract 2</b> ( 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 <sup>st</sup> , J. Martinez-2 <sup>nd</sup> .  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 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	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.	<p>area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1<sup>st</sup>, B. Baker-2<sup>nd</sup>.</p> <p>Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1<sup>st</sup>, B. Baker-2<sup>nd</sup>.</p> <p>Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1<sup>st</sup>, J. Pinnelli-2<sup>nd</sup>.</p>	
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)	<p>8/05/93: Approved LI-PDA (6-0); 1<sup>st</sup> reading</p> <p>12/16/93: Approved LI-PDA 6-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
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 <sup>st</sup> 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 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> reading  1/10/91: Approved LO; 2 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> reading  4/25/91: Approved LI-PDA on 2 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> reading  10/04/90: Approved GR & SF-2 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> reading  1/18/90: Approved GR-CO and LR-CO on 2 <sup>nd</sup> /3 <sup>rd</sup> 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:** Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No)

November 29, 2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 11/29/07

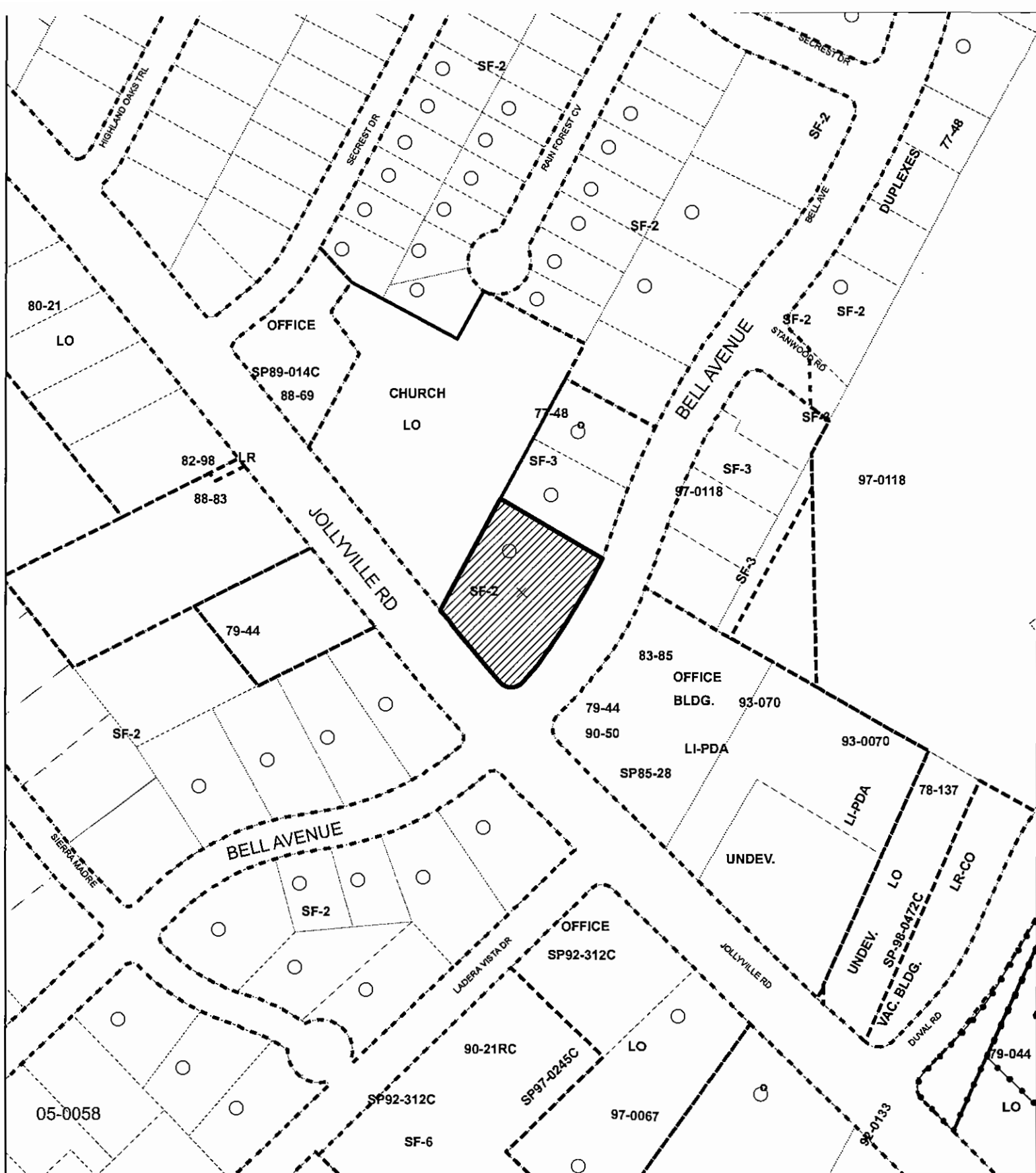
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto: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.SIRWATTIS

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.

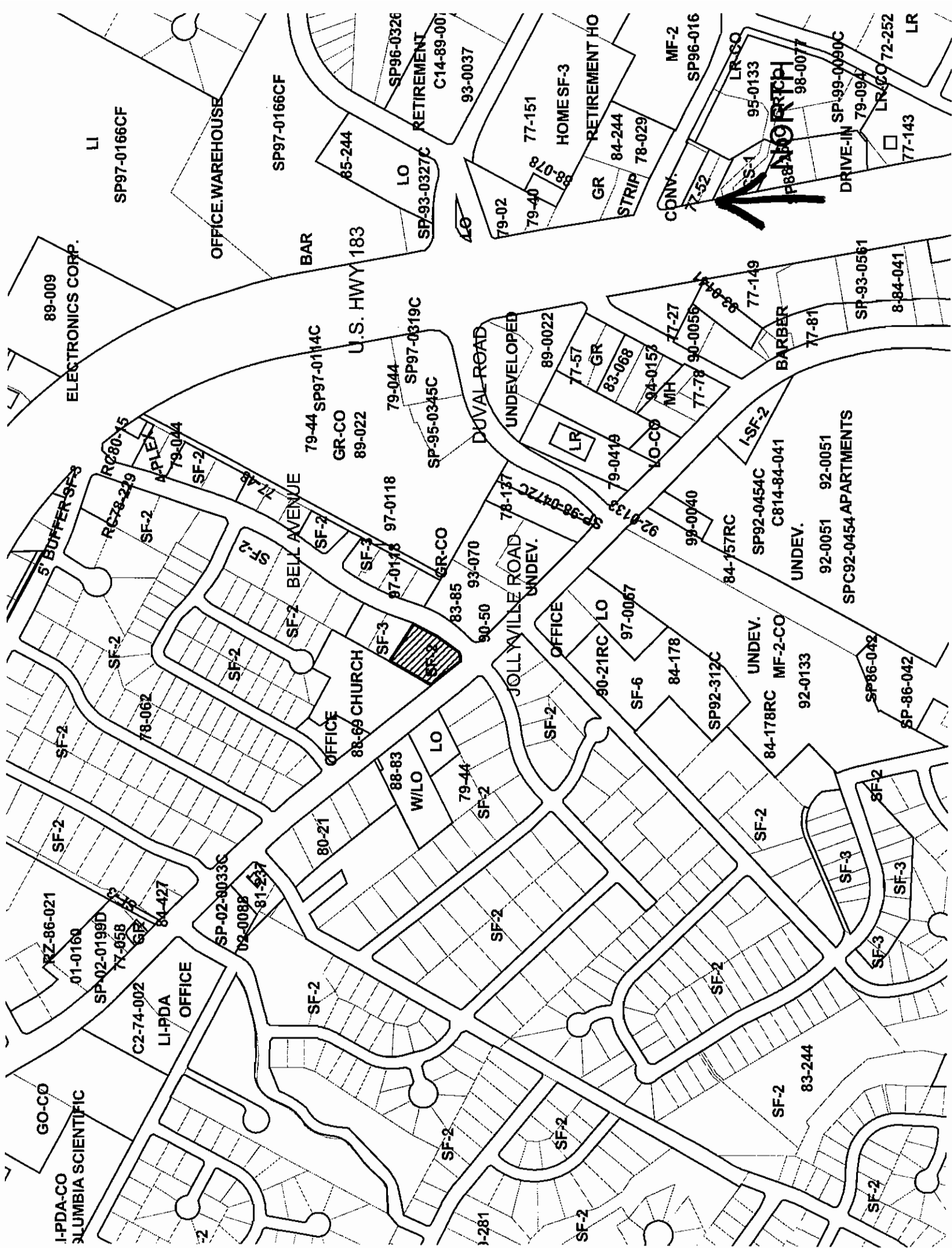
Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

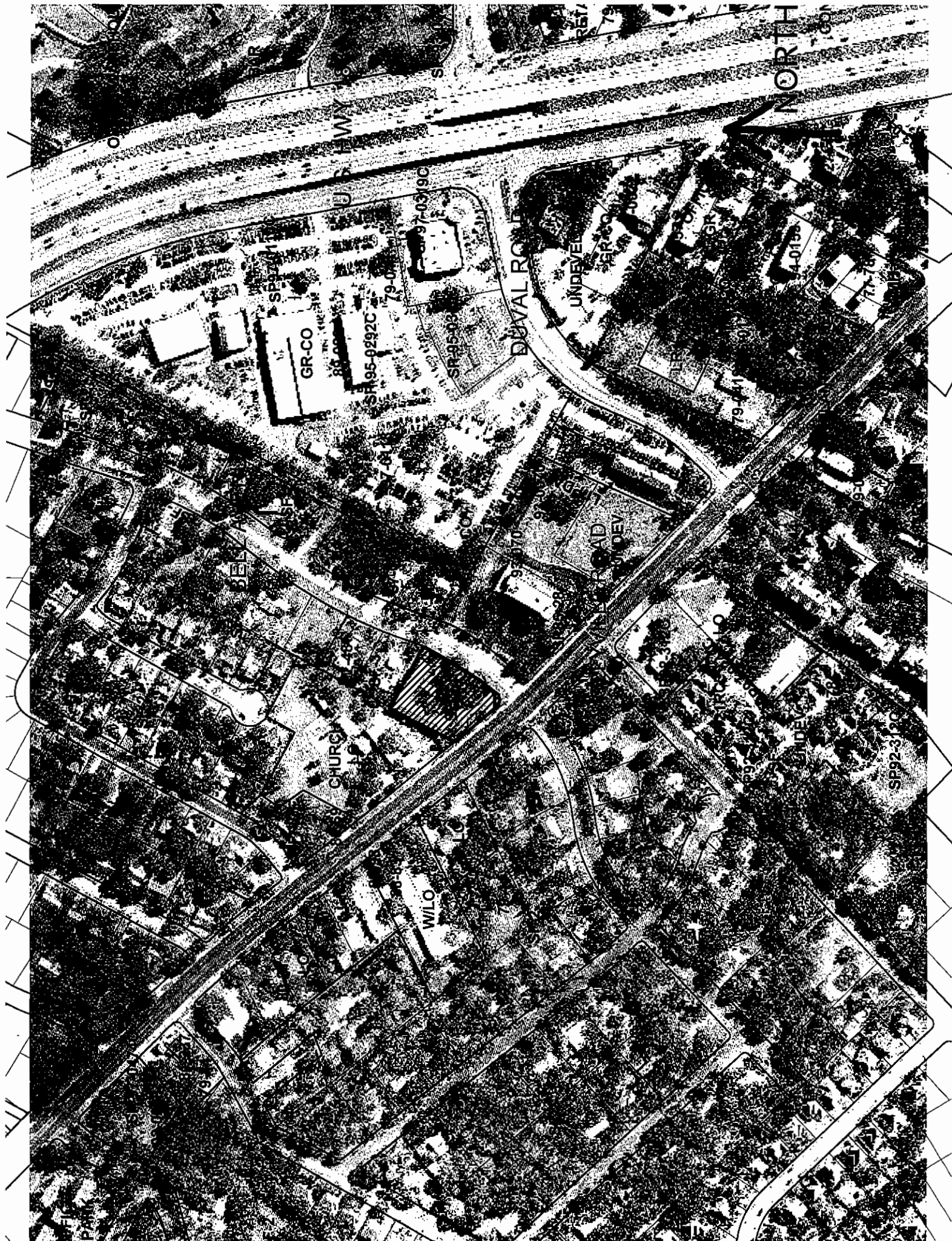
## **Compatibility Standards**

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.







## SURVEY OF

## SUMMIT OAKS

**E 7, PAGE 183,**

[illegible][illegible]

NAME TITLE  
FACULTY MEMBER  
DATE

[illegible]

**Windrose Land Services Austin**

3913 TODD LANE, SUITE 512  
AUSTIN, TEXAS 78744

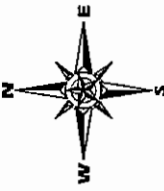
Telephone: (512) 358-2100  
Fax: (512) 358-2170

IMPERVIOUS COVER CALCULATIONS	
PARENT TRACT	41,022 SQ. FT.
DISTRICT IMPERVIOUS COVER	24,166 SQ. FT.
	59.4%

REVISIONS	
DATE	REASON
06-11-02	FORM SURVEY
08-22-07	UPDATED SURVEY
06-29-07	ADDED IMPERVIOUS COVER CALCS



- GUY ANCHOR
- POWER POLE
- OVERHEAD POWER LINE
- WOOD TOWER
- PUBLIC UTILITY EASEMENT
- BUILDING LINE
- CHAMBER FORCE



**SCALE: 1" = 20'**

A vertical scale bar with markings at 20, 0, 20, 40, and 60 Feet.

A vertical scale bar with markings at 20, 0, 20, 40, and 60 Feet.



**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 imperious 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
COMMENT		
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**

## 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 &amp; FELICIA</u>	<u>12393.49</u>	<u>4.32%</u>
2	<u>01-6201-0337</u>	<u>LOWE GARY &amp; 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:

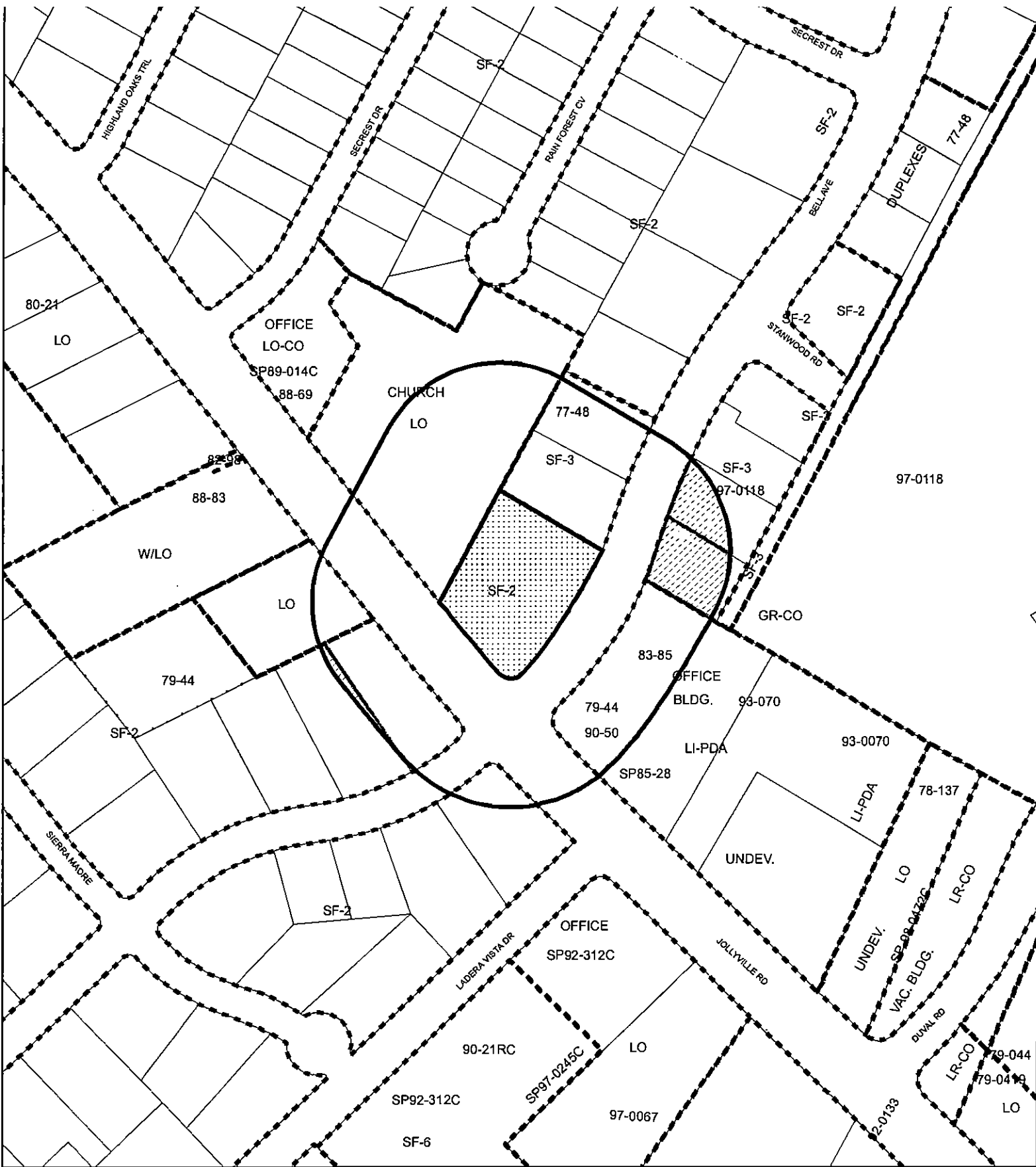
Stacy Meeks

Total Area of Petitioner:

21,680.82

Total %


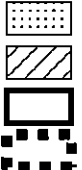
7.56%



PETITIONS

CASE#: C14-2007-0123  
 ADDRESS: 11701 JOLLYVILLE RD  
 GRID: H35  
 CASE MANAGER: S. SIRWAITIS



1" = 200' OPERATOR: SM

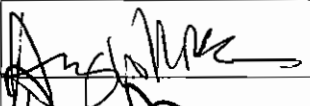
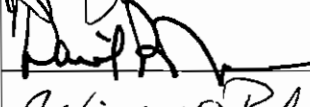
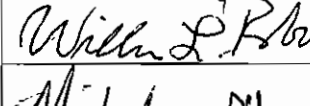
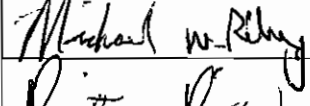
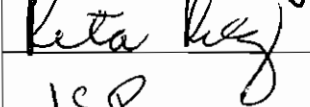
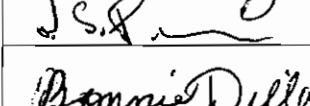
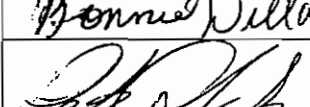

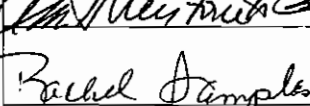
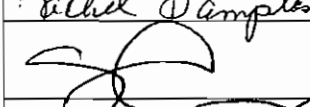
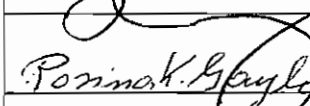
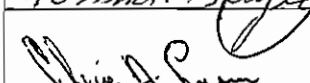
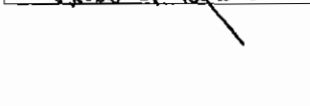
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# PETITION

Date: **9-2007** File Number: **C14-2007-0123**

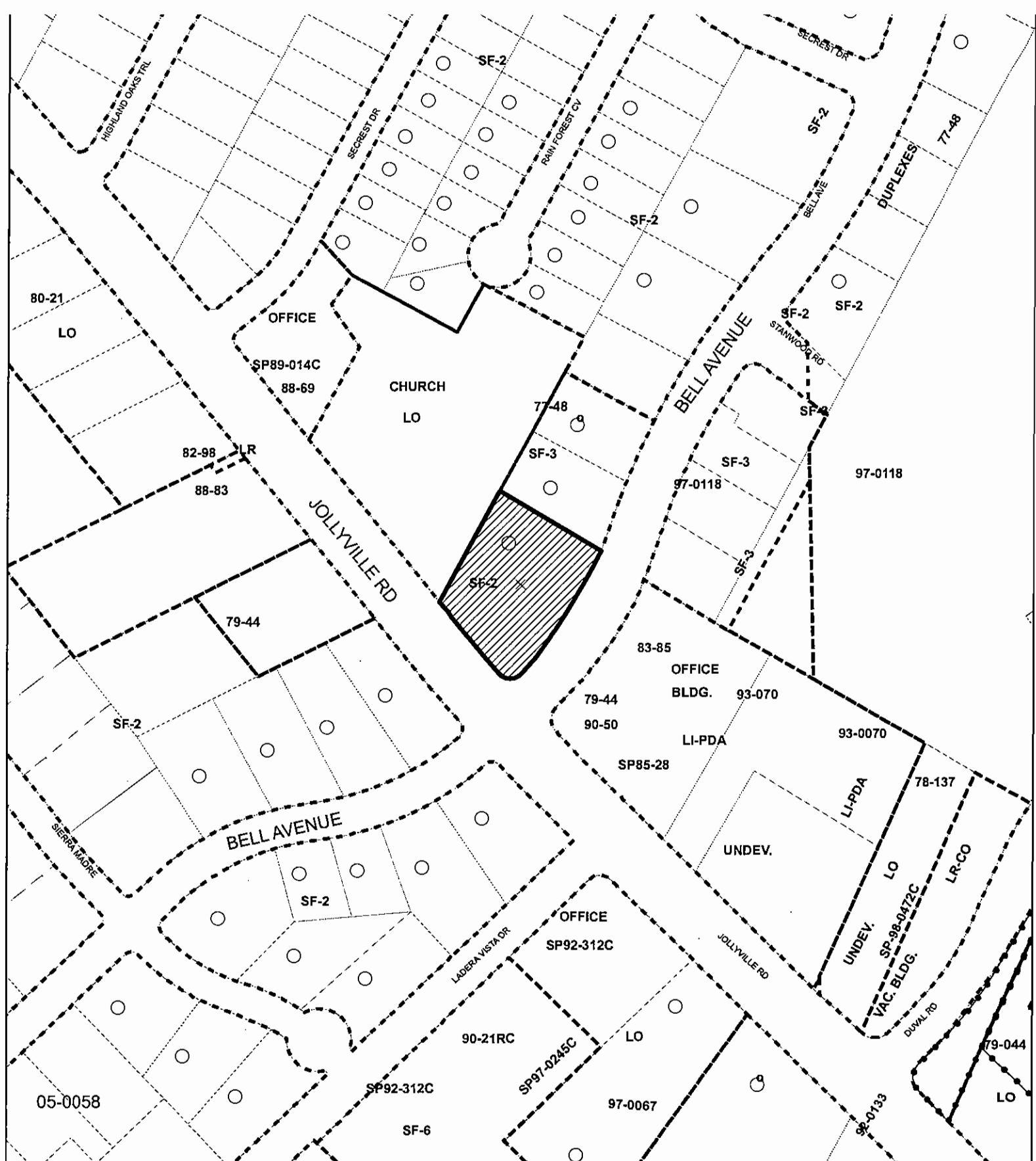
Address of **11701 Jollyville Rd.**

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)*
	Darin 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 <sup>Austin, TX</sup> 78759
	J.S. PRIMROSE	11606 Bell Ave 78759 *
	BONNIE DILLARD	5705 Sierra Madre
	Peter Christian	5903 Sierra Leon
	Ann Kristovich	5902 Sierra Leon
	Rachel Samplaski	11501 Bell Ave. 78759
	Rene Crum	5800 SIERRA MADRE. 78759
	Rosina K. Gaylord	5802 Sierra Madre 78759
	Chava A. Lynn	5804 SIERRA LEON 78759

SIGNATURE	PRINT NAME	ADDRESS
Daniel L Dale	Daniel L Dale	5903 SIERRA MADRE 78759
Kevin Woolley	KEVIN WOOLLEY	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 Hagema	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
Regoe Falk	Regoe Falk	5904 SIERRA MADRE
J HURSON	J HURSON	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 * 2
Felicia Lowe	Felicia Lowe	

2 - WITHIN 200' OF AIRPORT



 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.SIRWATTIS

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# **PUBLIC HEARING INFORMATION**

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[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

EW 974-2213

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 selected date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0123

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

Public Hearing: September 4, 2007 Zoning and Planning Commission

Commission

Your Name (please print)

STEVE CROSBY

Your address(es) affected by this application

5800 SIERRA MORE, 28055

Comments:

I object to LR zoning

for this site, I would

favor LR only.

Steve

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

City of Austin  
 Neighborhood Planning and Zoning Department  
 Sherri Sivwalis  
 P. O. Box 1088  
 Austin, TX 78767-8810

☐ I am in favor  
☒ I object



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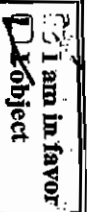
Case Number: C14-2007-0123

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

Public Hearing:

September 4, 2007 Zoning and Platting

Commission



Your Name (please print)

Jennifer Horsch

Your address(es) affected by this application

11903 Arden Tels

Signature

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 L-O-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 Sirvaitis

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 Planning

Commission

Your Name (please print)

*Christopher Richer*

☒ I am in favor  
☐ I object

5902 Sierra Verde

Your address(es) affected by this application

*Box C / MTC* 9/5/07

Signature

Date

Comments:

*Light Commercial use is OK,  
mixed office use not 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 Sirvaitis

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 Planning

Commission

☒ I am in favor  
☐ I object

**Your Name (please print)**

STATE FARM INSURANCE  
 JOHN D RILEY 10931 Blumville Rd Austin 78759

**Your address(es) affected by this application**

*John D Riley*

**Signature**

**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 78767-8810

## 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 Planning

Commission

Your Name (please print)

William D. McGraw

Your address(es) affected by this application

11740 JOURVILLE ROAD, #200

Comments:

*Sherri Sirvaitis*

9-6-07

☒ 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 Sirvaitis  
P. O. Box 1088  
Austin, TX 78767-8849

## 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. All interested 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: Sherril Sirvaitis, (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)

MARY FRANCES LANGER

Your address(es) affected by this application

5901 Sierra Vista

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

Sherril Sirvaitis

P. O. Box 1088

Austin, TX 78767-9810

## PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Stravalis, (512) 974-5057, 512-974-7057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ Item in favor  
☐ Object

Your Name (please print)

11603 LADERA VISTA #13

Your address(es) affected by this application

Sherrie K. Stravalis

Signature

Date

Comments:

plus rezoning well with  
have any effect on my  
home

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Stravalis

P. O. Box 1088

Austin, TX 78767-0888

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Case Number: C14-2007-0123

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

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

*Benjamin L. Paddock*  
Your Name (please print)

*5801 Sierra Verde*

Your address(es) affected by this application

*[Signature]*  
Signature

*9/5/2007*  
Date

Comments:

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

☒ 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 Sirvailis  
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 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 additional 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](http://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 Planning Commission

☒ I am in favor  
☐ I object

Your Name (please print) Ju Evered

Your address(es) affected by this application 5703 Sierra Madre

[Signature]

Signature

Date

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 78767-9810



## PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may grant or deny a zoning request, or re-zoning request, or no case requested but in no case.

However, in order to be considered for mixed use development, the Council may add the DISTRICT to certain District simply allows already allowed in the result, the City Council, retail, commercial development.

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Case Number: C14-2007-0123

Contact: Sherri Sivwalla, (512) 971-3057, 512-971-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

Michael Blake Wilkey

Your Name (please print)

1101 Bell Ave Austin TX 78759

Your address(es) affected by this application

Signature

Date

Comments: No objection to commercial structuring

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

Neighborhood Planning and Zoning Department

Sherri Sivwalla

P.O. Box 1088

☒ I am in favor  
☐ I object

S Sept 07

Austin, TX 78757-0888

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

However, in order to allow for mixed use development, the Council may add the MIXED USE (MUD) COMBINING DISTRICT to certain commercial districts. The MUD combining District applies to commercial uses that are adjacent to those uses already allowed in the surrounding zoning district. As a result, the MUD combines a District allows the combination of office, retail, commercial and residential uses within a single development.

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[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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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

*Patricia Pausch*  
Your Name (please print)

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

*1201 Bay Branch*  
Signature

*9-5-07*  
Date

Comments:

*I was invited on proper location by an unsigned letter*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwanis

P. O. Box 1088

Austin, TX 78767-0888

# PUBLIC HEARING NOTICE

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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 postpones a specific date and time for a public hearing or continues the application, notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezoning request, or in no case request but in no case request.

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Case Number: C14-2007-0123

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

Public Hearing:

September 3, 2007 Zoning and Planning

Commission

☒ I am in favor  
☐ I object

Your Name (please print)

BRUCE

5700 SIERRA MAR

Your address(es) affected by this application

Shirley Boyd

Signature

Date

Comments:

OTHER TERM

THAT

I SIGNED WAS MS

LEADING

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

Neighborhood Planning and Zoning Department

Sherri Sirvaalis

P.O. Box 10988

Austin, TX 78769-8888

## 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. All those 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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However, in order to allow for mixed use development, the Council may act on the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows a developer to use a district for those uses already allowed in the commercial zoning district. 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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Written comments must be submitted to the board or commission by 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 Sirvattus, (512) 974-3057, 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

Item in favor of  
Object

KEEL BARTON  
Your Name (please print)

5803 Sierra Madre

Your address(es) affected by this application

KEEL BARTON  
Signature

9/5/07  
Date

Comments:

If you need assistance completing a request, please contact the City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvattus

P. O. Box 1088

Austin, TX 78767-0888

## 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.

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During its public hearing, the City Council may grant or deny a zoning request, or rezoning, or it may grant a more intensive zoning requested but in no case.

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 additional 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.

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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

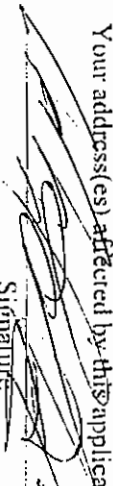
MARIAH PADDUCK

☒ I am in favor  
☐ I object

Your Name (please print)

5601 Sierra Madre 78759

Your address(es) affected by this application

 9/5/07

Signature

Date

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 78767-8810

## PUBLIC INFORMATION

This zoning/re-zoning request will be reviewed and acted upon at two public hearings: by 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 civic/parental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board of council 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 postpones a specific date and time for a postponement or continues an application, it is not a "30 or 60 days from the announcement, no further review is required."

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

However, in order to allow for mixed use development, the Council may add the "MIXED USE (M.U.) COMBINING DISTRICT" to certain commercial districts. The M.U. Combining District simply allows certain uses in addition to those uses already allowed in the commercial district. As a result, the M.U. Combining District allows a 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](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission for the project 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 Sivewallis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

Your Name (please print)

*Richard Honey*

10951 Jollyville Rd. Ste 100X101

Your address(es) affected by this application

*[Signature]*

Signature

7-9-07

Date

Comments:

☒ I am in favor  
☐ I object

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

Neighborhood Planning and Zoning Department

Sherri Sivewallis

P.O. Box 1088

Austin, TX 78762-0888

# PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezoning requested but in no case if granting a non-conforming zoning.

However, in order to allow for mixed use development, the Council may add the DISTRICT USE (MIXED) COMBINING DISTRICT to certain commercial districts. The MLC combining already allows in the commercial districts. As a result, the MLC Council 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](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission for the exact 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 Sivvanlis, (512) 971-3055, 512-971-3057

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]

Signature

9-4-07

Date

Comments:

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

☒ I am in favor  
☐ I object

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

Neighborhood Planning and Zoning Department

Sherri Sivvanlis

P.O. Box 1088

Austin, TX 78768-0888

## PUBLIC HEARING INFORMATION

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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 ten 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 Sivvantis, (512) 974-3057 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

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:

15 My address across the

street. The proposed  
fine will not

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sivvantis

P. O. Box 1088

Austin, TX 78767-0888



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During its public hearing, the City Council may grant or deny a zoning request, or rezoning request, or request for a new, intensive zoning than requested but in no case will grant a new, intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MUS) (COMBINED DISTRICT) to certain commercial districts. The MUC (combined District) simply allows developers in addition to those uses already allowed in the district to use offices. As a result, the MUC (combined District) allows for a combination of office, retail, commercial, and residential use within a single development.

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Case Number: C14-2007-0123

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

Public Hearing:

September 4, 2007 / zoning and Planning

Commission:

For Bob Everett

☒ I am in favor  
☐ I object

Your Name (please print):

Bob Everett

Your address(es) affected by this application:

11652 Jollyville Rd

9/4/07

Signature:

Date:

Comments:

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

Neighborhood Planning and Zoning Department

Sherri Sivewitt

P.O. Box 1088

Austin, TX 78767-0888

# PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sheri Sinwallis, (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]*  
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 Sinwallis

P. O. Box 1088

Austin, TX 78767-0888

## 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

☒ I am in favor  
☐ I object

**File # 11533 To Myville Road**

Your Name (please print)

Your address(es) affected by this application

**Diak Egan**

Signature

Date

Comments:

**NO MORE OF THIS**

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 10888

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 Planning

Commission

☒ I am in favor  
☐ I object

Your Name (please print)

At Sadeghi  
11300 Jollyville Rd.

Your address(es) affected by this application

At Sadeghi

9-4-07

Signature

Date

Comments:

I am located on Jollyville Rd. I support this

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 10888

Austin, TX 78767-9810

## PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezon 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 additional 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](http://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 Sirvaitis, (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)

11320 Taylor Zapata Ln.

Your address(es) affected by this application

17 M

Signature

Date

Comments:

The businesses on Jollyville have better use of their properties than the

Residences.

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

## 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

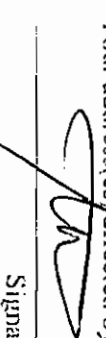
☒ I am in favor  
☐ I object

Your Name (please print)

MATT CENKOVICH

1405 LADDERA VISTA DR

Your address(es) affected by this application



Signature

9/3/07

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 78767-8810

## PUBLIC HEARING INFORMATION

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[www.ci.austin.tx.us/development/development.htm](http://www.ci.austin.tx.us/development/development.htm)

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Case Number: C14-2007-0123

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

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor  
☐ I object

MORAD HAKIM

Your Name (please print)

5704 Sere Madre Austin TX 78759

Your address(es) affected by application

Charles Lawrence

Signature

09/03/07

Date

Comments:

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

Neighborhood Planning and Zoning Department

Sherri Sirvantis

P.O. Box 1088

Austin, TX 78768-0888

# PUBLIC HEARING INFORMATION

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[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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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

Your Name (please print)

Rick Ruess  
11337 Taylor Drive, Ln

Your address(es) affected by this application

Rick Ruess

Signature

Date

Comments:

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

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



## 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

☒ I am in favor  
☐ I object

*Julia Veden / Julia Veden*  
Your Name (please print)

*11003 Ben*  
Your address(es) affected by this application

Signature

*9/3/07*  
Date

Comments: *Some of the Neighborhood Association*

*is concerned about the*

*form. The City should be*

*able to allow for more use of*

*the nearby lots. Do not*

*reconsider the*

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**

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.

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[www.ci.austin.tx.us/development](http://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: Sherril Sirvaitis, (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) JAY Theisen, for  
11675 Selkville  
WTRBTEK, BV.

Your address(es) affected by this application

[Signature] 9/6/2007  
Signature Date

Comments: located on corner  
of Bell and Selkville.

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

City of Austin  
Neighborhood Planning and Zoning Department  
Sherril Sirvaitis  
P. O. Box 1088  
Austin, TX 78767-8810

# PUBLIC HEARING NOTICE

This zoning/reviewing request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and 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 to a later date, or may evaluate the City staff 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 continues an application, notice is required.

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

However, in order to allow for mixed use development, the City Council may add the DISTRICT to certain District simply allows already allowed in the result, the City Council office, retail, commercial development.

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

Written comments must be submitted to the board or commission for the project 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 Sivvaits, (512) 974-3057, 512-974-3057

Public Hearing:

September 4, 2007 Zoning and Planning

Commission:

GARY D. RAVIT

Your Name (please print)

11824 Solitaire Rd.

Your address(es) affected by this application

*Sherri Sivvaits*

Signature

9/4/07

Date

☒ I am in favor  
☐ I object

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

Neighborhood Planning and Zoning Department  
Sherri Sivvaits  
P. O. Box 10988

Austin, TX 78767-8888

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Planning and Zoning Commission and the City Council. Although applicants are not required to attend the hearings, you are not required to attend. However, if you do attend, you have the opportunity to speak in support of or in opposition to 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 of commissioners may postpone or continue an application or evaluate the City staff forwarding its own recommendation to the City Council. If the board or commission postpones a specific date and time for a public hearing, it must notify the applicant in that it not later than 60 days from the announcement, and the notice is required.

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For additional information on the use of Acland's food development process, visit our website: [www.aclandfoodsdevelopment.com](http://www.aclandfoodsdevelopment.com)

Written comments must be submitted to the board or commission for 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: Sherry Sivewright, (512) 974-3057 ext. 212, 974 3057

### Public Hearing:

September 1, 2007 / *Aviano and Pelton*

Commission

☒ I am in favor  
☐ I object

1000

11713 Jollyville Rd

Your address(es) affected by this application

Signature \_\_\_\_\_

## Signatures

9-3-87

**SECRET**

Isuphot LO Net GR

# AS Reaction

If you use this form to comment, it may be returned to the editor of *Alumni*.

Neurobiology Planning and Training Department

# Shen Sirovits

12. **Books**

10/10/11 11:26:08 AM

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Case Number: C14-2007-0123

Contact: Sherri Stewart, (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

10 for the

reason that all other offices

are 10 on Dellapitt and

The chances of higher traffic  
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 Stewart

P. O. Box 1688

Austin, TX 78762-0888

## PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sirwatts, (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)

Your address(es) affected by this application

*I Support LO* *Signature: Sherri Sirwatts*  
*I Support LR-MU-20*

*with CO Restrictions*

*Outlined in Adelsheim-A*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwatts

P.O. Box 1088

Austin, TX 78767-0888

# PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sherri Sivaitis, (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)

Bruce Roach

Your address(es) affected by this application

11612 Bellville Rd Austin TX 78758

Signature

Bruce Roach

Date

9/4/07

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sivaitis

P.O. Box 1088

Austin, TX 78762-0888

## PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0123

Contact: Sierra Swindle, (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)

Sierra Swindle 5807 Sierra Ma

Your address(es) associated by this application

Signature

Date

Comments: I have not heard from any of

the members of the home owners Ass.

If I am truly being represented by

the Association I would like to

see names and numbers of the

owners, so we can discuss the

changes. I don't have a name for the

IT'S ON A MAIN ST. Thank you

Sierra Swindle

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

City of Austin

Neighborhood Planning and Zoning Department

Sierra Swindle

P. O. Box 1058

Austin, TX 78769-0558



## PUBLIC HEARING INFORMATION

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[www.austintexas.gov/development](http://www.austintexas.gov/development)

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Case Number: C14-2007-0121

Contact: Sherri Simms, (512) 974-3652, 512-954-1057

Public Hearing:

September 4, 2007 / 7:00pm and Planning

Commission

☒ I am in favor  
☐ I object

Cornelia Van Der Elst

Your Name (please print)

5807 Sierra made

Your address(es) affected by this application

Signature

Date

Comments:

see comments on other page

Thank you

08/30/07

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Simms  
P. O. Box 1086

## 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

☒ I am in favor  
☐ I object

Your Name (please print)

John Fulecky

Your address(es) affected by this application

5701 Sierra Madre

Signature

Date

Comments:

I am disturbed by  
several things that  
before the "Office of  
the Homeowner Council  
have not addressed  
the issue of  
the matter.

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 SR-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

8/3/07

AK/SC/

Cornelis Van Duren

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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)

David King  
11608 Autumn Ridge Dr. Austin, TX 78759

Your address(es) affected by this application

Signature

Date

Comments:

I support community business  
development.

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: C1+2007-0123

Contact: Sherri Sirvattis, (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)

11335 Taylor Dealer have

Your address(es) affected by this application

*Tom McKay*  
Signature

8-30-07  
Date

Comments:

*I believe this rezoning request is appropriate and reasonable. The zone request allows for same & similar uses as the properties located next door and all along wellyville.*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvattis

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 Planning

Commission

☒ I am in favor  
☐ I object

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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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 Sirvaitis, (512) 974-3057 512-974-3057

**Public Hearing:**

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor  
☐ I object

*Hamilton Rd LTD / Tea Mley*  
 Your Name (please print)

*10931 Jollyville Rd*

Your address(es) affected by this application

*Jan F Mley*  
 Signature

*4-3-07*  
 Date

Comments:

*On Jollyville  
 Support local zoning*

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 78767-9810

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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

*McKey Family*

Your Name (please print)

*11800 Highland Oaks*

Your address(es) affected by this application

*Sherri Sirvaitis*

Signature

*9-3-07*

Date

Comments:

*See Plot*

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 Sirvaitis, (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)

McKay Family  
11800 Arabia Trail

Your address(es) affected by this application

Tony McKee  
Signature  
9-3-07  
Date

Comments:

Support

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

McKay Family  
Your Name (please print)

11801 Arabia Trail

Your address(es) affected by this application

Zon Mckay

Signature

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

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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

McKay Family  
Your Name (please print)

11601 Bell Ave  
Your address(es) affected by this application

For McKay 9-3-07  
Signature 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 Sirvaitis

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

Your Name (please print)

McKay Family  
5704 Sierra Madre

Your address(es) affected by this application

1004 McKay

Signature

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 Sirvaitis

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

Mekay Family  
Your Name (please print)

11608 Bell  
Your address(es) affected by this application

1011 McKay  
Signature

9-3-07  
Date

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 Sirvaitis

P. O. Box 10888

Austin, TX 78767-8810

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

Public Hearing:

September 4, 2007 Zoning and Planning

Commission

☒ I am in favor  
☐ I object

McKay Family  
Your Name (please print)

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

Ken McKay  
Signature

9-3-07  
Date

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

Item # 107

RECEIVED

NOV 07 2007

Neighborhood Planning & Zoning

November 6, 2007

Ms. Sherri Sirwaitis  
City of Austin Zoning  
505 Barton Springs Rd. #525  
Austin, Texas 78704

Dear Ms. Sirwaitis:

We are requesting a postponement of zoning case C14-2007-0123. This is to allow the city time to verify the petition filed by our neighborhood association at the Planning and Zoning Commission hearing of this case. Apparently the cities GIS failed to include some relevant properties in their verifying process. We also need time to comply with the cities 11/6 request for documentation validating one of the principal adjacent landowner's signatures.

Sincerely;  
Roger Falk  
Phil Williams  
Summit Oaks

To: The City of Austin  
Sherry Sewall

RECEIVED  
NOV 07 2007

Neighborhood Planning & Zoning

MY NAME IS SHAW HAMILTON, AGENT FOR  
TOM MCGARY, OWNER OF THE PROJECT LOCATED  
AT 11701 JOLLYVILLE RD. CASE NO. C14-2007-01A3.  
WE WISH TO AMEND OUR ZONING REQUEST  
FROM "LR-MU-CO" TO "LG-MU-CO."

Thank you  
Shaw Hamilton  
Shaw Hamilton, AGENT  
6815 A. Thorncliffe DR.  
Austin TX. 78731



# **PETITION** (Revised)

Case Number:

**C14-2007-0123**

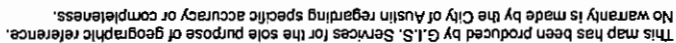
Date:

Nov. 7, 2007

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

286,701.11

Validated By:	Stacy Weeks	Total Area of Petitioner:	Total %
1	01-6201-0309	LOWE GARY & FELICIA	16499.98
2	01-6201-0337	LOWE GARY & FELICIA	11398.82
3	01-6201-0403	RILEY MICHAEL W ASIAN AMERICAN	1839.20
4	01-6201-0106	CULTURAL	73563.29
5			0.00%
6			0.00%
7			0.00%
8			0.00%
9			0.00%
10			0.00%
11			0.00%
12			0.00%
13			0.00%
14			0.00%
15			0.00%
16			0.00%
17			0.00%
18			0.00%
19			0.00%
20			0.00%
21			0.00%
22			0.00%
23			0.00%
24			0.00%
25			0.00%
		103,301.29	36.03%

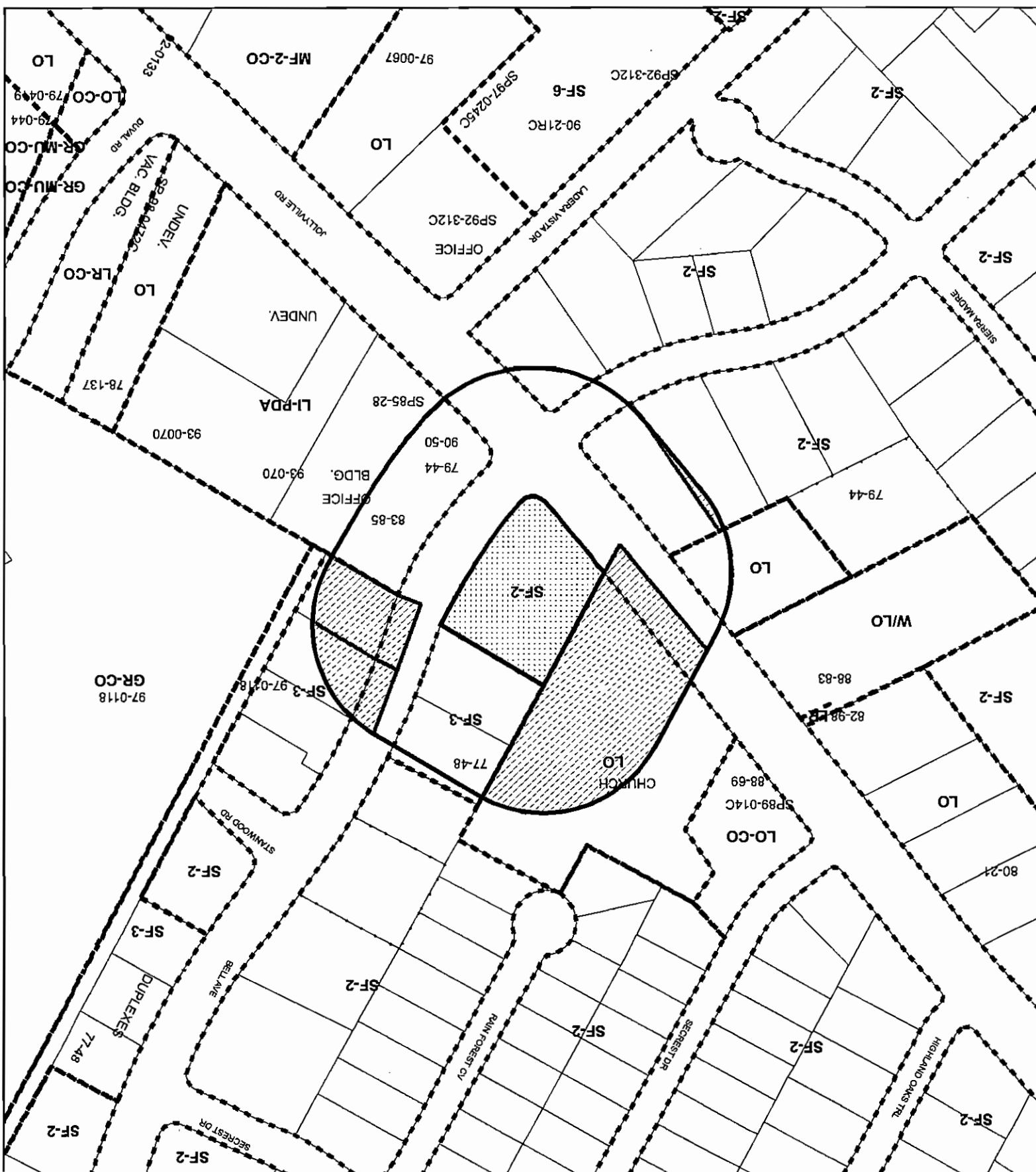


CASE#: C14-2007-0123  
ADDRESS: 11701 JOLLYVILLE RD  
GRID: H35  
CASE MANAGER: S. SIRWAITIS

Subject Tract  
 Property Owner  
 Buffer  
 Zoning Boundary



PETITION



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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

Ray H. Herlocher  
Your Name (please print)

5901 Sierra Leon, 78759  
Your address(es) affected by this application

Ray H. Herlocher  
Signature  
8/28/07  
Date

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 78767-8810

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Commission

☐ I am in favor  
☒ I object

FELICIA LOVE  
Your Name (please print)

11725, 11714, 11731, 11737 Bell Ave  
Your address(es) affected by this application

Felicia Love  
Signature  
10/1/07  
Date

Comments:

There would not be the ideal environment for the families I live to, adjacent from the property in question. The volume and additional traffic that would be passing or parking in front of my home would seem thumpalike and ability to be heard. I am greatly against any commercial establishment at this time. Please understand it would devastate the community.

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It would be a terrible loss to a quiet place to live.

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☐ I am in favor  
☒ I object

Sally I. Frick  
Your Name (please print)

11602 Bell Ave.

Your address(es) affected by this application

Signature

Date

Comments: I feel that the structure of

11701 Solville was added over a year ago  
two years ago. was not in compliance with the  
Sunset Code. How does it arrive. At that time and  
still is not in compliance. How could this structure  
be built before a rezoning ordinance  
in the first place? It does feel that it will be  
yet another traffic problem for this residential  
community and will certainly impact one safety  
with the existing speed limit of 45 mph. It is  
a bike friendly road which cannot resist 45 mph driving.  
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☐ I am in favor  
☒ I object

Melissa Butler  
Your Name (please print)

5802 Sierra Leon

Your address(es) affected by this application

Signature

Date

Comments: Rezoning to Commercial  
property will open up this  
neighborhood for further  
commercial expansion  
which we are severely  
opposed to.

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☐ I am in favor  
☒ I object

Rachel Samploski

Your Name (please print)

11507 Bell Ave, Austin, TX 78757

Your address(es) affected by this application

Rachel Samploski

Signature

Date

9/11/07

Comments:

I believe we should keep our neighborhood as it was (single plan residential)

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September 4, 2007 Zoning and Platting

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☐ I am in favor  
☒ I object

Diane Shigley

Your Name (please print)

11503 Bell Avenue Austin TX 78759

Your address(es) affected by this application

Diane Shigley

Signature

Date

8-28-07

Comments:

I oppose to changing the zoning on 11701 Gollville to mixed use because of the increased traffic. I have children, including a 18 year old who frequently rides his bike around the neighborhood and walks the dog. The increased traffic would make this more dangerous.

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Public Hearing:

September 4, 2007 Zoning and Platting

Commission

Stephen Fogel

Your Name (please print)

☐ I am in favor  
☒ I object

5806 Sierra Madre, Austin, TX 78759

Your address(es) affected by this application

Signature Stephen Fogel Date 1 Sept 07

Comments:

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

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Public Hearing:

September 4, 2007 Zoning and Platting

Commission

Daniel Dale

Your Name (please print)

☐ I am in favor  
☒ I object

5903 SIERRA MADRE, Austin, TX 78759

Your address(es) affected by this application

Signature Daniel Dale Date 9/4/07

Comments:

I object to the rezoning request based on experience in previous Austin neighborhood. It is my wish to preserve the integrity of private family, residential community.  
The adjacent neighbors to this property will suffer the consequences of this action, inclusive of property value considerations. SDA

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Commission

☐ I am in favor  
☒ I object

Your Name (please print) CORNELE K. COBURN

5805 SIERRA MADRE

Your address(es) affected by this application

Sherry L. Coburn 8-30-07  
Signature Date

Comments: no much traffic

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

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Public Hearing:

September 4, 2007 Zoning and Platting

Commission

☐ I am in favor  
☒ I object

Your Name (please print) ROSINA K. GAYLORD

5802 SIERRA MADRE AUSTIN, TX 78759

Your address(es) affected by this application

Rosina K. Gaylord Aug 29 2007  
Signature Date

Comments:

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Public Hearing:

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Commission

☐ I am in favor  
☒ I object

Chavis Sophia J. Miller  
Your Name (please print)

5902 Sierra Madre Austin, TX 78759

Your address(es) affected by this application

Sophia J. Miller  
Signature

10/2/07  
Date

Comments: I'm extremely displeased with

both ~~the~~ McKay AND the City. I'm

displeased with McKay because he's built

structures ahead of getting the proper permits/

for such structures. With the City, I'm

upset for them letting this happen. There has

been zero regard for process here by both

parties.

I'm fine w/ LO as long as the process

abstracts from the first step and the city adheres

to its responsibilities of supervision.

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Public Hearing:

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Commission

☐ I am in favor  
☒ I object

Benjamin Paddock  
Your Name (please print)

5801 Sierra Madre

Your address(es) affected by this application

Benjamin Paddock  
Signature

8/28/07  
Date

Comments:

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☐ I am in favor  
☒ I object

Your Name (please print)

ELWOOD BOUGH  
MAY BOUGH  
5700 SIERRA MARRE

Your address(es) affected by this application

Signature

Date

Comments:

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Austin, TX 78767-8810

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Public Hearing:

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Commission

☐ I am in favor  
☒ I object

Your Name (please print)

Steve Loberd  
5800 SIERRA MARRE 78759

Your address(es) affected by this application

Signature

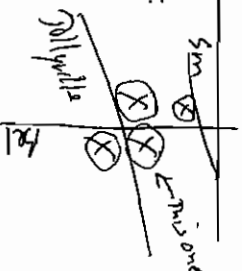
Date

Comments:

This city owns several properties in the neighborhood that are falling down & has built on illegally to these houses, at the same corners to eventually change zoning

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Austin, TX 78767-8810



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**Public Hearing:**  
 September 4, 2007 Zoning and Platting  
 Commission

☐ I am in favor  
☒ I object

Joseph S. Palmrose  
Your Name (please print)

11605 Hill Ave Austin, TX 78759

**Your address(es) affected by this application**

Signature \_\_\_\_\_

4/3/07  
Date

Comments: I am not in favor of this cause as I believe it will cause a domino effect. Case no 100011: The property at 11008 Bell Ave has a very similar 2 story building and the fence of this site overlaps and is very vulnerable, owned by the same parties. I believe that if cause is to be made it should be upon the occurrence of 65% of the sun-divided home windows.

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P. O. Box 1088

~~Attorney TX 78767 8810~~

**Case Number:** C14-2007-0123  
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**Public Hearing:**  
 September 4, 2007 Zoning and Platting  
 Commission

☐ I am in favor  
☒ I object

Michael Riley  
Your Name (please print)

11606 Bell Ave Austin, Tx 78759

Your address(es) affected by this application

Michael Kelly  
Sign

9-4-07  
Date •

Comments: ① I bought my property with "No Business" restriction just like he bought his. I like it like that.

② Variance For this parcel invites variance for others.

③ This Variance would bring increased traffic which is now beyond design specs. ④ Allowing this business idea is also allowing unknown uses we are not now able to describe:

- a. change needed to increase success of the business
- b. complete different project because original; had not
- c. change come due to sale of parcel/new owner.

⑤ changing variance in this way is like shortening my parcel width & depth. It is a taking of some of my value.

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

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P. O. Box 1088

~~Amatio PY 78767 8810~~

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**Public Hearing:**

September 4, 2007 Zoning and Platting Commission

☐ I am in favor  
☒ I object

Wilbur L. Robinson

Your Name (please print)

5903 Sierra Leon 78759-3910

Your address(es) affected by this application

William L. Robinson 8-28-07

Signature

Date

Comments: I oppose the proposed

change because it would most  
certainly increase traffic  
congestion in this area, and  
and invite further invasion of  
the "residential only" deed  
restrictions.

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Austin, TX 78767-8810

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**Public Hearing:**

September 4, 2007 Zoning and Platting Commission

☐ I am in favor  
☒ I object

Noushin Eslami

Your Name (please print)

11603 1/2 Bell Ave

Your address(es) affected by this application

N. Eslami 8/31/07

Signature

Date

Comments:

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Commission

☐ I am in favor  
☒ I object

ROGER FALK

Your Name (please print)

5904 SIERRA MADRE

Your address(es) affected by this application

*Ad 17th*

9-24-07

Signature

Date

Comments: THIS IS A CLEAR CASE OF 'CACT

BEFORE THE HOUSE' DEVELOPMENT, THAT SHOWS CACTUS  
THE CITY'S OVERSIGHT & SAFEGUARDS. THE 12-16-00  
59 CT. BUILDING ON THE PROPERTY WAS CONSTRUCTED UNDER  
RESIDENTIAL ZONING AS A 'USUALLY CON- PERSONAL OFFICE, BUT  
HOW WOULD YOU LIKE THIS 'MOMENT' IN YOUR BACK YARD  
ITS SHOWING THE CITY ALLOWED IT ON A 5F-2 LOT.  
THE BELL/DALLVILLE INTERSECTION IS MAJOR. NOW-A DAYS  
BUSINESS COMPLEX ON THIS CORNER WILL COMPROMISE PUBLIC  
SAFETY. THIS CORNER CONSTITUTES THE FUNNEL ENTRANCE TO  
ONE NEIGHBORHOOD - A NEIGHBORHOOD FULL OF HOME RESIDENTS.

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☐ I am in favor  
☒ I object

ANNA KRISTAVICH

Your Name (please print)

5902 SIERRA LEON

78759

Your address(es) affected by this application

*Anna Kristavich*

28 Aug '07

Signature

Date

Comments:

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

Brian A. Scarbrough

Your Name (please print)

5900 Sierra Leon

Your address(es) affected by this application

Brian A. Scarbrough

Signature

Date

Comments:

The Volleyville Rd. is already congested with traffic adding another commercial and residence only change will further congest this road. I object to this proposal.

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Commission

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

William C. Mitchell

Your Name (please print)

5805 Sierra Leon

Your address(es) affected by this application

William C. Mitchell

Signature

Date

Comments:

I have lived at this address for 40+ years and am opposed to ANY CHANGES ON ZONING. AS STATED IN OUR DEED RESTRICTIONS - "RESIDENTIAL ONLY" SPEAKS FOR ALL WHO PURCHASED HOMES IN SUMMIT OAKS, WHO SIGNED UPON PURCHASE WITH THAT UNDERSTOOD

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☐ I am in favor  
☒ I object

*Philip Williams*

Your Name (please print)

5803 SIERRA LEON AUSTIN TX 78759

Your address(es) affected by this application

*Philip Williams*

Signature

Date

9/01/07

Comments: CONCERNED ABOUT TYPE OF BUSINESS,  
PARKING, WATER QUALITY AND OVERALL  
IMPACT ON COMMUNITY. PARTICULARLY  
CONCERNED ABOUT CREEP INTO OUR  
NEIGHBORHOOD AS THE APPLICANT HAS  
ALREADY CONSTRUCTED A 4500 SQ FT  
BUILDING AT 11608 BEL (DIRECTLY ACROSS  
THE HIGHWAY) USING S-F-Z ZONING AS HE  
DID AT 11701 JOLEYHILL. BLASTHAT MANIPULATION  
OF THE AUSTIN ZONING REQUIREMENTS.

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Commission

☐ I am in favor  
☒ I object

*CLIVE LYNN*

Your Name (please print)

5804 SIERRA LEON AUSTIN TX 78759

Your address(es) affected by this application

*Clive Lynn*

Signature

Date

29 Aug 07

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Public Hearing:**

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Commission

☐ I am in favor  
☒ I object

Susan B. Graham

Your Name (please print)

5800 Sierra Leon

Your address(es) affected by this application

Susan B. Graham

Signature

Date

8/31/07

Comments:

A new building was constructed on this property with knowledge that it violated the deed restrictions. This behavior - if you build it the city will remove the property - should not be endorsed by the city. Reasoning this property would further reduce the quality of a lovely residential neighborhood and for what purpose? Merely the financial gain of the property owner.

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

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

☐ I am in favor  
☒ I object

DANIEL O'Donnell

Your Name (please print)

5801 Sierra Leon

Your address(es) affected by this application

Daniel O'Donnell

Signature

Date

9-5-07

Comments:

WE object to re-zoning  
CHANGE!

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

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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

*Gene and Amy Taylor*  
Your Name (please print)

*5904 Seira Leon Austin, TX 78759*  
Your address(es) affected by this application

*Gene Taylor Amy Taylor*  
Signature

*8/28/07*  
Date

Comments:

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Neighborhood Planning and Zoning Department

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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

*THOMAS W. MILLER*  
Your Name (please print)

*11501 Bell Ave, Austin*  
Your address(es) affected by this application

*Thomas W. Miller*  
Signature

*8-29-07*  
Date

Comments:

*THIS PROPERTY WAS IMBROUED AS THOUGHT IT WAS COMMERCIAL EVEN WHEN IT WAS RESIDENTIAL. IT WAS THEN USED AS THOUGH IT WAS COMMERCIAL WITHOUT THE CORRECT ZONING. THERE IS NO REBATED AND THE STREET IS A RESIDENTIAL STREET NOT DESIGNED FOR COMMERCIAL TRAFFIC.*

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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

☐ I am in favor  
☒ I object

Your Name (please print)

FAARDES LANGERD

Your address(es) affected by this application

5701 Sierra Madre

Signature

*FAARDES LANGERD*

Date

9-3-07

Comments:

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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

☐ I am in favor  
☒ I object

Your Name (please print)

Peter Christian

Your address(es) affected by this application

5705 Sierra Leon

Signature

*Peter Christian*

Date

8-30-07

Comments:

The proposed change is absolutely unacceptable as it would create a dangerous intersection within a residential neighborhood. Jollyville is already a very busy road, this change would create an inevitable accident.

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Neighborhood Planning and Zoning Department

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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 Platting

Commission

☐ I am in favor  
☒ I object

Nancy McDow + Lanier Baillis

Your Name (please print)

5900 Sierra Madre

Your address(es) affected by this application

9-03-07

Signature

9/3/07

Date

Comments: We object to the rezoning request. We do not favor increasing traffic + noise in our residential area. It is already difficult to pull out onto 4th + 5th Rd from Bell Ave. The developer has proceeded against zoning and neighborhood restrictions + desires.

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

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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

☐ I am in favor  
☒ I object

Mary A. Farrington

Your Name (please print)

5906 Sierra Madre

Your address(es) affected by this application

9-3-07

Signature

Date

Comments: The corner of this property built on to the property assuming that the zoning would change. He also owns a lot of rental property in our neighborhood that is poorly maintained. I strongly oppose any attempt to change the zoning as I believe it will increase traffic congestion and drive down our property values.

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

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 given 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](http://www.ci.austin.tx.us/development)

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Case Number: C14-2007-0148

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 18, 2007 Zoning and Planning

Commission

☐ I am in favor  
☒ I object

Your Name (please print)

Philip Williams

Your address(es) affected by this application

5803 Sierra Leon Austin TX 78759

Signature

Date

Comments: ADDITIONAL TRAFFIC, SAFETY

CONCERNS DUEING RUSH HOURS,

POTENTION ON STREET PARKING,

THE THE APPERANCE OF WORKING

THE SYSTEM TO BUILD A COMMERCIAL

BUILDING ON SFS ZONING AND THEN

CHANGING IT TO MU. WATER RETENTION

PODS ARE NOT AVAILABLE, MOST OF THE

AREA IS NOW PAVED. WILL ENCOURAGE

DRIVER AND OTHERS TO INVADE SF WEIGH BEHOLD

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Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810