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 1st 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 1st 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

<u>CASE</u>: C14-2007-0123 <u>Z.A.P. DATE</u>: September 4, 2007

October 2, 2007

ADDRESS: 11701 Jollyville Road

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

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

ZONING FROM: SF-2 **TO:** GR-MU* **AREA:** 0.918 acres

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

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION:

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

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

ISSUES:

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

DEPARTMENT COMMENTS:

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

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

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

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

EXISTING ZONING AND LAND USES:

_	ZONING	LAND USES			
Site	SF-2	Single-Family Residence, Large 1,500 sq. ft. Warehouse			
		Structure (for Hobby Room/Garage Space)			
North	orth SF-3 Duplexes, Single-Family Residences				
South	SF-2	Single-Family Neighborhood			
East	LI-PDA	Office			
West	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

<u>CAPITOL VIEW CORRIDOR</u>: N/A <u>HILL COUNTRY ROADWAY</u>: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

46 - North Oaks Neighborhood Association

157 - Courtyard Homeowners Association

426 - River Place Residential Community Association, Inc.

475 - Bull Creek Foundation

633 - Summit Oaks Sec 2 Neighborhood Association

724 - Austin Independent School District

772 - Raintree Estates

786 - Homebuilders Association of Greater Austin

SCHOOLS:

North Oaks Elementary School Canyon Vista Middle School Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0082	LO, LR to	7/17/07: Approved staff's	8/23/07: Approved GR-MU-CO
	GR-MU	recommendation of GR-MU-CO	zoning on all 3 readings (7-0)
		zoning with added prohibition of	
		Automotive Sales, Automotive	
		Rentals, Automotive Repair,	
		Automotive Washing (of any type)	
		and Pawn Shops uses (8-0)	
C14-2007-0081	LR-CO to	7/17/07: Approved staff's	8/23/07: Approved LO-CO and GR-
	Tract 1: LO,	recommendation of LO-CO zoning	MU-CO zoning on all 3 readings
	Tract 2: GR-MU	for Tract 1 and GR-MU-CO zoning	(7-0)
		for Tract 2 with added prohibition of	
		Automotive Sales, Automotive	
		Rentals, Automotive Repair,	
		Automotive Washing (of any type)	
		and Pawn Shops uses (8-0)	
C14-06-0172	LO to	10/17/06: Approved GR-MU-CO	1/25/07: Approved GR-MU-CO for
	Tract 1(1.570	zoning on Tract 1 for an area 866 to	Tract 1 and LO-CO for Tract 2 (6-0);
	acres): GR-MU	896 ft above sea level and MF-6-CO	all 3 readings
	(for 866 to 896 ft	zoning for an area 896 to 926 ft	
	above sea level)	above sea level; with conditions of a	
	and MF-6 (for	60-foot height limit and 2,000	
	896 to 986 ft	vehicle trip limit and approved LO-	
	above sea level)	MU-CO zoning on Tract 2; with	
	m	conditions of 2,000 vehicle trip	
	Tract 2(0.424	limit, limit site to 'LO' district uses	
	acres): LO-MU	and residential accessory uses	
	(an area 120 ft in	(prohibiting dwelling units). Vote:	
	depth on the site	9-0; K. Jackson-1 st , J. Martinez-2 nd .	
	from the	1/00/07 A 1 + 55 CD	
	property line	1/09/07: Approved staff rec. of GR-	1
	along Jollyville	MU-CO zoning for Tract 1 and LO-	
	Road)	CO zoning for Tract 2, with a 2,000	
		vehicle trip limit per tract (6-0, B.	
		Baker, S. Hale, J. Martinez-absent);	
C14 06 0012	CD CE 24-	J. Pinnelli-1 st , C. Hammond-2 nd .	(100106; Consuit) 1 = 1
C14-06-0013	GR, SF-2 to	5/02/06: Motion to approve MF-6-	6/22/06: Case withdrawn by
	MF-6*	CO zoning, with a 60 foot height	applicant
	*On 4/27/06, the	limit, and SF-3 zoning for an	

	agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinezabsent); K. Jackson-1 st , B. Baker-2 nd . Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1 st , J. Dienatticand	
C14-02-0088	LO to LR-CO	J. Pinnelli-2 nd . 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	5/06/99: Approved PC rec. of LO
	31 2 10 00	(9-0)	(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 or 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	12/02/93: Approved LO and GR-CO (7-0); all 3 readings
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1 st reading 12/16/93: Approved LI-PDA 6-0); 2 nd /3 rd readings
C14-92-0133	SF-2, SF-3, SF- 6, LO, GO to	5/23/93: Approved MF-2 w/ conditions (6-0): limit density to 224	6/03/93: Approved MF-2-CO (6-0); 1 st reading

	MF-2	dwelling units; no structure shall be	6/10/93: Approved MF-2-CO (5-0);
	W11*-2	constructed within 50 feet of SF-2	2 nd /3 rd readings
J		zoning, any structure beyond the 50	2 /3 Touchings
		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	
G14.00.0071	07.0	zoned lots.	0/00/00 4
C14-92-0051	SF-2 to MF-2	8/27/92: Approved MF-2-CO: limit	9/03/92: Approved MF-2-CO on all
		density to 17.3 units per acre,	3 readings
	·	driveway access for the property	
		shall be reviewed and approved at	
		the time of site plan be	
C14-90-0056	SF-2 to LO	Transportation review.	10/18/90: Approved LO (6-0); 1 st
C14-90-0030	3F-2 to LO	10/09/90: Approved LO (6-0-2, SR/HG-abstain)	reading
		Sivino-austani)	leading
			1/10/91: Approved LO; 2 nd /3 rd
			readings
C14-90-0050	LO to LI-PDA	9/11/90: Approved staff rec. of LI-	9/13/90: Approved LI-PDA (6-0); 1st
		PDA (7-0)	reading
			4/25/91: Approved LI-PDA on
			2 nd /3 rd readings
C14-89-0024	SF-2, GO to GR	5/23/89: Approved GR & SF-2	6/29/89: Approved GR & SF-2
			(6-0); 1 st reading
			10/04/90: Approved GR & SF-2
			(7-0); 2 nd /3 rd readings
C14-89-0022	LO to GR	6/27/89: Approved GR-CO and LR	7/27/89: Approved GR-CO and LR
		w/conditions: No direct vehicular	w/conditions on 1st reading
		access to Thunder Creek or	1/19/00- A
		Stanwood Road; Food Sales use	1/18/90: Approved GR-CO and LR-CO on 2 nd /3 rd readings
		shall be a max FAR of .041 to 1;	CO on 2 /3 readings
		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 I; Restaurant	
		a max 1711 of .009 to 1, Restaurant	

(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.	

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike	Bus Routes
					Route	
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

<u>ACTION</u>: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No)

November 29, 2007

ACTION:

ORDINANCE READINGS: 1st 11/29/07

 2^{nd}

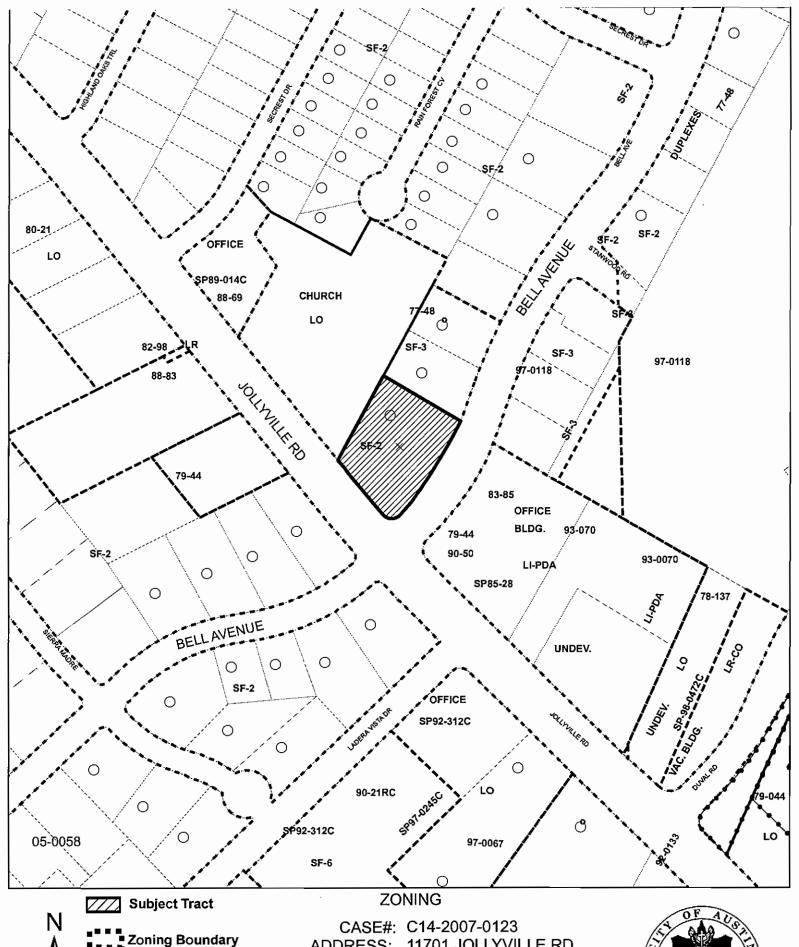
 3^{rd}

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,

sherri.sirwaitis@ci.austin.tx.us





11701 JOLLYVILLE RD. ADDRESS:

SUBJECT AREA: 0.918

INTLS: TRC GRID: H35



CASE MGR: S.SIRWAITTIS

Pending Cases

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	50%	60%
(minimum lot size 5750 sq. ft.)		
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.

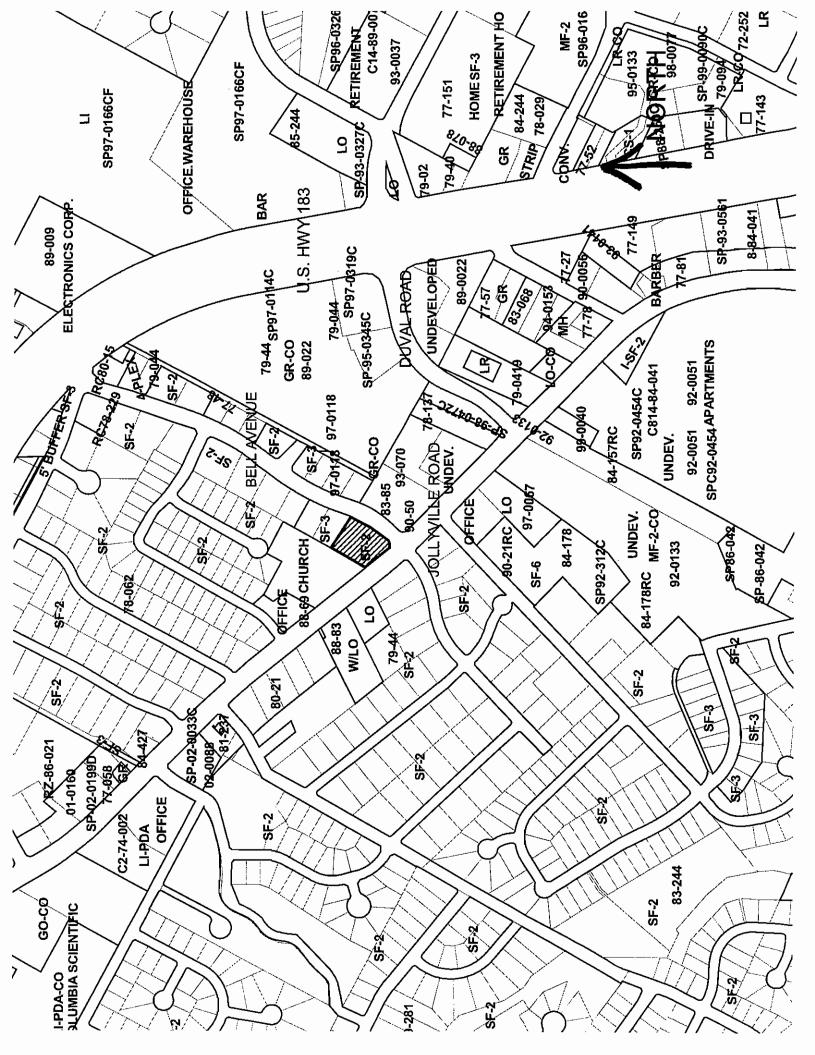
Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

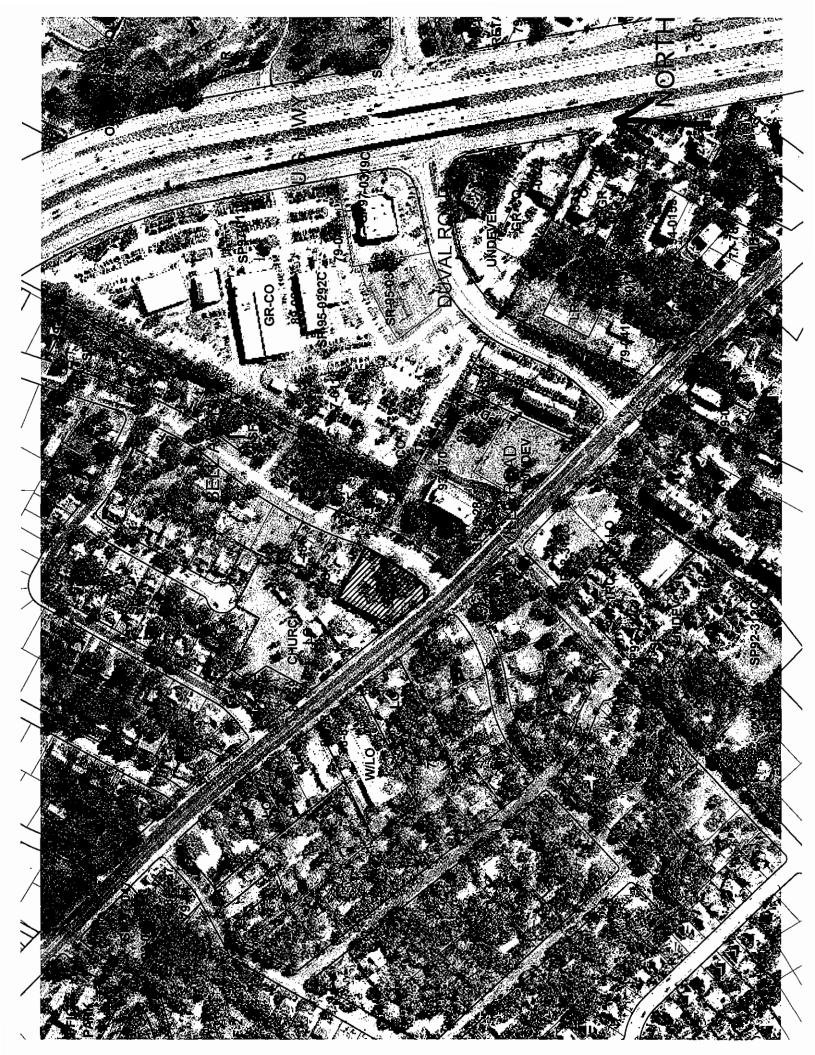
Compatibility Standards

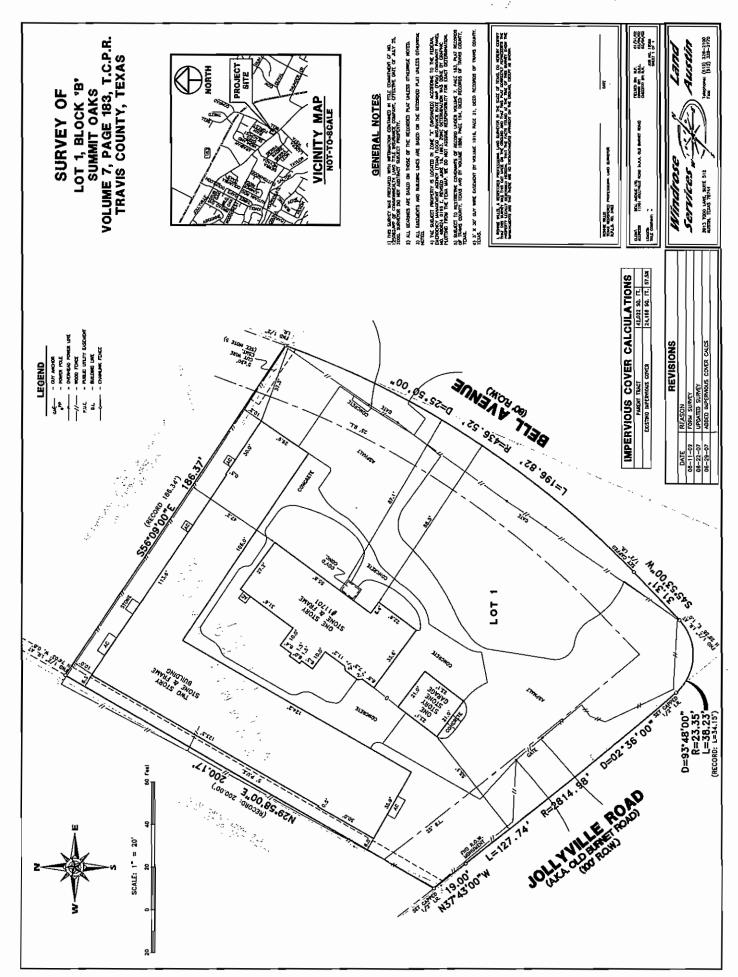
The site is subject to compatibility standards. Along the North & South property line, the following standards apply:

- 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.









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 VANIE 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 asphault. 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 apppliacation 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 Jollyvile Rd.

INSPECTION INFORMATION

Investigator Assignment(s)

Jerry Reynolds assigned on April 6, 2007

Case Log

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

VIOLATIONS

Land Use				
Structure Maintenance				
L	 	 	 	

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

- 1	
- 1	
	The state of the s
	CONSUPATION

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 premsies of the site, there is no sign of a business operation home occupation violation."

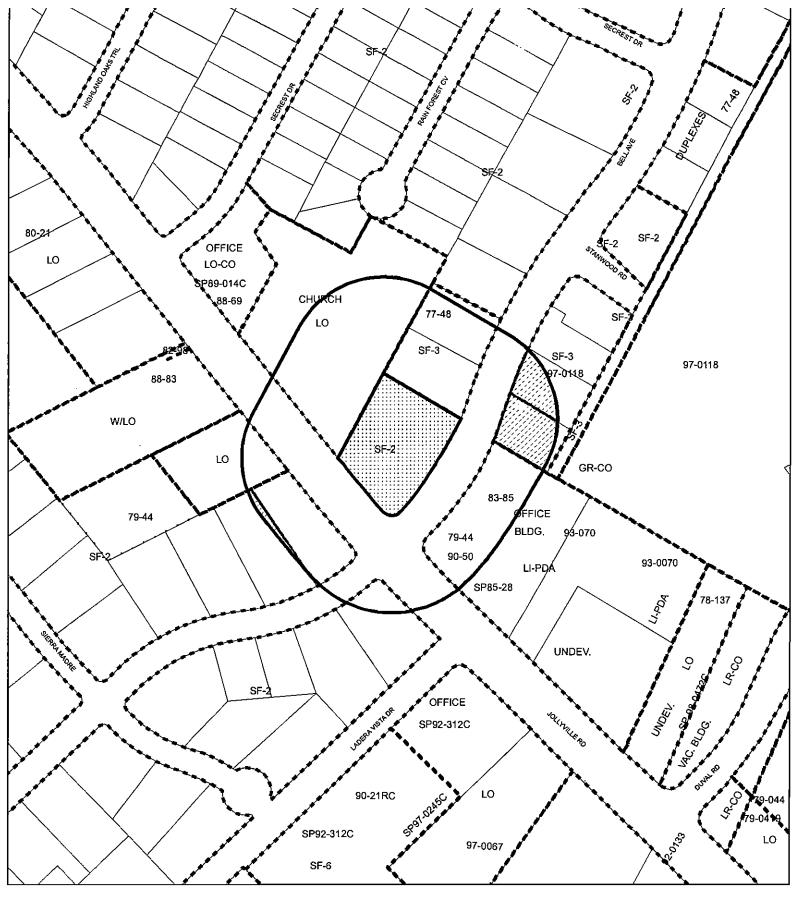
VIOLATIONS

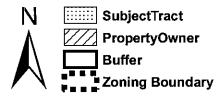
Land Use	 	 		
Structure Maintenance				

NOTICES

PETITION

e Num	ber:	C14-2007-0123	Date:	Oct. 4, 2007
ıl Area	within 200' of subj	ect tract: (sq. ft.)	286,701.11	
	•	. . ,		
	01-6201-0309	LOWE GARY &	12393.49	4.32%
		LOWE GARY &		
	01-6201-0337	FELICIA	7448.13	2.60%
	01-6201-0403	RILEY MICHAEL W	1839.20	0.64%
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
	-			0.00%
		_		0.00%
	_			0.00%
				0.00%
		_ _		0.00%
	,			0.00%
				0.00%
	-			0.00%
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
				0.00%
lated	Ву:	Total Are	ea of Petitioner:	Total %
	Stacy Meeks		21,680.82	7.56%





PETITIONS

CASE#: C14-2007-0123

ADDRESS: 11701 JOLLYVILLE RD

GRID: H35

CASE MANAGER: S. SIRWAITIS



PETITION

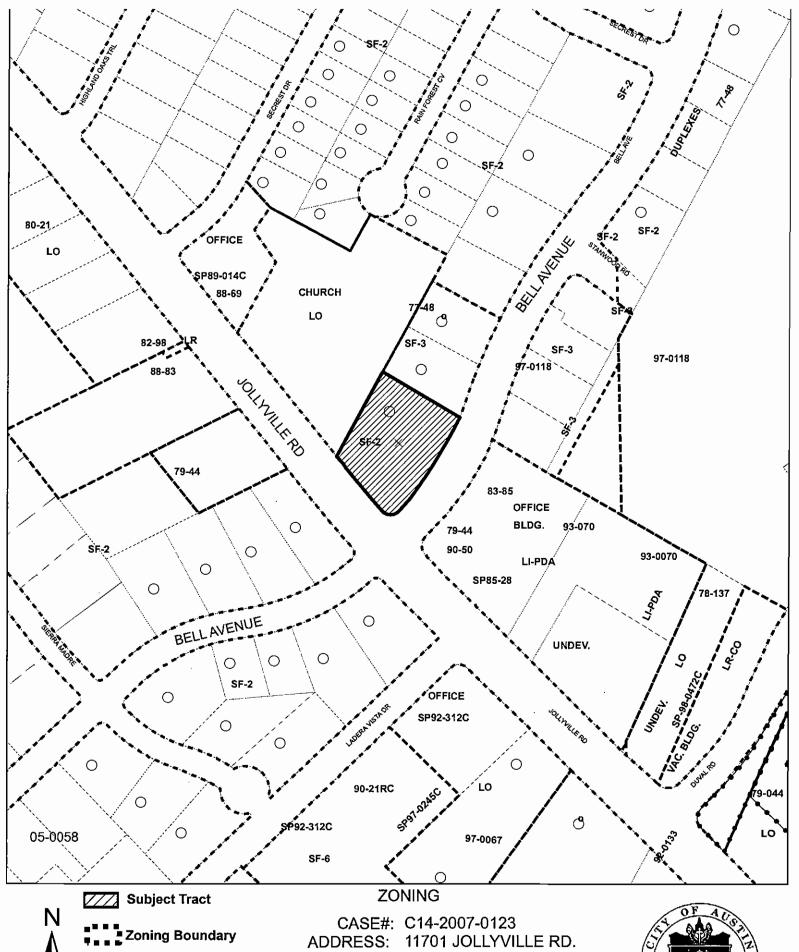
Date: 9-2007 File Number: C14-2007-0123 Address of 11701 Jollyville Rd.

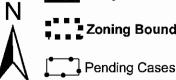
To the Austin City Council and Planning Commission: We, the undersigned property owners affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would re-zone the property. We are particularly against GR zoning and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

SIGNATURE	PRINT NAME	ADDRESS
And Mrc	Amy wong nok	11713 Jolly ville Rd (78759)*
	'	11743 Jollyville Rd (78759)
	WILBUR L ROBINSON	
Michael willing	Michael W-Riley	
lita has	Rita Riley	1606 Bell Ave Austin, Tx. * 1606 Bell ave 18759
JS.R.	J. S. Primasa	11606 BELL AVE 78759 7
Bonnie Dellard	BONNE DILLARD	5705 Sierra Madre
	Peter Christian	5908 Siena Lean
an Their brut 8	Ann Kristovich	5902 Sierra Leon
Backel Dampleshi	Rachel Samplaski	11501 Bell One. 78759
	Steve Cross	5800 SIRIVA MADRE. 78755
Ponnok Baylor	I Rosina K. Gaylord	5802 Gierra Marce 78459
Min A. Ryan	CLWB A. LYMH	5804 gierar Leon 78259

SIGNATURE	PRINT NAME	ADDRESS
Daniel Del	Daniel L Dale	5903 SIERRA MADRE 78159
Varia Woodley	Kevin Woolley	5906 SVEVRU MADIUS 70759
Mison	JON Baney	5908 Sierra Madre 78759
Furan B. Falcan	_ ,	5800 Sierra leon 78759
Meero Brother	melissa Butler	580Z Sierraleon 78759
Thelip William	PHILLIP WILLIAMS	5803 SIERRA LEON 78759
J Jonnel	D. ODonne LL	5801 SIERRA Leon 78769
Juny John	TERRY HILLIS	5905 SIGNA MADRE 7875
Jahrey ,	Chas Milher,	5902 SierkA Madre 78759
Shirt feethyp	Krian Scarbroug	5900 Sierra Leon 78759
Korth Hahill	Roy Herlocher	590/ Sierra Leon 7875
Huch Caulin	LANGT C. AUBIN	5804 SIERRA MADRE 787
Maney J. M. COO	NANCY T. MCDOW	5900 sierra Madre 78750
Samer Baylin	J. Lanier Bayliss	5900 Sierra Madre 78759
Erica Hagema	ERICA HAGEMAN	11604 Bell Ave 78759
1 11 .	Soly Frich	11602 Bell An 78759
	Diane Shigley	11503 Bell Ave 78759
Jua Payon	Lisa Barron	5805 Sierraleon 18159
A.S. Fell	Lisa Barron Regor falk	5904 Sieres Maree
	5 HUCSON	11603 BBLL AUE
Felicia Lowe	Felicia Lowe	11719-Bell Ave *
Felicia Lowe	Felicia Lowe	11725 Bell Auc *
	Felicia Love	11731 Bill Anex
Gelicia Lone	I telicia dans	11 737 Bell Ane * 2
Jeliera Gones	Felicia Love	- WITHIN 200' OF ALM LOT

١,





SUBJECT AREA: 0.918

GRID: H35 INTLS: TRC



PUBLIC : "ARING INFORMATION

neighborhood. that has expressed an i may also contact a nei; FOR or AGAINST the expected to attend a pul-However, if you do at City Council. Althor, two public hearings: he This zoning/rezoning rec

oposed development or change. bre the Land Use Commission and the Just will be reviewed and acted upon at rest in an application affecting your porhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

During its public hearin zoning request, or rezon the announcement, no fir the notice is required.

postponent or continution that is not later than 60 days from board or commission as sounces a specific date and time for a evaluate the City stat s recommendation and public input or continue an application's hearing to a later date, or may forwarding its own reconnendation to the City Council. If the During its public hearin; the board or commission may postpone

requested but in no case

the land to a less intensive zoning than Il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commerci already allowed in the . development. result, the MU Combi-Council may add the District simply allows in DISTRICT to certain en unercial districts. However, in order to

how for mixed use development, the dential uses in addition to those uses g District allows the combination of en commercial zoning districts. As a MIXED USE and residential uses within a single (MU) COMBINING The MU Combining

development process, vi-For additional inform.

our website: on on the City of Austin's land

www.ci.. .stin.tx.us/development

P. O. Box 1088

Sherri Sirwaitis

City of Austin

Neighborhood Planning and Zoning Department

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

Case Number: C14-2007-0123 comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your date of the public hearing, and the Case Number and the contact person listed on the notice. Written comments must be submitted to the board or commission (or the 3 mckay

PUBLIC F. EARING INFORMATION

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

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

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

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

development process, vis.; our website: For additional information 0B фe City of Austin's land

www.ci.: \stin.tx.us/development

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

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123

Public Hearing:

September 4, 2007 Zoning and Platting

S I am in favor D. Kobject

Commission

Your Name (please prin

our address(es) affected by this application 1903 Nabien

ignature

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

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

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

>

T00 🗗

PUBLIC: CARING INFORMATION

neighborhood. that has expressed an i may also contact a neig FOR or AGAINST the However, if you do at expected to attend a pul-City Council. Althou two public hearings: b-This zoning/rezoning re-

-rest in an application affecting your orhood or environmental organization re the Land Use Commission and the est will be reviewed and acted upon at oposed development or change. You d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

the announcement, no fe forwarding its own reco

evaluate the City stat s recommendation and public input postponement or conting son that is not later than 60 days from board or commission at counces a specific date and time for a or continue an application's bearing to a later date, or may During its public hearing the board or commission may postpone ter notice is required. nendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearing

he land to a less intensive zoning than il it grant a more intensive zoning. the City Council may grant or deny a

development. office, retail, commerci result, the MI Combi already allowed in the District simply allows . DISTRICT to certain er Council may add the However, in order to

how for mixed use development, the anercial districts. The MU Combining MIXED USE (MIJ) COMBINING g District allows the combination of dential uses in addition to those uses on commercial zoning districts. As a and residential uses within a single

development process, vi For additional inform

> our website: an on the City of Austin's land

33 33 Cl. stin.tx.us/development

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

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				Mire office use that maintains character of folly Willea	Comments:	(9/3	STO2 Sierra What	rour Name (please print)	September 4, 2007 Zoning and Platting Commission Commission	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:

PUBLIC - CARING INFORMATION

neighborhood. may also contact a nei; FOR or AGAINST the However, if you do at expected to attend a pul-City Council. Althou that has expressed an i (wo public hearings: b-This zoning/rezoning rec

est will be reviewed and acted upon at crest in an application affecting your orhood or environmental organization ire the Land Use Commission and the d, you have the opportunity to speak oposed development or change. hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat postponement or continboard or commission at forwarding its own recothe announcement, no fi

or continue an applica on's hearing to a later date, or may During its public hearin; the board or commission may postpone s recommendation and public input con that is not later than 60 days from ounces a specific date and time for a ser notice is required. nendation to the City Council. If the

zoning request, or rezor During its public hearing requested but in no case

the land to a less intensive zoning than If it grant a more intensive zoning. the City Council may grant or deny a 1

office, retail, commerci result, the MI Combi already allowed in the s District simply allows. DISTRICT to certain co Council may add the However, in order to development.

how for mixed use development, the opercial districts. The MU Combining MIXED USE (MIJ) COMBINING District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi For additional inform

> our website: on on the City of Austin's land

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

Neighborhood Planning and Zoning Department

City of Austin

P. O. Box 1088 Sherri Sirwaitis

WWW.Ci.. stin.tx.us/development

> Commission September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your listed on the notice. date of the public hearing, and the Case Number and the contact person Written comments must be submitted to the board or commission (or the Your Name (please print Your address (es) afferred by this application Comments: STATE JOHN RKIEN 1031 BIRVILLER HISTORISE TARIS LUGITARIOS Signature am in favor _ I object

PUBLIC: TARING INFORMATION

neighborhood. that has expressed an a may also contact a ner FOR or AGAINST the However, if you do at expected to attend a pul-City Council. Althou two public hearings: be This zoning/rezoning rec

sest will be reviewed and acted upon at crest in an application affecting your re the Land Use Commission and the orhood or environmental organization oposed development or change. You d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

postponement or continthe announcement, no fiforwarding its own recu-

evaluate the City stat s recommendation and public input or continue an applicas on's hearing to a later date, or may During its public hearin; the board or commission may postpone board or commission a counces a specific date and time for a mendation to the City Council. If the con that is not later than 60 days from er notice is required.

requested but in no case zoning request, or rezor During its public hearing

the land to a less intensive zoning than If it grant a more intensive zoning the City Council may grant or deny a

office, retail, commerci result, the MI Combi already allowed in the -District simply allows. DISTRICT to certain ea Council may add the However, in order to development.

how for mixed use development, the intercial districts. The MU Combining NIIXED USE (NIU) COMBINING dential uses in addition to those uses en commercial zoning districts. As a ¿ District allows the combination of and residential uses within a single

development process, vi For additional inform

> our website: on the City of Austin's land

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

Neighborhood Planning and Zoning Department

City of Austin

P. O. Box 1088 Sherri Sirvuitis

WWW.CL. stin.tx.us/development

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

			Comments: Self Ham 7-6-61	11740 JOELYVILLE KOAD, #200.	Your address(es) affected by this application	Your Name (please print)	September 4, 2007 Zoning and Platting Commission (X) I am in favo	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	listed on the notice.

PUBLIC - SARING INFORMATION

This zoning/rezoning rective public hearings: 15 City Council. Althore expected to attend a public However, if you do att FOR or AGAINST the may also contact a neighborhood.

re the Land Use Commission and the applicants and/or their agent(s) are hearing, you are not required to attend. It, you have the opportunity to speak oposed development or change. You orthood or environmental organization arest in an application affecting your

During its public hearing or continue an applicate evaluate the City state forwarding its own recoboard or commission appostponement or continuthe announcement, no fit

the board or commission may postpone in's hearing to a later date, or may recommendation and public input mendation to the City Council. If the ounces a specific date and time for a con that is not later than 60 days from or notice is required.

During its public hearing request, or rezor requested but in no case

the City Council may grant or deny a he land to a less intensive zoning than I it grant a more intensive zoning.

However, in order to Council may add the DISTRICT to certain ed District simply allows already allowed in the result, the Mt. Comberoffice, retail, commerce development.

NIXED USE (M1) COMBINING omercial districts. The MU Combining dentral uses in addition to those uses on commercial zoning districts. As a 2 District allows the combination of and residential uses within a single

For additional inform development process, vi

on on the City of Austin's land our website:

www.ci. stin.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.

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	Comments Signature Statem and Commerce and Statem and S	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission Commission TRANCES AHERRE Your Name (please print) Four addresses) affected by this application
--	--	--

PUBLIC SARING INFORMATION

expected to attend a pub neighborhood that has expressed an i may also connect a pel-FOR at AGAINST the However, if you do at City Council. Althou two public hearings: 15

This zoning/revaiting reclast will be reviewed and acted upon at crest in an application affecting your we the Land Use Commission and the whood or environmental organization oposed development or change. You if, you have the apportunity to speak bearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat a recommendation and public input During its public hearing the board or commission may postpone the unnouncement, no fir postponement or continu board or commission as evances a specific date and time for a forwarding its own recor continue an application's hearing to a later date, or may con that is not later than 60 days from ther notice is required. nendation to the City Council. If the

requested but in two case zoning request, or rezor During its public hearin

A it gram a more intensive zoning he land to a less intensive zoning thun the Clay Council may grant or deny a

Council may add the However, in order to devdopment office, retail, commerci result, the Mt. Country already allowed in the District course whome DISTRICT to certain of

low for mixed use development, the thereial districts. The MU Combining MINITU USE (NEO) COMBINING g District allows the combination of on greenwerder outrig affantation of a The second of the second of the second and assidential uses within a single

development process, sa For additional inform

Office and age. No ser der City ÖĖ, Austra's land

WWW.Ci. .stin.rs.us/development

> date of the public hearing, and the Case Number and the contact person comments should include the board or commission's mane, the seignfuled contact person listed on the notice) before or at a public hearing. Your listed on the putice Written comments must be submitted to the beard or commission for the

Contact: Sherri Sirwaits, (512) 974-3057 512-974-2657 Case Number; C14-2007-0123 Public Hearing:

September 4, 2007 Zoning and Platting

noissum

Our baine (plance print)

3 object and in favor

603 AdeRA

Signature

Camments: my my

If you use this form to a numeral it may be recorded to

Shorri Sirwaitis Neighborhood Planning and Zoning Department

City of Austin

P. O. Bex 1088

PUBLIC: "ARING INFORMATION

that has expressed an i neighborhood. may also contact a nei FOR or AGAINST the However, if you do at expected to attend a pul-City Council. Althou two public hearings: b-This zoning/rezoning re-

est will be reviewed and acted upon at crest in an application affecting your earhood or environmental organization oposed development or change. You il, you have the opportunity to speak re the Land Use Commission and the hearing, you are not required to attend applicants and/or their agent(s) are

board or commission a forwarding its own reco postponement or continthe announcement, no fi

evaluate the City stat is recommendation and public input or continue an application's hearing to a later date, or may During its public hearing the board or commission may postpone on that is not later than 60 days from ounces a specific date and time for a er notice is required. nendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearin

I it grant a more intensive zoning. he land to a less intensive zoning than the City Council may grant or deny a

office, retail, commercial development. result, the NIL Combi DISTRICT to certain co already allowed in the District simply allows . Council may add the However, in order to

mercial districts The MU Combining how for mixed use development, the MIXED USE (MIII) COMBINING g District allows the combination of off commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

For additional inform development process, vi

> our website: on on the City of Austin's land

www.ci.. stin.tx.us/development

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

PUBLIC - SARING INFORMATION

expected to attend a pub neighborhood. that has expressed an a may also contact a ner However, if you do att City Councif. Althou FOR or AGAINST the

two public hearings: before the Land Use Commission and the This zoning/rezoning reclest will be reviewed and acted upon at crest in an application affecting your surhood or environmental organization if, you have the opportunity to speak aposed development or change. You hearing, you are not required to attend. applicants and/or their agent(s) are

the announcement, no fepostponement or continforwarding its own reco

or continue an application's hearing to a later date, or may board or commission at ounces a specific date and time for a evaluate the City stat s recommendation and public input During its public hearin; the board or commission may postpone con that is not later than 60 days from her notice is required. nendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearin

the land to a less intensive zoning than If it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commercial However, in order to Council may add the development result, the Mt. Combi already allowed in the DISTRICT to certain co District simply allows

how for mixed use development, the omercial districts. The MU Combining MIXED USE (MU) COMBINING g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi For additional inform

our website: on the City of Austin's land

WWW.ci.. .stin.tx.us/development

P. O. Box 1088

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

*71			_
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis	Comments:	Your address(es) affected by this application Signature Date	Case Number: C14-2007-0123 Contact: Sheni Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission United States are in the content of the

PI BLEC.

may also contact a noi-FOR or AGAINST the expected to attend a pub-City Council. Althou However, if you do un two public hearings: Pr neighborhood. that has expressed an a This zoning rezening rec

ass will be reviewed and acted upon at se the hand that Commission and the oposod development or change. You rest in an approal or affecting your exhand or envisorational organization a you have the oppositualty to speak Fearing, you are not equited to attend applicants and on their agent(s) are

board or countission a evaluate the City stat the announcement, no b postponement or continforwarding its own reco or continue an applica During its public hearing

are board or established may postpone nendation to the C.y Conneil. If the als hearing to a liver date, or may samees a specific dide and time for a on that is not litter than 60 days from in notice is required recommendation and public input

requested but in no case zonna request or rezor During us public hearti

lit grant a more intensive coming. be haid to a less intensive zening dam the City Council may grant or deny a

office, retail, commerc result, the Mil County already allowed in the District simply allows DISTRICT to certain c Council may add the However, in order to development.

asercial districts. The MU Combining VIINTO USE (NO) COMBINING deutici uses in addition to those uses ow for mixed use development, the in de little for a und residentia, idas wildin a single District also s of any districts. No a to the tention of

development process, vi For additional inform 212.CL

> or website: at an other teas of Austin's hand

aindeans development

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

Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 97 1-3057 | \$12-974 3087

Public Hearing:

September 4, 2007 Zoning and Platting

Lam in favor Labject

Michael Blake Wither

Your address(es) affected by this application

Comments: No objection structur. 1 a Signature (Smaller) Hall

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

Neighborhood Planning and Zouing Department Shori Sirwaitia F. O. Box 1088

City of Austen

PUBLIC: SARING INFORMATION

neighborhood. that has expressed as a may also contact a neig FOR or AGAINST the However, if you do all expected to attend a pub City Council. Althou two public hearings: b This zoning/rezoning te

ast will be reviewed and acted upon at is the Land Use Commission and the crest in an application affecting your enhood or environmental organization is, you have the apportunity to speak mused development or change. You dearing, you are not required to attend applicants und/or their agent(s) are

evaluate the City stai postponement or continboard or commission a forwarding its own reco the announcement, no fi

or continue an application's honting to a later date, or may During its public hearing sounces a specific date and time for a her notice is required. the board or commission may postpone con that is not later than 60 days from recommendation and public input nendation to the City Council. If the

requested but in no case During its public hearing zoning request, or rezor

if a Brant a more intensive homes be land to a less intensive zoning than the City Council may grant or deny a

However, in order to office, retail, commerci result, the Mic Contri allowed in the District stupe of ex-DISTRICT to seriain co Council may add the development

mercial districts. The MU Cembining low for mixed use development, the MINITU USE CARD COMBINING 3. District allows the combination of TOP 小五年 中国国际市场 野家 日本 and residential uses within a single

development process, vi-For additional inform

> office and the of the ()[7] <u>ت</u>, Just Sign D. 1817

If you use this form to comment it may be received to

City of Austin

Neighborhood Planning and Zoning Department

P. O. Box 1088

Sherri Sirwaitis

WWW.ci.. .«Tin.rx.us/development

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

Case Number; C14-2007-0123 Commission September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaits, (512) 974-3057 512-974-3057 listed on the notice. Your Name (planse prin Comments Your address(es) affected by this application 100 Diesta Signate X I am in favo l object .

PUBLIC: "ARING INFOR A LIBOX

This zoning/rezening record two public hearings: In City Council. Althorize expected to attend a put However, if you do att FOR or ACIAINST the may also contact a neighborshood.

assess will be reviewed and acred upon at one the hand the commission and the applicants are or their agent(s) are bearing, you are not required to attend it you have it. apportanity to speak oposed development or altange. You orthood or envisionmental organization rest or an applicant or affecting your

During its public hearing or continue an applicate evaluate the City state forwarding its own recommendation or continue anancument or continue the anancumenticia, no his

are bourd or constant sort may postpone it's bearing to a later date, or may a recommendation and public input nendation to the Cay Council. If the sames a specific date and time for a on that is not after him 60 days from a rancine is required.

During its public hearing zoning request, or regonated but in no case

the City Counce may great or deny a be land to a less intensive zening than i it great a mess than sive zoning.

However, in order to Council may add the DISTRICT to retain a District simply allows already allower in the result, the Mi Cambroffice, retail, commerci development.

ow to mixed use development, the MIXLO USL (AF) COMBINING overcial districts. The MU Combining dential uses in addition to those uses in accuration or a published affect of a contained on a single and residential uses within a single

For additional inform development process, vi

in on the time of Austin's hard our website:

a dinal casadevel spirant

Written comments must be submitted to the heard 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 Platting
Commission

Loan Name to hease promo

RAUGH

XI am in favor

5700 SIERRA MADAE

Vour address of affected by this application

Super Contract Contr

If you use dist form to correlate at any be returned to City of Austra City of Austra Neighborhood Planning and Zoning Department Short Sirwaitis P. O. Box 1088

STRIGHT NEWSCHARLE

PUBLIC - "ARING INFORMATION

neighborhood that has expressed an i may also contact a not, FOR or AGAINST the However, if you do at expected to attend a pub City Council. Althor two public hearings: In This zowing recogning rec

lost will be reviewed and acted upon a crest in an application affecting your rationed or environmental organization d, you have the opportunity to speak we the Land Use Commission and the oposed development or change. You bearing, you are not required to attend applicants and/or their agent(s) are

the autouncement, no h board or contribution a forwarding its own recevaluate the City star postponement or contin-During its public hearing

or continue an application's hearing to a fater date, or may the board or commission may postpone er nonce is required. con that is not later than 60 days from recommendation and public input ounces a specific date and time for a nendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearing

the land to a less intensive zoning than d it grant a more intensive zoning the City Council may grant or deny a

development. Diacks ships alter office, retail, commercresult, the ML Conta already allowed in the DISTRICT to certain of Council may add the However, in order to

mercial districts. The MU Combining low for mixed use development, the MIXED USE (MID COMBINING on community community shapped. Then a District allows the combination of and residential uses within a single The bank of deal

development process, vi-For additional inform

COLPAGNA JIDA on on the City of Austria and

WWW.CI. . (fin.18. as/development

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

Commission Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3957 September 4, 2007 Zaming and Platting Case Number: C14-2007-0123 Your Name (planse print) ann in favo ... I object

Your addressies) affected by this application

guature

Commonts:

If you have the charm to community it may be be rainful to City of Austin Neighborhood Planning and Zoning Department

:

P. O. Box 1088

Sherri Sirwaitis

neighborhood. may also contact a nei-FOR or AGAINST the However, if you do at expected to attend a pul-City Council. Althou two public hearings: bthat has expressed an i This zoning/rezoning re-

est will be reviewed and acted upon at crest in an application affecting your orhood or environmental organization are the Land Use Commission and the oposed development or change. il, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

evaluate the City stat During its public hearin, postponement or continthe announcement, no fi board or commission at forwarding its own reco

or continue an application's hearing to a later date, or may recommendation and public input the board or commission may postpone con that is not later than 60 days from ounces a specific date and time for a er notice is required. nendation to the City Council. If the

zoning request, or rezor requested but in no case During its public hearin

the land to a less intensive zoning than Il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commercial result, the MI Combalready allowed in the District simply allows: DISTRICT to certain car Council may add the However, in order to development.

how for mixed use development, the mercial districts. The MU Combining MIXED USE (MIJ) COMBINING District allows the combination of dential uses in addition to those uses an commercial zoning districts. As a and residential uses within a single

development process, vi For additional inform WWW.ci..

> our website: in on the City of Austin's land

stin.tx.us/development

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

H you City o Neight Sherri P. O. I							1	1	!	Comments:	Case Number Contact: Sher Public Heari September 4, Commission MAR 16 Your Name (1) Your address
If you use this form City of Austin Neighborhood PI Sherri Sirwaitis P. O. Box 1088				1	i	i		İ	į	nts:	Case Number: C14-2007 Contact: Sherri Sirwaltis. Public Hearing: September 4, 2007 Zonin Commission MARIA H. PA Your Name (pleuse print) Your address(es) affected
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	:	!	;		ļ				i		Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission MAR 1911 Your Name (please print) Your address(es) affected by this application Signature Signature
at. it may be Zoning De	'		'	ļ	:		İ		·	!	974-3057 Platting Platting
retumed to spartment	1	:									\$12.474.3
			į			ì	ļ		,		
				ł	١	1					am in favor object

PUBLIC: ACZO ZTOREZ SESZ

This zoning/rezening recontwo public hearings: The City Council. Althor: expected to attend a pull-However, if you do as FOR or AGAINST the may also contact a neighborhood.

rest will be reviewed and acted upon at the the hand the Commission and the applicants and at their agent(s) are hearing you are not required to attend a you have the apportunity to speak eposed development or change. You whered or environmental organization rest in an apply at an affecting your

During its public hearing or continue an applicate valuate the City state forwarding its own reast board or commission as postponement or continuous the announcement, no to

the board of comot son may postpone it's hearing to in liver date, or may recommendation and public input nembration to the try Council. If the cances a specific date and ingeritor a son that is not a cerrian for days from a recolucies scape ed.

During as public hearing request; or reconsequently and public hearing requested but us no case.

he City Counce may great or deny a he had to a less intenseve zoning than lift great a moss coensive zoning.

However, in older to Council may add the DISTRICT to certain earliest simply allows already allower in the result, the Mi Counter office, retail, commerce development.

We to mixed use development, the VIIX1D USF (ME) COMBINING opered Lidistricts. The MU Combining dental uses in districts. As a bistrict also that combination of and resident also that combination of and resident also within a smale

For additional inform development process, vi www.ci..

an en tac V v of Austin's had an waksher

ainavas devel pasem

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

					·		_
· Commission	September 4, 2007 Zoning and Platting	Public Bearing:	1 Contact: Sherri Sirwaitis, (512) 974-3057 512-9/4 3057	Case Number: C14-2007-0123		Exted on the notice.	and of the latent require early the case training and the contact beginn

Commission

(Commission)

Commission (phease print)

Commission (phease pri

Comments:

If you use this form to comment, it may be returned to: City of Austria Neighborhood Planning and Zoning Department Shorri Sirwaitis

P. O. Box 1688

PUBLIC: TANZOL ANDREASTED

neighborhood. that has expressed an a may also contact a neig City Council. Althou two public hearings: be FOR or AGAINST the However, if you do an expected to attend a pul-This zoning rezening rec

iest will be reviewed and acted upon at ere the Land Use Commission and the posed development or change. You bearing, you are not required to attend rest in an application affecting your erhood or envise ascental organization a you have the apportunity to speak applicants and or their agent(s) are

the announcement, no fi postponement or continboard or commission in forwarding its own recevaluate the City stat or continue an applica-During its public hearing

recommendation and public input als hearing to a litter date, or may the brand or commission may pospend acadation to the Cosmell. If the cances a special dide and time for a on that is not alter him 60 days from I notice is required.

requested but in no case During its public hearti zoning request, or rezor

lit grant a more a demand coming. Le haid to a less intensive zoning than he City Council may grant or deny a

office, retail, commerc result, the Mt. Conf. already allowed in the Council may add the However, in order to development. DISTRICT to certain e District simply allows:

energial districts MINED USE MED COMBINING dential uses in aw tor mixed use development, the ii ex comare. and residential uses within a single District affor addition to those uses The Mt+Combining a de districto. Vo a the contribing of

development process, vi-For additional inform

THE SERVICE on the like they .<u>:</u>... Austur's land

atinaty as deval quarant

DAM.ci..

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

Case Number: C14-2007-0123 Commission Public Hearing: Contact: Sherri Sirwaitis, (512) 97 1-3057 | 512-974 3087 September 4, 2007 Zoning and Platting

Your Name (please print Jeoge Kissinger

1 object

Than in favor

10stin 17 78759

Vour address test affected by this application

Z IIII

9-4-07

i animenta

Jolly wille Road is

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

P. O. Box 1088 Shorri Sirwaitis Neighborhood Planning and Zoning Department

that has expressed an i may also contact a neig neighborhood expected to attend a pub FOR or AGAINST the However, if you do at City Council. Althou two public hearings: be

This zoning/rezoning recuest will be reviewed and acted upon at oposed development or change. You ire the Land Use Commission and the crest in an application affecting your sorhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

postponement or continuous on that is not later than 60 days from board or commission as sounces a specific date and time for a evaluate the City stat a recommendation and public input or continue an applica: on's hearing to a later date, or may forwarding its own reco During its public hearing, the board or commission may postpone the announcement, no fir nendation to the City Council. If the for notice is required.

requested but in no case zoming request, or rezor. During its public hearin

However, in order to

il it grant a more intensive zoning the land to a less intensive zoning than the City Council may grant or deny a

office, retail, commercial result, the MU Combidevelopment. already allowed in the v District simply allows: DISTRICT to certain co-Council may add the

how for mixed use development, the imercial districts. The MU Combining adential uses in addition to those uses .ध District allows the combination of on commercial zoning districts. As a MIXED USE (MU) COMBINING and residential uses within a single

development process, vi For additional inform

our website: on on the City of Austin's land

WWW.Ci.. .stin.tx.us/development

Sherri Sirwaitis

P. O. Box 1088

411.TY 78767,3810

City of Austin

Neighborhood Planning and Zoning Department

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

								·	
		fine	chues	Comments:	Clone	Your address(es) affice	Your Name inlease prints	September 4, 2007 Zoning and Platting Commission	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis. (512)
	-	with me	The pro	ddress a cross	Sionature	Your address(es) affected by this application	TENANS IN	ning and Platting	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis. (512) 974-3057 512-974-3057
			posal n	Jsa	9/3/07 Pate		Longeet	l anu in favor	974-3057

PUBLIC: AND AND INFORMATION

This zoning/rezening rective public hearings: be two public hearings: be City Council. Althousexpected to attend a public however, if you do an FOR or AGAINST the may also contact a neighborshood.

the the hand Use Cemmission and the applicants are on their agent(s) are learing, you are not required to attend, you have do appointed to speak oposed development or charge. You ethered or environmental organization rest in an application affecting your

During its public hearing or continue an applicate walnate the City state forwarding its own revolution or commission at postponement or continue the antinum content, no firm.

the branch or consorts son may postpone it's hearing to a litter date, or may recommendation and public input mendation to the Council, if the surfaces a specific date and time for a on that is not a errhan to days from a recice is required.

During its public hearing request, or rezor requested but in no case

the City Counce, may great or deny a the hard to a less intensive sening than it it great a more stemsive zoning.

However, in order to Council may add the DISTERICT to certain ec District simply allows: already allower in the result, the MI Confaroffice, retail, commercial development.

ow for mixed two development, the AINLD USE (AFT) COMBINING intercial districts. The MU Combining dental uses in addition to those uses in action to the districts. Win District affice the combination of and residental in a strate

For additional informatewelopment process, vi

our website:

a dina ansalessi saranc

t ligal Austra

Neighborhood Planning and Zonery Department

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

F. O. Box 1688

Shori Sirwaitis

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: Sheri Sirwaitis, (512) 9/1-3057 Public Hearing: Sepacraber 4, 2007 Zoning and Piating Commission Total Name (places print) Your address(cs) affected by this application 1652 Jolly 01/12 Signature Formulation	
rr. C14-200 rri Sirwaith ing: 2007 / Amia 2007 / Amia (es) alicula Su Su Su Su Su Su Su Su Su Su Su Su Su	esica on the honce.
	lonce.
inis, (512) inity and 1) and by this Symmetric	
and Planting and Planting Covact by this application of by the	
S12-Will dust	: !
am in favor object	

neighhorhood. may also contact a neig-City Council, Althou two public hearings: he that has expressed on a However, if you do no expected to attend a pub-FOR or AGAINST the

This zoning/rezoning recurest will be reviewed and acted upon at coposoi development or change. bre the Land Use Commission and the arest in an application affecting your tarboad or cavitamental organization 4 you have the apportunity to speak bearing, you are not required to attend. applicants and/or their agent(s) are

the announcement, no beboard or commission accounces a specific date and time for a forwarding its own recommendation to the City Council. If the evaluate the City states recommendation and public input or continue an application's hearing to a later date, or may postponement or contin-During its public hearing, the board or commission may postpone ser nonce is required can that is not later than 60 days from

zoning request, or rezon requested but in no case During its public hearin

il it grant a more attensive zoning. the land to a less intensive zaming than the City County, may grant or deny a

However, in order to Council may add the development office, refail, commerce result, the MU Combialready allowed in the v District simply allows or DISTRICT to certain co

onercial districts adential uses in addition to those uses low to mixed use development, the HED CHIM an commercial consine districts. As a 3 District allows the combination of and residential uses within a single (AUI) COMBINING The MU Combining

development process, vi-For additional informa-

> TRO (5): our websites E. , , Ξ, Austin's land

113'ALM31 alinavastievelopment

> comments should include the board or commission's name, the scheduled esolute person listed on the series) before or at a public hearing. Your Written countents must be submitted to the board or commission (or the

Topi Salat Grands John

ंभाःत्वद्वाडः ₹ C 3 Signature ornanda.

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

Neighborhood Planning and Zoning Department P. O. Box 1088 Sheri Sirvatis

expected to attend a pub City Council. Althou two public hearings: be neighborhood. may also contact a neighborhard However, if you do att that has expressed an i FOR or AGAINST the

This zoning/rezoning reclast will be reviewed and acted upon a aposed development or change. You re the Land Use Commission and the crest in an application affecting your orhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

board or commission as evaluate the City stat or continue an application's hearing to a later date, or may the announcement, no fi postponement or continforwarding its own reco During its public hearing the board or commission may postpone s recommendation and public input ounces a specific date and time for a on that is not later than 60 days from nendation to the City Council. If the er notice is required.

During its public hearin requested but in no case zoning request, or rezor

the land to a less intensive zoning than I it grant a more intensive zoning. the City Council may grant or deny a

Council may add the However, in order to development. office, retail, commerci result, the MU Combi already allowed in the District simply allows DISTRICT to certain co

how for mixed use development, the unercial districts. The MU Combining MIXED USE (MU) COMBINING g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi For additional inform

our website: on the City of Austin's land

WWW.CI. .stin.tx.us/development

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

Case Number: C14-2007-0123

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

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

il:ele



I ant in favor

Your Name (please prin

Signature



Comments:

}				!	····	
		!	1		1	\$
		!			9) (
	!!!!!!		i			
	İ		:	ļ	1	N
			:			72.6

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

Neighborhood Planning and Zoning Department City of Austin Sherri Sirwaitis

P. O. Box 1088

expected to attend a pub City Council. Althou two public hearings: be neighborhood. that has expressed an i may also contact a neig However, if you do att

FOR or AGAINST the supposed development or change. This zoning/rezoning recuest will be reviewed and acted upon at bre the Land Use Commission and the wrhood or environmental organization crest in an application affecting your d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

the announcement, no fiforwarding its own reco

evaluate the City stat s recommendation and public input or continue an applica: on's hearing to a later date, or may During its public hearing the board or commission may postpone postponement or contine sion that is not later than 60 days from board or commission at tounces a specific date and time for a nendation to the City Council. If the her notice is required.

requested but in no case zoming request, or rezor During its public hearin

he land to a less intensive zoning than Il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commerce result, the Mt. Combi. already allowed in the Council may add the development. DISTRICT to certain co However, in order to District simply allows.

how for mixed use development, the unercial districts. The MU Combining MIXED USE g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single (MU) COMBINING

development process, vi-For additional inform

our website: on the City of Austin's land

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

www.ci.. .stin.tx.us/development

Written comments must be submitted to the board or commission (or the

		Comments: I am Located on	Signature Signature Signature	Your Name (please print)	HI Sadegi Le am in favo	r: C14-2007-0123 rri Sirwaitis, (512) 974-3057 512-974-3057 ng: 2007 Zoning and Platting	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.

that has expressed an i may also contact a ner-FOR or AGAINST the neighborhood. However, if you do att expected to attend a pub City Council. Althou

two public hearings: be bre the Land Use Commission and the This zoning/rezoning recuest will be reviewed and acted upon at posed development or change. You . hearing, you are not required to attend. corhood or environmental organization crest in an application affecting your d, you have the opportunity to speak applicants and/or their agent(s) are

postponement or continthe announcement, no fe forwarding its own reco-

evaluate the City stat s recommendation and public input or continue an application's hearing to a later date, or may board or commission at counces a specific date and time for a During its public hearing the board or commission may postpone con that is not later than 60 days from her notice is required. nendation to the City Council. If the

zoning request, or rezor requested but in no case During its public hearing

'he land to a less intensive zoning than il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commercial development. result, the Mt. Combi. already allowed in the District simply allows. DISTRICT to certain co-Council may add the However, in order to

omercial districts. The MU Combining how for mixed use development, the MIXED USE (MU) COMBINING Bistrict allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi For additional inform

our website: on on the City of Austin's land

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

City of Austin

P. O. Box 1088 Shorri Sirwaitis

Neighborhood Planning and Zoning Department

www.ci.. .stin.tx.us/development

	••
letipenert,	
Comments: / le businesses on Jolly ville take	
Signature A/4/57	
Your address(cs) affected by this application	
Your Name (please print)	
07 Zoning and Platting	
Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	

expected to attend a pubneighborhood. may also contact a neig FOR or AGAINST the paposed development or change. However, if you do at City Council. Althou that has expressed an i This zoning/rezoning receist will be reviewed and acted upon at

two public hearings: before the Land Use Commission and the crest in an application affecting your orhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are noX

evaluate the City stat s recommendation and public input the announcement, no fit postponement or contine seon that is not later than 60 days from board or commission at sounces a specific date and time for a lorwarding its own recoor continue an applica on's hearing to a later date, or may During its public hearing the board or commission may postpone nendation to the City Council. If the her notice is required.

During its public hearin requested but in no case zoming request, or rezor

the land to a less intensive zoning than the City Council may grant or deny a If it grant a more intensive zoning

office, retail, commerci Council may add the However, in order to result, the ML Combi already allowed in the s DISTRICT to certain codevelopment District simply allows

how for mixed use development, the unercial districts. The MU Combining g District allows the combination of MIXED USE (MU) COMBINING en commercial zoning districts. As a 'dential uses in addition to those uses and residential uses within a single

development process, vi-For additional inform

our website: on the City of Austin's land

WWW.CI.. .stin.tx.us/development

City of Austin

P. O. Box 1088 Sherri Sirwaitis If you use this form to comment, it may be returned to:

Neighborhood Planning and Zoning Department

contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the

			_					
		Comments:	Signature	Your address(es) affected by this application	Your Name (please print)	September 4, 2007 Zoning and Platting Commission	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:	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.
	į		1/3/0/	0/-/-	1 object	am in favo)57	ne, the scheduled contact person

PUBLIC: TARIAGIA TOTO A CITATO

neighborhood. that has expressed an a ma) also contact a nei; FOR or AGAINST the However, if you do an expected to attend a pub-City Council. Althou two public hearings: 18 This zoning/rezoning rea

ast with be reviewed and acted apon as oposed development or change. You as the hand Use Commission and the arest in an appoint an affecting your enhasi or envise attendal organization a you have the apportunity to speak rearing, you are not required to attend applicants are a their agent(s) are

board or commission as evaluate the ('ity stat the announcement, no le postponement or continforwarding its own reco or continue an applica-During its public hearin,

rances a spent a date and time for a and board or control son may postpone his bearing to a liter date, or may neudation to the Conneil. If the of notice is required. an find is not alice that 60 days from recommendation and public input

requested but in no case zoning request, or rezor During us public hearin

id grad a most saturative zomeg. Le land to a less intensive zering than the City Counce may grant or deny a

office, retail, commerci Council may add the However, in order to development. result, the Mt. Comb. already allowed in the District simply allows: DISTRICT to certain e

anerei I districts. The MIT Combining VINTO USE OVER COMBINING Jential uses in addition to those uses aw for mixed use development, the H. Ch. Him Co. and residential racs within a sangle District also The distinction of a A CONTRACTOR OF

development process, vi-For additional inform www.ci..

> SHEW WINDOW :: 7 of Austin's

Hind year development

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

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

🔀 I am in favor ...i I object

からから まずえ

SIDA SENTA I Your Name (please print) Madre Austra IX 1875 L'application

QUreal Mareense Stensiture

Catalinette:

If you use this form to comment, a may be returned for

City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis

P. O. Box 1088

VINE TO STATE OF THE STATE OF T

neighborhood expected to attend a pubtwo public hearings: be may also contact a neig FOR or AGAINST the However, if you do at City Council. Althouthat has expressed an i

This zoning/rezoning receest will be reviewed and acted upon at coposed development or change. You erest in an application affecting your bre the Land Use Commission and the porhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

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

requested but in no case zoning request, or rezor. During its public hearin

Il it grant a more intensive zoning. the land to a less intensive zoning than the City Council may grant or deny a

office, retail, commerci result, the Mill Combi already allowed in the s DISTRICT to certain co Council may add the However, in order to development District simply allows :

how for mixed use development, the anercial districts. The MU Combining idential uses in addition to those uses MIXED USE (MU) COMBINING on commercial zoning districts. As a District allows the combination of and residential uses within a single

development process, vi-For additional inform.

our website: on the City of Austin's land

www.ci.. stin.tx.us/development

Shorri Sirwaitis

Neighborhood Planning and Zoning Department

P. O. Box 1088

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

If you use this form to comment, it may be returned to. City of Austin			Lot the safe shapping.	more commore a would be petter	problem on Jolly oille ed and	Residential proposities are a	/ Signature Date	Your address(cs) Altected by this application 7 (3/32)	11337 Taylor Vraper La	plea	Rick Ruck ! Inhject	September 4, 2007 Zoning and Platting Commission	Public Hearing:	Case Number: C14-2007-0123 Contact: Shorri Singaide (512) 074-3057 512-974-3057

expected to attend a pub neighborhood. that has expressed an i may also contact a neigh FOR or AGAINST the However, if you do at City Council. Althou two public hearings: b

This zoning/rezoning recuest will be reviewed and acted upon at oposed development or change. You ire the Land Use Commission and the d, you have the opportunity to speak porhood or environmental organization crest in an application affecting your hearing, you are not required to attend. applicants and/or their agent(s) are

the announcement, no fir her notice is required.

postponement or conting soon that is not later than 60 days from evaluate the City stat s recommendation and public input or continue an application's hearing to a later date, or may board or commission at notances a specific date and time for a forwarding its own recomendation to the City Council. If the During its public hearin; . the board or commission may postpone

requested but in no case During its public hearing zoning request, or rezor

the land to a less intensive zoning than il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commerce development. Council may add the result, the MC Combi already allowed in the District simply allows . DISTRICT to certain coflowever, in order to

how for mixed use development, the intercial districts. The MU Combining MIXED USE g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single (MIC) COMBINING

development process, vi-For additional inform

our website. on the City of Austin's land

www.ci.. stin.tx.us/development

Sherri Sirwaitis

P. O. Box 1088

City of Austin

Neighborhood Planning and Zoning Department

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

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

This zoning/rezoning recuest will be reviewed and acted upon at two public hearings: bethe Land Use Commission and the City Council. Althou, 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 excrest 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 states recommendation and public input forwarding its own recommendation to the City Council. If the board or commission at counces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no fit her notice is required.

During its public hearing request, or rezon the requested but in no case

1883

THE

i. G ROCERA

the City: Council may grant or deny a the land to a less intensive zoning than II it grant a more intensive zoning.

However, in order to the for mixed use development, the Council may add the CIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows a detential 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 inform, on on the City of Austin's land development process, victour website:

TUE 09:14 PAA

014

www.ci...stin.tx.us/development

Neighborhood Planning and Zoning Department

Sherri Sirwaitis P. O. Box 1088

09/04/07

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.

that has expressed an a ma) also contact a neg FOR or AGAINST the City Cauncil. Althor two public hearings: In neighbookood. However, if you do an expected to attend a pul-This zoning/rezening rec assemble to review and acted upon a

ere the hand the elemnission and the Fearing, you are not required to attend. rest in an application affecting your exhaed or envice a ental organization sposed develops and or charge. a you have the apportunity to speak applicants are or their agent(s) are

board or commission a the announcement, no fi evaluate the City stat postponement or continforwarding its own recor continue an applica During its public hearit.

surfaces a special of de and time for a e's bearing to a like date, or may acadation to the Coperation. If the at Bodice is required on that is not like that 60 days from te board or custous son may postpone recommendation and public input

requested but in no case zonnig request, or rezor During its public hearing

Le hand to a less susensive zoning than l it grant a most outensive zonning. the Chy Conner may grant or deny a

development. office, retail, commerce result, the Mit Could DISTRICT to vertain co Council may add the However, in order to already allowed in the c District simply allows

esercial districts TIMED USE DATA COMBINING denti di uses la aw for mixed use development, the the commercial its against the management of the commercial in the commercial and the com and resident a tass within a smale District allow abittion to those uses Pre MU Combining The evolutional of

development process, vi For additional inform mwm.ci.

> our warraiter AT THE TRE Ė. Vastin's land

dinavas devel parem

(ity of Austra

P. O. Box 1688

Sherri Sirwaitis

Neighborhood Planning and Zoning Department

PSSECTION CONTRACTOR

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

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

	į		:	:	!		Case Number: Contact: Sheri i Public Hearing September 4, 207 Commission Your Name quice Your addessess
			!				Case Number: C14-2007-0123 Contact: Sherri Sirvaitis, (512) 974-3057 Public Hearing: September 1, 2007 Zoning and Platting Commission Commission Four Name (please print) Your Name (please print) Supplies afficient Publication Commission Signature Commission
:		!				· 	Mailin
							\$12-97-1-3057 X I am in favor Di object 9/4/07

CBLIC. TANDED INFORMATION

two public hearings: In neighborhood. that has expressed an a may also contact a neig FOR or AGAINST the expected to attend a pul-City Council. Althor This zoning iezoning rec However, if you do all

ast with be region on and acted upon at re the Land Use Commission and the sposed develops and or change. You frearing, you are not required to attend rest in an application affecting your ethord or enviroussental organization applicants and or their agent(s) are you have the appointmity to speak

evaluate the City state board or commission a forwarding its own recthe announcement, no b postponement or continor continue an applica During its public hearing

rds hearing to a later date, or may sances a specific date and time for a nerdation to the Cly Council. If the le band of celebra son may postpone .: notice is required. in that is not later than 60 days from recommendation and public input

requested but in no case zonnig request, or rezor During us public hearii

Le hand to a less intensive zoning than Fit good a moon of charge zoning the City Council may grant or deny a

Council may add th However, in order to development. office, retail, commerc result, the MI Coul already allowed in the DISTRICT to certain co District simply allows:

operaid districts. The MF Combining MINITURES OF COMBINING are too mixed use development, the lential uses in I CA THEFT. and resident to a testiblia a single Divince alice addition to those uses 立 を Hallery シー the continuion of

development process, vi For additional inform BWW.ci.

> en we baile: 75 75 of Acceptance lead

dinavas devel parent

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

Contact: Sherri Sirvanitis, (512) 97/1-3057, 512-974, 3053 Case Number: C14-2007-0123 Public Hearing: Commission September 4, 2007 Zoning and Platting I am in favor 💚 l abject

Amy !

Yoln Name (please print)

11713 dolly u.

Comments:

Signature

Support

18 Be Cation

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

Sheri Sirwaitis Neighborhood Planning and Zoning Department City of Austra

P. O. Box 1688 TOTAL PROPERTY.

may also contact a neig neighborhood. that has expressed an a FOR or AGAINST the However, if you do at expected to attend a pub City Council. Althou-

two public hearings: In ore the Land Use Commission and the This zoning/rezoning request will be reviewed and acted upon at crest in an application affecting your surhood or environmental organization d, you have the opportunity to speak oposed development or change. You hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat a recommendation and public input postponement or contine con that is not later than 60 days from board or commission at sounces a specific date and time for a forwarding its own reco or continue an application's hearing to a later date, or may the announcement, no fi-During its public hearing, the board or commission may postpone ser notice is required. mendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearin

il it grant a more intensive zoning. the land to a less intensive zoning than the City Council may grant or deny a

office, retail, commerce result, the MIL Combialready allowed in the s District simply allows is DISTRICT to certain co Council may add the However, in order to intercial districts. The MU Combining how for mixed use development, the idential uses to addition to those uses g District allows the combination of en commercial zoning districts. As a MIXED USE INFO COMBINING and residential uses within a single

development process, vi-For additional inform development

our website. Che City of Austin's land

WWW.CL. .stin.tv.us/development

P. O. Box 1688 Shori Sirvaitis

Neighborhood Planning and Zoning Department

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

Case Number: C14-2007-0123 Contact: Sherri Sirvaitis, (512) 974-3057 | \$12-974-3957

Public Hearing:

Commission September 4, 2007 Zoning and Platting

(X) I am in favor 🗦 I object

melissa Butter

Yosu Name (phase print

Your address(es) affected by this application 5802 Sierra

If you use this form to comment, it may be returned to Comments City of Austin Signature ナのマナ

neighborhood that has expressed an i may also contact a neg FOR or AGAINST the However, if you do att expected to attend a pub City Council. Althou This zoning/rezoning reviews will be reviewed and acced upon at

two public hearings: be ore the Land Use Commission and the sorhood or cawironmental organization crest in an application affecting your d, you have the opportunity to speak oposed development or change. You hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat a recommendation and public input board or commission ar ounces a specific date and time for a or continue an applies on's hearing to a later date, or may the announcement, no fepostponement or contine con that is not later than 60 days from forwarding its own reco During its public hearing, the board or commussion may postpone mendation to the City Council. If the er notice is required.

requested but in no case zoning request, or rezon During its public hearin

the land to a less intensive zoning than If it grant a more intensive zoning, the City Council may grant or deny a

development. office, retail, commerce result, the MIL Combialready allowed in the v District simply allows a DISTRICT to certain co Council may add the However, in order to

how for mixed use development, the amercial districts. The MU Combining g District allows the combination of adential uses in addition to those uses on commercial zoning districts. As a MIXED USE (MU) COMBINING and residential uses within a single

development process, vi-For additional inform

> our website: on the City of Austin's land

nnw.ci.. . .tin.tx.us/development

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

Case Number: C14-2007-0123

Contact: Sherri Sirwaita, (512) 974-3057 512-974 4057

Public Hearing:

September 4, 2007 Zoning and Platting

Commission

XI object I am in favor

You Name (please pent)

Your address(es) affected by this application With CO Restrictions Outlined in SUPPORT LR-MU-Addendon-

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

Neighborhood Planning and Zoning Department Sherri Sirwaitis

P. O. Box 1088

expected to attend a pub may also contact a neig City Council. Althou neighborhood. that has expressed an i FOR or AGAINST the However, if you do att

two public hearings: be ore the Land Use Commission and the This zoning/rezoning request will be reviewed and acted upon at oposed development or change. You corhood or environmental organization d, you have the opportunity to speak crest in an application affecting your hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat a recommendation and public input or continue an application's hearing to a later date, or may postponement or conting soon that is not later than 60 days from board or commission at counces a specific date and time for a forwarding its own reco the announcement, no fe During its public hearing the board or commission may postpone neudation to the City Council. If the er notice is required.

zoning request, or rezor requested but in no case During its public hearin

the land to a less intensive zoning than 'il it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commerci result, the MU Combi. already allowed in the s Council may add the However, in order to development District simply allows . DISTRICT to certain co uncreial districts. The MU Combining dential uses in addition to those uses how for mixed use development, the MIXED USE (MII) COMBINING g District allows the combination of en commercial zoning districts. As a and residential uses within a single

development process, vi-For additional inform

our website: on the (jty 으. Austin's

www.ci.. .stin.tx.us/development

P. O. Box 1088 Sherri Sirwaitis

TX 28767

Neighborhood Planning and Zoning Department

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

City of Austin

Written comments must be submitted to the board or commission (or the

- - - -			!		 •	!	Comments:	 	Your address(es)	Bruce Roc	Commission	Public Hearing:	Case Number: C14-2007-0123	contact person liste comments should in date of the public h listed on the notice
İ		:		:			:	Signature	Your addressies) affected by this application	Roach		Contact: Sherri Sirvaitts, (512) 974-3057 Public Hearing: Seatonker 4, 2007 Maning and Platting	14-2007-0123	ited on the notice) before Linclude the board or cor chearing, and the Case N
			:		;	:		1) the	Austin 7		() I am in favor	57 \$12-974-3057		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.
								7	7875		favoi			ur Juled on

This coming/tecoming pec, test will be religioused and acted upon at two public hearings: the tree that Land Use Countries on that 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 not red, you have the opportunity to speak FOR or AGAINST the resposed development or change. You may also contact a neither thousand or environmental organization that has expressed an interest to his application affecting your relightorhood.

During its public bearing, the beard or commission may postgrone of bordings an application is bearing to a later date, or may evaluate the City states recommendation and public input forwarding its own reas structuration to the City Council. If the beard on commission appearance a specific date and time for a postgramment or continuation that is not later than 60 days from the alineouncetnant, no fit there are supplied to continue to the respective of the continue of the c

During its public hearing the City Council stay great or deary a zoning request, or rezon who lead to a leas intensive soming than requested but in no case. It is grant a more intensive zoning.

However, in order to low the mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to center to uncertal device. The MU Combining District simply allows to dential uses in addition to those uses ulready allowed in the x-ven commercial coming districts. As a result, the NIU Combining District allows the combination of pillog retail, commercial and residential uses within a single development.

For additional informs on on the City of Austria land development process, vis our recosite:

www.ni. ..sth..iv.us/devolopment

Written carniagents inust be submitted in the paged or expansionally the resource pension listed on the notice) before or at a public hearing. Your communic should include the heariff or contunission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the public.

Hyou use this form to comment, it may be returned to: Elty of Austin Neighborhood Planning and Zoning Department Sherri Sirwillis To hear 1988	Case Number: C14-24(1)-4)223 Constacts Sherr Strweiths, (5)23, 974-3057 Proble Hearting: September 4, 2007 Zoming and Planting Comparisation Comparisation Street by Election Your Name (plants print) STOS Siler to Mousike 5807 Sies to Mo
--	--

expected to attack a pair may also contact a neighborshi of environmental arganization FOR or ACAINST the However, if you do not City Council. two public hearings: be neighbothood. that has expressed an exercit in an application affecting your This zoning/resoning for rest will be reviewed and acted upon at Althou hearing, you are not resputed to altend, equation to transpolate description of change. are the Land Use Commission and the d, you have the engineeting to speak applicants and the florie agont(s) are ¥°C4

or continue an application's hearing to a later date, or may evaluate the City states recommendation and public the animmeen rint, no lie "lea notice is required. postponeneut in continution that is not later than 60 days from board or commission accompass a specific date and time for a forwarding its own recumumbation to the City Council. If the During its public hearing, the bound or commission may postpone

zoning request, or rezon requested but in no case

During its public bearin . the City Council may grant or deny a If it grant a more intensive zoning. the land to a less intensive zoning than

office, retail, commence and residential uses within a single result, the MU Combinate District allows the combination of Council may add the development DISTRICT to certain co energial districts. The AU Combining However, in order to already allowed in the area commercial zoning districts. As a District simply allows is lidential axes in addition to those uses how for mixed use development, the MIXED USE (MU) COMBINING

development process, vir cour websites For additional information on the Cily of Austin's bud

www.ci...siin.ix.us/developmen

Neighborhood Planning and Zoning Department

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

CHyo(Austin

Sherri Sirwajtis

F. O. Box 1088 The Contract

comments should be before the besid or universitation is name, the schedule. contact person listed on the section before or at a public hearing. Your date of the public hearing, and the Case Number and the contact person Weitlen examined is must be submitted to the based of commission for the listed on the notice.

	15/1686	Many Jou	 Comments See Computs On other last	Signature		i 	September 4, 2007 Annius and Phating	Case Number: C14-2007-0123 Contact: Short Sinvaids. (\$12) 974-3057 \$12-974-1057 Public Benefug:
 -		***************************************	 188	8/30/07	, ,	- Anjon	L ser in favor	

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Althous 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 neignorhood or environmental organization that has expressed an accrest 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 stall is recommendation and public input forwarding its own recommendation to the City Council. If the board or commission at nounces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no fur her notice is required.

During its public hearin 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 ill it grant a more intensive zoning.

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

For additional inform, ion on the City of Austin's land development process, victour website:

www.ci.: ..stin.tx.us/development

Neighborhood Planning and Zoning Department

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

City of Austin

Sherri Sirwaitis P. O. Box 1088 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.

notheboxaA boodreddglaM cdaO fiorgans

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

The officers of the Summit Oaks Home Owners Association are opposed to this change. We helleve this will create primanageable traffic congestion at that intersection and invite forther haveston of our Residential Only Deed Restrictions.

Please complete the attached Case Number CiA-2007-9123 Forms. 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.

Thurston vao ai termini mov voi saluall'

TOWN TWO homes in our Community

The not forse unmanagebe traffic longeston

It fam mush being represented by the Association

I would like to see nowes and numbers of the

Officers so we can discuss the Condenn.

expected to attend a pubtwo public hearings: be may also contact a neig City Council. Althou neighborhood that has expressed an a However, if you do at FOR or AGAINST the

This zoning/rezoning recuest will be reviewed and acted upon at crest in an application affecting your coposed development or change. You surhood or environmental organization id, you have the opportunity to speak are the Land Use Commission and the hearing, you are not required to attend applicants and/or their agent(s) are

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

requested but in no case zomng request, or rezon During its public hearin

il it grant a more intensive zoning, the land to a less intensive zoning than the City Council may grant or deny a

Council may add th office, retail, commercial result. the Mill Confi. DISTRICT to certain ec However, in order to development already allowed in the . District simply allows .

how for mixed use development, the unercial districts. The MU Combining idential uses in addition to those uses 3 District allows the combination of on commercial zoning districts. As a MIXED USE (MU) COMBINING and residential uses within a single

development process, vi-For additional inform.

our website: on on the City of Austin's land

www.ci.. stin.tx.us/development

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

neighborhood. that has expressed an a may also contact a neig FOR or AGAINST the However, if you do at expected to attend a pub-City Council. Althou two public hearings: be This zoning/rezoning rec

crest in an application affecting your est will be reviewed and acted upon at sorhood or environmental organization are the Land Use Commission and the oposed development or change. You d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

the announcement, no fi forwarding its own reco

board or commission are ounces a specific date and time for a evaluate the City stat a recommendation and public input or continue an application's hearing to a later date, or may postponement or conting of on that is not later than 60 days from During its public hearing, the board or commission may postpone mendation to the City Council. If the ter notice is required.

requested but in no case zoning request, or rezon During its public hearing

hit grant a more intensive zoning he hand to a less intensive zoning than the City Council may grant or deny a

development office, retail, commercresult, the NET Country already allowed in the Council may add the However, in order to District simply allows . DISTRICT to certain ec

low for mixed use development, the imercial districts. The MU Combining atential uses in addition to those uses or o the originating districts. Who MIXED USE (MIJ) COMBINING and residential uses within a single Disariet allows the exerbination of

For additional informadevelopment process, vi-

our website: भूत ।।।। ।।।। City e, Austin's land

WWW.CI.. stin.tx.us. development

P. O. Box 1088 Sherri Sirwaitis

Neighborhood Planning and Zoning Depurment

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

City of Austra

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

=		and all	tows.	request is	I be		Your address(es) af	Your Name (please print)	Commission	Case Number: C1+2007-0123 Contact: Sherri Sirwaitis, (512) Public Hearing:	TOTAL OIL MIC HOMES.
		alenes located took	Por same	٤, ١		Signature	Your address(es) affected by this application	print	Conunission	Case Number: C1+2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:	
	:	114 VIIIA.	Por Sare + Sun lac NSES	cour request	this Cozane	Date	horse		XI am in favor	512-974-3057	

expected to attend a pub City Council. Althoutwo public hearings: be neighborhood, that has expressed an i may also contact a neig FOR or AGAINST the However, if you do att This zoning/rezoning request will be reviewed and acted upon a . hearing, you are not required to attend coposed development or change. You ire the Land Use Commission and the surhood or environmental organization crest in an application affecting your d, you have the opportunity to speak applicants and/or their agent(s) are

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 stat is recommendation and public input forwarding its own recommendation to the City Council. If the board or commission an counces a specific date and time for a postponement or continuition that is not later than 60 days from the announcement, no fit iter notice is required.

During its public hearin zoning request, or rezor requested but in no case

the City Council may grant or deny a the land to a less intensive zoning than il it grant a more intensive zoning.

Council may add the Council may add the DISTRICT to certain ear District simply allows: already allowed in the result, the MU Combioffice, retail, commercial development.

MIXED USE (MU) COMBINING unercial districts. The MU Combining dential uses in addition to those uses en commercial zoning districts. As a g District allows the combination of and residential uses within a single

For additional inform. development process, vi:

on on the City of Austin's land our website:

www.ci.. stin.tx.us/development

Sherri Sirwaitis

P. O. Box 1088

22287 X.L

City of Austin

Neighborhood Planning and Zoning Department

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

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.

	Your address(es) affected by this application A A A A A A A A A A A A A A A A A A A	September 4, 2007 Zoning and Platting Commission And LeMASTER Your Name (please print) 11510 FASTHORSE Dr.	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:
	9/1/07	Cam in favor	057

However, if you do au expected to attend a pub City Council. Althou two public hearings: be neighborhood. that has expressed an i may also contact a neig FOR or AGAINST the This zoning/rezoning request will be reviewed and acted upon at ire the Land Use Commission and the

corhood or environmental organization oposed development or change. You d, you have the opportunity to speak crest in an application affecting your hearing, you are not required to attend applicants and/or their agent(s) are

the announcement, no fi forwarding its own reco

evaluate the City stat s recommendation and public input or continue an application's hearing to a later date, or may postponement or conting often that is not later than 60 days from board or commission at ounces a specific date and time for a During its public hearin, the board or commission may postpone nendation to the City Council. If the er notice is required.

requested but in no case zoning request, or rezoi During its public hearin

the land to a less intensive zoning than If it grant a more intensive zoning. the City Council may grant or deny a

office, retail, commerce result, the Mt. Combi already allowed in the DISTRICT to certain ea Council may add the However, in order to District simply allows development.

how for mixed use development, the unercial districts. The MU Combining MIXED USE (MU) COMBINING g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi-For additional inform

our website: on the City of Austin's land

www.ci.. .stin.tx.us/development

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

This zoning/rezoning reclest will be reviewed and acted upon at two public hearings: by ore the Land Use Commission and the City Council. Althor: applicants and/or their agent(s) are expected to attend a publicants, you are not required to attend. However, if you do alt al, you have the opportunity to speak FOR or AGAINST the oposed development or change. You may also contact a 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 stat a recommendation and public input forwarding its own recommendation to the City Council. If the board or commission at reaches a specific date and time for a postponement or continue can that is not later than 60 days from the announcement, no fit our notice is required.

During its public hearing request, or rezon requested but in no case

the City Council may grant or deny a the land to a less intensive zoning than I it grant a more intensive zoning.

However, in order to Council may add the DISTRICT to certain conditions already allowed in the result, the MU Combuoffice, retail, commerce development.

MIXED USE (MU) COMBINING innercial districts. The MU Combining dentral uses in addition to those uses on commercial zoning districts. As a g District allows the combination of and residential uses within a single

For additional informatevelopment process, vi.

on on the City of Austin's land our website:

www.ci.. stin.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.

expected to attend a pub two public hearings: bo neighborhood. may also contact a neig FOR or AGAINST the However, if you do att City Council. Althou This zoning/rezoning requests will be reviewed and acted upon at that has expressed an roposed development or change. You ire the Land Use Commission and the surhood or environmental organization crest in an application affecting your d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

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 stat is recommendation and public input forwarding its own recommendation to the City Council. If the board or commission at counces a specific date and time for a postponement or continuous on that is not later than 60 days from the announcement, no fit for notice is required.

During its public hearin zoning request, or rezor requested but in no case

the City Council may grant or deny a the land to a less intensive zoning than all it grant a more intensive zoning.

However, in order to the Council may add the PDISTRICT to certain cour District simply allows to already allowed in the variesult, the MU Combination office, retail, commercial development.

MIXED USE (MH) COMBINING unercial districts. The MU Combining dential uses in addition to those uses en commercial zoning districts. As a g District allows the combination of and residential uses within a single

For additional inform. or development process, vi: or

on on the City of Austin's land our website:

www.ci.. .stin.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.

neighborhood. that has expressed an . may also contact a neigh FOR or AGAINST the However, if you do at expected to attend a pub City Council. Althou two public hearings: b.

This zoning/rezoning reclost will be reviewed and acted upon at ore the Land Use Commission and the crest in an application affecting your oposed development or change. You corhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stat board or commission as forwarding its own reco the announcement, no fi postponement or contin-

or continue an applica on's hearing to a later date, or may During its public hearin: the board or commission may postpone s recommendation and public input ounces a specific date and time for a ion that is not later than 60 days from nendation to the City Council. If the er notice is required.

requested but in no case zoning request, or rezor During its public hearin

il it grant a more intensive zoning. the land to a less intensive zoning than the City Council may grant or deny a

office, retail, commerce result, the Mt. Combi already allowed in the s District simply allows. DISTRICT to certain ec-Council may add the However, in order to development.

unercial districts. The MU Combining low for mixed use development, the MIXED USE (MU) COMBINING 2 District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi For additional inform

our website: on the City of Austin's land

WWW.ci.. .stin.tx.us/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		Commens: Same Subclivisier Commens: Same Subclivisier	McKay Family Your Name (please print) 1180 Acabia o Ta; Your address(es) affected by this application	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission

However, if you do att expected to attend a pul-City Council. Althou two public hearings: by neighborhood. that has expressed an i may also contact a ner FOR or AGAINST the

This zoning/rezoning request will be reviewed and acted upon at ire the Land Use Commission and the coposed development or change. You sorhood or environmental organization crest in an application affecting your d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

evaluate the City stail the announcement, no fi postponement or continforwarding its own reco

board or commission as ounces a specific date and time for a or continue an applica on's hearing to a later date, or may During its public hearing the board or commission may postpone on that is not later than 60 days from s recommendation and public input or notice is required. nendation to the City Council. If the

zoming request, or rezor requested but in no case During its public hearin

the land to a less intensive zoning than If it grant a more intensive zoning, the City Council may grant or deny a

office, retail, commerce result, the MI. Combi already allowed in the Council may add the development DISTRICT to certain co District simply allows .

how for mixed use development, the anercial districts. The MU Combining MIXED USE (MU) COMBINING g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses and residential uses within a single

development process, vi. For additional inform

our website: on on the City of Austin's land

WWW.ci.. .stin.tx.us/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		Comments: We Schlot	Your address(es) affected by this application Signature Signature	Your Name (please print) 11601 Bell AUC	Public Hearing: September 4, 2007 Zoning and Platting Commission	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057
9.	· !		9-3-07	1 Order		3057

neighborhood. may also contact a neig expected to attend a pub City Council. Althou two public hearings: be that has expressed an FOR or AGAINST the apposed development or change. You However, if you do att This zoning/rezoning request will be reviewed and acted upon at

ire the Land Use Commission and the crest in an application affecting your surhood or environmental organization d, you have the opportunity to speak hearing, you are not required to attend applicants and/or their agent(s) are

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

During its public hearin requested but in no case zoning request, or rezor

he land to a less intensive zoning than If it grant a more intensive zoning. the City Council may grant or deny a

Council may add the development. office, retail, commerci result, the MU Combi. already allowed in the s District simply allows. However, in order to DISTRICT to certain co

how for mixed use development, the mercial districts. The MU Combining g District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses MIXED USE (MII) COMBINING and residential uses within a single

development process, vi-For additional inform

our website: on on the City of Austin's

MANAM.CI.. .stin.tx.us/development

Sherri Sirwaitis

P. O. Box 1088

City of Austin

Neighborhood Planning and Zoning Department

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

	Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments: Suprature Comments:	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission McKay - Garaity Your Name (please print) S 704 Siecre Market Market

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

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 stat is recommendation and public input forwarding its own recommendation to the City Council. If the board or commission at counces a specific date and time for a postponement or continuous on that is not later than 60 days from the announcement, no fit for notice is required.

During its public hearin zoning request, or rezor requested but in no case

the City Council may grant or deny a the land to a less intensive zoning than II it grant a more intensive zoning.

However, in order to Council may add the DISTRICT to certain explicate simply allows already allowed in the result, the Mt. Combinoffice, retail, commercial development.

MIXED USE (MU) COMBINING unercial districts. The MU Combining dential uses in addition to those uses en commercial zoning districts. As a g District allows the combination of and residential uses within a single

For additional inform. development process, vi.

our website:

www.ci...stin.tx.us/development

Sherri Sirwaitis

P. O. Box 1088

City of Austin

Neighborhood Planning and Zoning Department

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

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.

		Love Veguest	Subject Profesty.	Comments: This Poleity direct	Signature	100-1 McKay	Your address(es) affected by this application	ea.	Mekay Family	Commission	Public Hearing: September 4, 2007 Zoning and Platting	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	
		Faver of	t Freins	1/ect(y	Date	9-5-07			Lobject	I am in favor		2-974-3057	

expected to attend a pul-City Council, Althou neighborhood. that has expressed an . may also contact a neig FOR or AGAINST the However, if you do at two public hearings: be

This zoning/rezoning request will be reviewed and acted upon at are the Land Use Commission and the crest in an application affecting your corhood or environmental organization oposed development or change. You d, you have the opportunity to speak hearing, you are not required to attend. applicants and/or their agent(s) are

evaluate the City stat the announcement, no fi postponement or continboard or commission as forwarding its own reco During its public hearin,

or continue an applica an's hearing to a later date, or may the board or commussion may postpone recommendation and public input ounces a specific date and time for a con that is not later than 60 days from er notice is required. nendation to the City Council. If the

requested but in no case zoning request, or rezor During its public hearing

he land to a less intensive zoning than If it grant a more intensive zoning. the City Council may grant or deny a

Council may add the development office, retail, commerce result, the Mt. Combi already allowed in the District simply allows However, in order to DISTRICT to certain ca

onercial districts. The MU Combining District allows the combination of en commercial zoning districts. As a dential uses in addition to those uses MIXED USE (MU) COMBINING ove for mixed use development, the and residential uses within a single

development process, vi For additional inform

our website: m on the City of Austin's land

WWW.CI.. .stin.tx.us/development

TOI #EMSET

BECEINED

1002 TO VON

grinos & grinneiq boorhodrigie//

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 G1S 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

Thank you should show the DR. 1813/ Show Homilton, DeFNT Show Homilton, DeFNT Blostin TX. 7873/

FROM LR-MU-CO" TO "LO-MU-CO,

TOM MORAY, OWNER OF THE PROJECT LOCATED

JOM MORAY, OWNER OF THE PROJECT LOCATED

TOM MORAY, OWNER OF THE PROJECT LOCATED

TOM MORAY, OWNER OF THE PROJECT LOCATED

TO M MAME IS SHAW HAMILITON HEENT FOR

gninoS & gninnei q boorhoddgleM

7005 T 0 VON

HECEINED

1120A 404 10 DAT : OT

PETITION (Revised)

Validated By: Total % Total Area of Petitioner: %00.0 52 %00.0 54 %00.0 23 0.00% 22 %00.0 12 %00.0 50 %00.0 6١ %00.0 8١ %00.0 4٤ **%00.0** %00.0 91 %00.0 **%00.0** 13 %00.0 15 %00.0 %00.0 10 %00.0 %00.0 %00.0 %00.0 %00.0 **62.69367** CULTURAL 01-6201-0106 25.66% **ASIAN AMERICAN** %*9°0 1839.20 **BILEY MICHAEL W** 01-6201-0403 ε 01-6201-0337 3.98% 11398.82 **FELICIA** LOWE GARY & 01-6201-0309 %9L'G 16499.98 **FELICIA** LOWE GARY & Total Area within 200' of subject tract: (sq. ft.) 11,107,385 Nov. 7, 2007 Date: C14-2007-0123 Case Number:

Stacy Meeks

103,301.29

%60.98

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 Auslin regarding specific accuracy or completeness.

Buffer Tract

Property Owner

Buffer

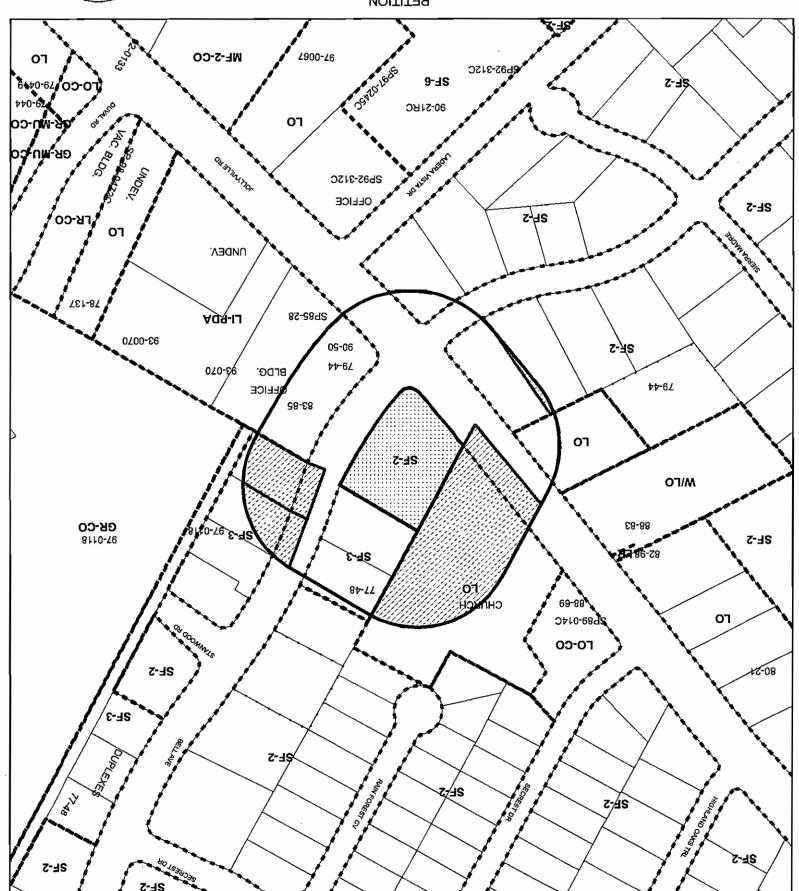
Zoning Boundary

CASE MANAGER: S. SIRWAITIS

GKID: H32
CP2E#: C14-2007-0123



PETITION



ţ.,

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	Your Name (please print) SOUND Mame (please print) SOUND SI CITCLEON Your address(es) affected by this application Your Address (es) affected by this application Signature Comments:	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

Sherri Sirwaitis

Neighborhood Planning and Zoning Department

P. O. Box 1088

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.

understand Comments: Your Name (please print) Commission September 4, 2007 Zoning and Platting Public Hearing: Case Number: C14-2007-0123 City of Austin If you use this form to comment, it may be returned to: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Your address(es) affected by this application FELICIA 11719, 11731 LOWE Signature it would SME LOWLA mnerica Trace our our **⊗T** object I am in favor

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

Case Number: C14-2007-0123

September 4, 2007 Zoning and Platting Commission SA(N, I. F. Kic S) Your Name (please print) A (lo O2) Bell Ave. Your address(es) affected by this application Your address(es) affected by this application Your address(es) affected by this application P-0(-07) Signature Comments: I feel that the shreethere of the pate (see the year of o was added oven a year of the year of the special that the strict of the sampliance. How early that the special that the first place of that it will be year and the first place of that it will be year and the first problem for this resident in the special that it will be year and the first problem for this resident.

~-

4

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

City of Austin

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

contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the

prosed to	
mich we are soverile	LJC1
ministra o expansion	000
ian look hand for from the	
operty will open up this	Jose
comments: Rezoning to Comments: Rezoning to	Comments
Signature / Date	
10122 Retied 8/28/04	MIL
Your address(es) affected by this application	Your addr
5802 Sierra Leon	5802
Your Name (please print)	Your Nam
lissa Butter	meli
nission Lam in tavor	Commission
2007 Zoning and Platting	September
Hearing:	Public Hearing:
Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	Contact: S
Case Number: C14-2007-0123	Case Num
date of the public hearing, and the Case Number and the contact person listed on the notice.	date of the listed on th
ents should include the board or commission's name the scheduled	commente

Case Number: C14-2007-0123

ri Sirwaitis, (512) 974-3057 512-974-305 g: 007 Zoning and Platting Samplas K; lease print) Be 11 Ave Austra, 2x 7 cs) affected by this application
Your address(es) affected by this application Rechel Templach Signature Comments: I helieve we should keep Original plan (residential)
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

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.

September 4, 2007 Zoning and Platting Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 Commission Public Hearing: Your Name (please print) Comments: Your address(es) affected by this application Diane 1 day Dr. One 503 Bell Avenue rulase dangerous Signature Balks tro SAR 2002 to 828 I object I am in favor Date

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

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

Neighborhood Planning and Zoning Department If you use this form to comment, it may be returned to Comments: Commission September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 City of Austin Your address(es) Affected by this application Your Name (please print) 5806 Sierra Madre herri Sirwaitis O. Box 1088 Stephen LOGEL Signature ₩ I object

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

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

Your Name (please print) 5903 SIERRA MADRE DANIEL DALE

Your address(es) affected by this application

Comments:

Signature

considerations based on experience object to the vactuane private tamily acyph boss to this my wish to re Zoning consequences of Decrons (csident);

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

Sherri Sirwaitis Neighborhood Planning and Zoning Department

P. O. Box 1088 88 L928L XI

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

Public Hearing:

Case Number: C14-2007-0123

September 4, 2007 Zoning and Platting Commission
Your Name (please print) One No bolish (bolish)
SOUS Sierra Madre Your address(es) affected by this application
Volume Signature 8-30-07
Comments: 10 mouch notice
If you use this form to comment, it may be returned to:
Neighborhood Planning and Zoning Department
P. O. Box 1088
Austin TX 78767 8810

Comments:

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

Your Name (please print) September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 Commission Your address(es) affected by this application Ronna K. Saylord Signature 65±8± X1 41149 😿 I object ☐ I am in favor

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	

September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 Commission Comments: Your/address(es) affected by this application Your Name (please print) P. O. Box 1088 Sherri Sirwaitis Neighborhood Planning and Zoning Department City of Austin If you use this form to comment, it may be returned to: Action 407 knows bollher 300 Kespons: 51,7.48 Sieces madre I'm extremely displeased Standhaus McKay Aheao Signature mr Bru Ł, SWREEV. SIDN. Aust 2 mocess here by both happen 🔯 I object 41,29 I am in favor 78759 1amits

September 4, 2007 Zoning and Platting Public Hearing: Case Number: C14-2007-0123 comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your Sherri Sirwaitis Comments Commission Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 date of the public hearing, and the Case Number and the contact person P. O. Box 1088 Neighborhood Planning and Zoning Department City of Austin If you use this form to comment, it may be returned to listed on the notice. Your address(es) affected by this application Your Name (please print) Written comments must be submitted to the board or commission (or the SUMI AMIN addock W object __ I am in favor

Case Number: C14-2007-0123

Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:	057
Commission BANGH	□ I am in favor ▼ I object
Your Name (please print)	
5700 SIERRA MADRE	798 200
Your address(es) affected both is application	
Man Lough	015000
Comments: CSignature	Date
If you use this form to comment, it may be returned to:	
City of Austin	
Sherri Sirwaitis	
P. O. Box 1088	

Sherri Sirwaitis P. O. Box 1088	
City of Austin Neighborhood Planning and Zoning Department	
If you use this form to comment, it may be returned to:	
same corners to eventually change goning	
Built on Illegally to tress hosses, AT the	
heighbur have that An falling Davis I was	
Signature Date	
60-18-8	
Your address(es) affected by this application	_
5800 SIETTA MADRE 78759	
ise	
STEW CAPCED	_
Public Hearing:	
Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	

Public Hearing:

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

Case Number: C14-2007-0123

Commission September 4, 2007 Zoning and Platting Your address(es) affected by this application Your Name (please print) If you use this form to comment, it may be returned to: Comments: I AM NOT IN FAVOR OF THIS EMAUSE AS I 15, 70 my KUDOLEONE, OWNER BY THE SAME PARTIES. I BELIEVE OCCUPENCE OF GS % OF THE JUB. DIVISION HOWE ON JUES. THAY IF CHANGE IS TO BE MINE OF SHOULD BE UDITY THE 2 STORY BUILDING IN THE LEAR OF THE STEZ DWELLING AND BELIEVE 17 WILL CAUSE A DOMINO EFFECT, CASEIN 10:N1 THE PROPERTY AT 11608 BELL AVE HAS A YEAR SITHILAC درمجة مول 11602 BELL AVE S. PRIMASSE Signature Austin, 1x 78759 🔯 I object ☐ I am in favor

Sherri Sirwaitis P. O. Box 1088

> Sherri Sirwaitis P. O. Box 1088

Neighborhood Planning and Zoning Department

City of Austin

Neighborhood Planning and Zoning Department

City of Austin

(3) This Variance would bring increased traffic which is now (3) Variance For this parcel invites variance for others. 150 allowing unknown uses we are not now able to describe Michael Riley Your Name (please print) (5) changing variouse in this way is like shortening my parcel with the opth. It is a taking of some of my value.

If you use this form to comment, it may be returned to: beyond design specs. (9) Allowing this business idea is Comments: I bought my property with "No Business" restriction just like he boughthis. I like it like that September 4, 2007 Zoning and Platting work a changed come ducto sale of parcel/new owner. Public Hearing: Case Number: C14-2007-0123 date of the public hearing, and the Case Number and the contact person comments should include the board or commission's name, the scheduled contact person listed on the notice) before or at a public hearing. Your Your address(es) affected by this application Commission Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 listed on the notice. Written comments must be submitted to the board or commission (or the a - change needed to increase success of the business 11606 Bell Ave Austinity 7875 9 b. complete different project because original idea didust Object ☐ I am in favor

City of Austin

P. O. Box 1088

Sherri Sirwaitis

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

Neighborhood Planning and Zoning Department

		Comments:	M. Eslam. Signature	Your address(es) affected by this application	Noushin Eslami Your Name (please print)	September 4, 2007 Zoning and Platting Commission	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing:
			8,31,67 Date		onject	I am in favor	74-3057

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

Case Number: C14-2007-0123 listed on the notice. September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 I am in favor

Commission

💢 I object

Rosca Tak

Your Name (please print)

5904 SIERRA MADRO

Your address(es) affected by this application

Signature

Comments: This is A clear case of care

THE BOLLDIINVIERD INTERSECTION IS MARGINAL NOW-A HIS SP FT. BUILDING ON THE FROBERTY UPS CONSTRUCTED UNDER BESTIDENTIAL FROMT OD A WARD BOXY-FROM OF OFFICE! Business amples outhis cooper will companie fublic SHETY. This corner obstitutes The fluency Extransione Neighborhood - A Neighborhood Full of Older Resident HOW WOULD YOU LINES THIS MAMMORTH. IN YOUR BLECK YAS The city's oversight a safegureas. The 12-16,000 175 Stocking The City Allowed IT as & SF-2 LOT. Before the toose, Development, THAT SHORT CHOW

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

City of Austin

Neighborhood Planning and Zoning Department

Neighborhood Planning and Zoning Department

P. O. Box 1088 Sherri Sirwaitis If you use this form to comment, it may be returned to

City of Austin

Sherri Sirwaitis

P. O. Box 1088

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

		The state of the state of				
	Опшисиз	Signature Signature 28 Aug 07	Your Name (please print) S902 SIERRA LEON 78789	Commission Awa Kristovich I am in favor I object	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting	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

Your Name (please print)

Your Address(es) affected by this application

Your address(es) affected by this application

Your address(es) affected by this application

Your address(es) affected by this application

Your address(es) affected by this application

Date

Comments:

A Marine Comment, it may be returned to:
City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

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

WILLIAM C. MITCHELL

Your Name (please print)

I am in favor
Tobject

AGAINS

5805 SIERRA LEON

Your address(es) affected by this application

William C. Mitthe 8/30/07
Signature
Signature
This Appless

Comments: I have fined 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 DAKS, WHO SLANED

LAPON PURCHASE WITH THAT UNDERSTOOD

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 TV 78767 8810

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

Case Number: C14-2007-0123 September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Commission Your Name (please print, Comments: CONCERNED ABOUT Neighborhood Planning and Zoning Department City of Austin Your address(es) affected by this application 5803 Sierra LEON P. O. Box 1088 Sherri Sirwaitis If you use this form to comment, it may be returned to PARKING BULLOIN CHECH BOX # OND HILLIA ONCERNED HUSTIN LONING CONSTRUCTED ON COMMUNITY WATER QUALITY AND OVERALL Signature DLCYMLLE-ABOUT CREED INTO OUR SF-2 zavine 1257 (KEDY REMEMTS, BLASAUT MANIQUEATI THRE OF BUSINESS DIRECTLY PLICANT THE 大いいろうちゃく 🔀 I object ☐ I am in favor なる

Sherri Sirwaitis

City of Austin

P. O. Box 1088

Neighborhood Planning and Zoning Department

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

contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the

 		والعادية والعادية العادية			
	Comments:	s applicati		Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: September 4, 2007 Zoning and Platting Commission	date of the public hearing, and the Case Number and the contact person listed on the notice.
	Date	on 29 Pm 07	A Longect	57	contact person

Contact: Sherri Sirwaitis, (512) 9/4-303/ 512-9/4-303/ Public Hearing: September 4, 2007 Zoning and Platting Commission Your Name (please print) Your Name (please print) Your address(es) affected by this application Your address(es) affected by this application Signature Comments: It new Gulding was constructed The beach was was constructed The world for beach if the City will Reconce the basech "- should not be and orsel by the Solution Reconing the guality after lovely residential reighborhood and for
--

Sherri Sirwaitis P. O. Box 1088

Neighborhood Planning and Zoning Department

Sherri Sirwaitis P. O. Box 1088 If you use this form to comment, it may be returned to:

City of Austin

	_
0 ~	_
JE Objet to RE-ZONANG	
Comments:	Comme
Signature	
Rowell Gillowell 9-5-07	37
Your address(es) affected by this application	Your ac
SOL CIRCO LOCA	1 × ×
Your Name (please print)	Your N
	3
September 4, 2007 Zoning and Platting Commission	Septem Comm:
Public Hearing:	Public
Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057	Case N
Isieu off the horice.	TISTECT OF

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

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.

	ista Chillimator to tout
10	DISTRATING MANNER 11 MITE
12 248 16 Not	REGIDENTIAL STRUCT NOT DESIGNE
15#	Deplie sant the street is a
REHENHON	Janua There is the Reference
THE CORRECT	CAMMINGIAC MINHOW THE CORRECT
IT WAS	THEM USED AS THOUGH IT WHY
u, the was	WHEN IT WAS RESIDENTIAL. THE WAS
CIRC EVEN	HE THOUGH IT WIFE COMMERCIAL EXTEN
THE IMPROVED	Comments: THIS PROPERTING WITH IMPROVED
Date	Signature
829.07	Milliand
	Your address(es) affected by this application
	11501 BEIL AVE MISTRO
	Your Name (please print)
1 object	JAMAS III III MARE
☐ I am in favor	Commission
	Public Hearing:
974-3057	Case Number: C14-2007-0123 Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057

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

Anglia TX 78767,8810

Case Number: C14-2007-0123 Commission September 4, 2007 Zoning and Platting Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Public Hearing: Comments: Your address(es) affected by this application Your Name (please print, If you use this form to comment, it may be returned to: Sherri Sirwaitis Neighborhood Planning and Zoning Department City of Austin P. O. Box 1088 FRANCES Signature ANGERU D Lam in favor I object Date

Your Name (please print) 5705 Your address(es) affected by this application Your address(es) affected by this application Your address(es) affected by this application Signature Comments: The Proposed Change is About the whole as it About the Create a within a change with this Series in the Section within a change would create and this Salvent a neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088	ng: 2007 Zoning and Platting	Case Number: C14-2007-0123 Contact: Sheri Sirwaitis, (512) 974-3057 512-974-3057
--	------------------------------	--

September 4, 2007 Zoning and Platting Public Hearing: Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057 Case Number: C14-2007-0123 Comments: الماه Your Name (please print) Nancy McDow Commission 5900 SIERRA MADRE desires. our address(es) affected by this application ouls out onto neighborhood Drocaeded Object to Signature hoise do not favor increasing 420 agament zomin restrictions o オ our residential 120mine ⊠I object I am in favor

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

Sherri Sirwaitis P. O. Box 1088

Neighborhood Planning and Zoning Department

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

City of Austin

TV 79767 9910

k 1
as T believe it will we reaso tradic according
that is poorly maintained. I strongly
Contal occopy in our mightisches
The property assuming that the Zening
The assers of this property built on to
Comments:
9.3
d by this ap
5906 Sierra Madre
Your Name (please print)
Mary A Farrington XI object
Commission
September 4, 2007 Zoning and Platting
Contact: Sherri Sirwaitis, (512) 974-3057 512-974-3057
Case Number: C14-2007-0123

PUBLIC EARING INFORMATION

This zoning/rezoning remest will be reviewed and acted upon at two public hearings: believe 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 alond, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a nemborhood or environmental organization that has expressed an alterest 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 states recommendation and public input forwarding its own recommendation to the City Council. If the board or commission amounces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no father notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezonate 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 even 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, votour website:

www.ci ...stin.tx.us/development

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

City of Austin

If you use this form to comment, it may be returned to:	JI
PAREA 13 NOW PAVED. WILL ENCOURAGE OWNER AND OTHERS TO INVADE SF WEIGHEN	B L
PONDS ARE NOT AVAILABLE, MOST OF THE	 -
CHANICHUS IT TO MU. WATER RETENTION	ا۔
BUILDING ON SES ZONING AND THEN	<u>.</u>
THE SUSTEM TO BUILD A COMMERCIAL	۱.
HAS THE APPERANCE OF WORKING	
POTENTIAN ON STREET PARKING.	1
CONCERNS DURING RUSH HOURS,	
Comments: ADDITIONAL TRAFFIC, SAFETY	0
Signature / Date	
Fellie William 9/12/07	1
Your address(es) affected by this application	Ϋ́
5803 SIERRA LEON HUSTING IX 78759	11 /
Your Name (please print)	Υ
THILLIP WILLIAMS	
Commission I am in favor	
, 2007 Zoning and Platting	S
Public Hearing:	P
Case Number: C14-2007-0148 Contact: Sherri Sirwaitis (512) 974-3057	
]