

**NEIGHBORHOOD PLAN AMENDMENT & ZONING CHANGE  
REVIEW SHEET**

**CASE:** NPA-2007-0009.03 and C14-2008-0166

**PC. DATE:** August 26, 2008

**ADDRESS:** 1506 Waller Street, 908 E. 15<sup>th</sup> Street, and 807 E. 16<sup>th</sup> Street.

**AREA:** .75 Acres

**OWNER:** Stephen Petty

**AGENT:** Stahl, Bernal & Davies, L.L.P. (Alison Gardner)

**LAND USE AND ZONING CHANGE TABLE:**

Tract #	Existing Land Use & Zoning	Applicant's Request	Staff Recommendation
1 908 E. 15 <sup>th</sup> Street	Single Family SF-3-NP	Mixed Use GR-MU-CO-NP	Single Family SF-3-NP
2 807 E. 16 <sup>th</sup> Street	Multi Family SF-3-NP	Mixed Use GR-MU-CO-NP	Neighborhood Mixed Use LR-MU-CO-NP
3 1506 Waller Street	Single Family SF-3-NP	Mixed Use GR-MU-CO-NP	Neighborhood Mixed Use LR-MU-CO-NP

**PLANNING COMMISSION:**

The motion to deny the applicant's request for mixed use was approved by Commissioner Mandy Dealey's motion, Commissioner Jay Reddy second the motion on a vote of 7-0. Commissioners Paula Hui and Perla Cavazos were absent. (August 26, 2008).

**BACKGROUND:**

The subject tracts 1-3 comprise 0.75 acre that currently have renter occupied single-family houses. The applicant has proposed to build residential units (condos or apartments) on 908 E. 15<sup>th</sup> street and 807 E. 16<sup>th</sup> street properties (Tracts 1, 2). The applicant is proposing to renovate the single-family house on 1506 Waller street property (Tract 3) because of its historical significance.

The current zoning on all three tracts is SF-3-NP. (Family Residence-Neighborhood Plan). The Future land use designation is Single Family on tracts 1 and 3, and multi-family on tract 2.

The request (Case C14-2008-0166) is for GR-MU-CO-NP (Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan). The conditional overlay being offered by the applicant is:

1. Limiting the office and commercial uses to only those allowed in LO (Limited Office) base zoning.
2. A maximum of 500 daily vehicle trips
3. A maximum of 24 residential units

Additionally, the applicant requests a change to the future land use map (NPA-2007-0009.03) changing the land use designation on all three tracts to Mixed Use.

### **BASIS FOR STAFF RECOMMENDATION & ANALYSIS:**

**Tract 1(908 E. 15<sup>th</sup> Street):** Staff recommends maintaining Single Family land use on 908 E. 15<sup>th</sup> street property (Tract 1) because of the residential character of 15<sup>th</sup> street. The Central East Austin neighborhood plan mentions maintaining the residential character of the single family neighborhoods while allowing commercial and mix of land uses along existing commercial corridors. The existing land uses along 15<sup>th</sup> street are predominately single family residences. Therefore, staff feels that single family land use on Tract 1 will help maintain the residential character of 15th street. Below are excerpts from the Central East Austin neighborhood plan:

- Preserve the existing housing stock. *Page 10*
- Maintain and preserve the integrity of current residential districts. *Page 6*
- Increase mixed-use opportunities where appropriate on commercial corridors. *Page 13*

Staff recommends that the zoning for this tract remain single-family residence –neighborhood plan (SF-3-NP) combining district zoning.

**Tracts 2 and 3** (1506 Waller St.; 807 E. 16<sup>th</sup> St.): Staff recommends a change from Single Family and Multi Family land use to Neighborhood Mixed Use land use designation because the intensity of the land uses on 16<sup>th</sup> street are higher than 15<sup>th</sup> street. The existing land uses along 16<sup>th</sup> street are a mix of single family, neighborhood commercial, mixed use and industry. The neighborhood plan does not designate 16<sup>th</sup> street as a commercial corridor but because of the existing and future land use designations along the street and the adjacency to I-35 frontage road, staff feels that neighborhood mixed use would be more appropriate. Additionally, the neighborhood plan goals and objectives call for neighborhood oriented commercial development that would serve residents living in the immediate vicinity of the development. Below are excerpts from the neighborhood plan that relate to the proposed changes:

- Increase mixed-use opportunities where appropriate on commercial corridors. *Page 13*
- Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin. *Page 10*
- Recognize that this is an urban area and identify areas for increased residential density. *Page 10*

- For office or commercial properties in the Swede Hill area add a Mixed Use Overlay and Smart Growth Mixed Use Building “Special Use”. *Page 18*

Staff recommendation for the two tracts on 16th street is LR-MU-CO-NP (Neighborhood Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan). Staff recommends accepting the conditions offered by the applicant, namely:

1. Limiting the office and commercial uses to only those allowed in LO (Limited Office) base zoning.
2. A maximum of 500 daily vehicle trips
3. A maximum of 24 residential units. (Site constraints may not allow the full development of 24 units on this portion of the project. The number and placement of the units would be specified when the site plan is developed and reviewed.)

**PUBLIC MEETING:**

Pursuant to neighborhood plan amendment policies, NPZD staff held a public stakeholder meeting on September 26, 2007. Stakeholders within 300 feet of the subject tract, neighborhood association in the area, and the neighborhood plan contact team (OCEAN) were notified of this community meeting. Meeting participants had concerns about parking spill over into the adjacent single-family neighborhood. Some meeting participants want to maintain the existing land use and zoning on the subject properties. The meeting notes from the community meeting are attached to this report. No vote was taken at this meeting.

**AREA STUDY:**

The site falls within the Central East Austin Neighborhood Planning Area, adopted in December 2001. The Future Land Use Map adopted with the plan calls for Single Family on tracts 1506 Waller Street, 908 E. 15<sup>th</sup> street (Tracts 1, 3) and Multi Family on 807 E. 16<sup>th</sup> street (Tract 2). Please refer to the attached Future Land Use Map.

**TIA:** A traffic impact analysis was waived for this case because the development will generate less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No    **HILL COUNTRY ROADWAY:** No

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Minal Bhakta (Plan Amendment) Email: [Minal.bhakta@ci.austin.tx.us](mailto:Minal.bhakta@ci.austin.tx.us) Phone: 974-6453  
Robert Heil (Zoning Case) Email: [Robert.heil@ci.austin.tx.us](mailto:Robert.heil@ci.austin.tx.us) Phone: 974-2330

### **LIST OF ATTACHMENTS**

**Attachment 1:** Future Land Use Map near subject tract

**Attachment 2:** Central East Austin Future Land Use Map

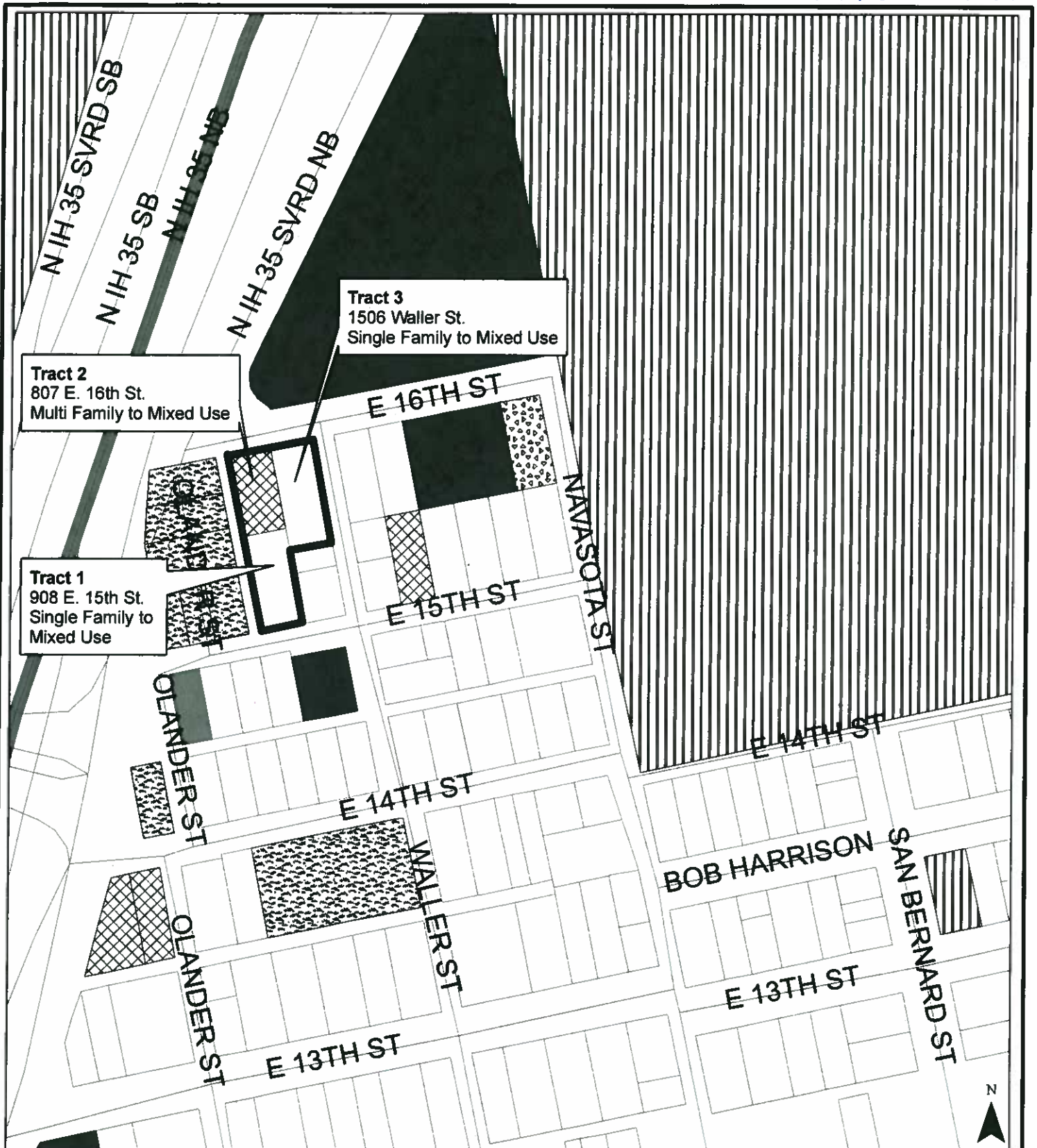
**Attachment 3:** Zoning Map and Aerial Photos

**Attachment 4:** Goals and Objectives from the Central East Austin Neighborhood Plan

**Attachment 5:** Community Meeting Notes

**Attachment 6:** Applicant's proposal and letter of support

**Attachment 7:** Petition in Opposition and Letters of opposition



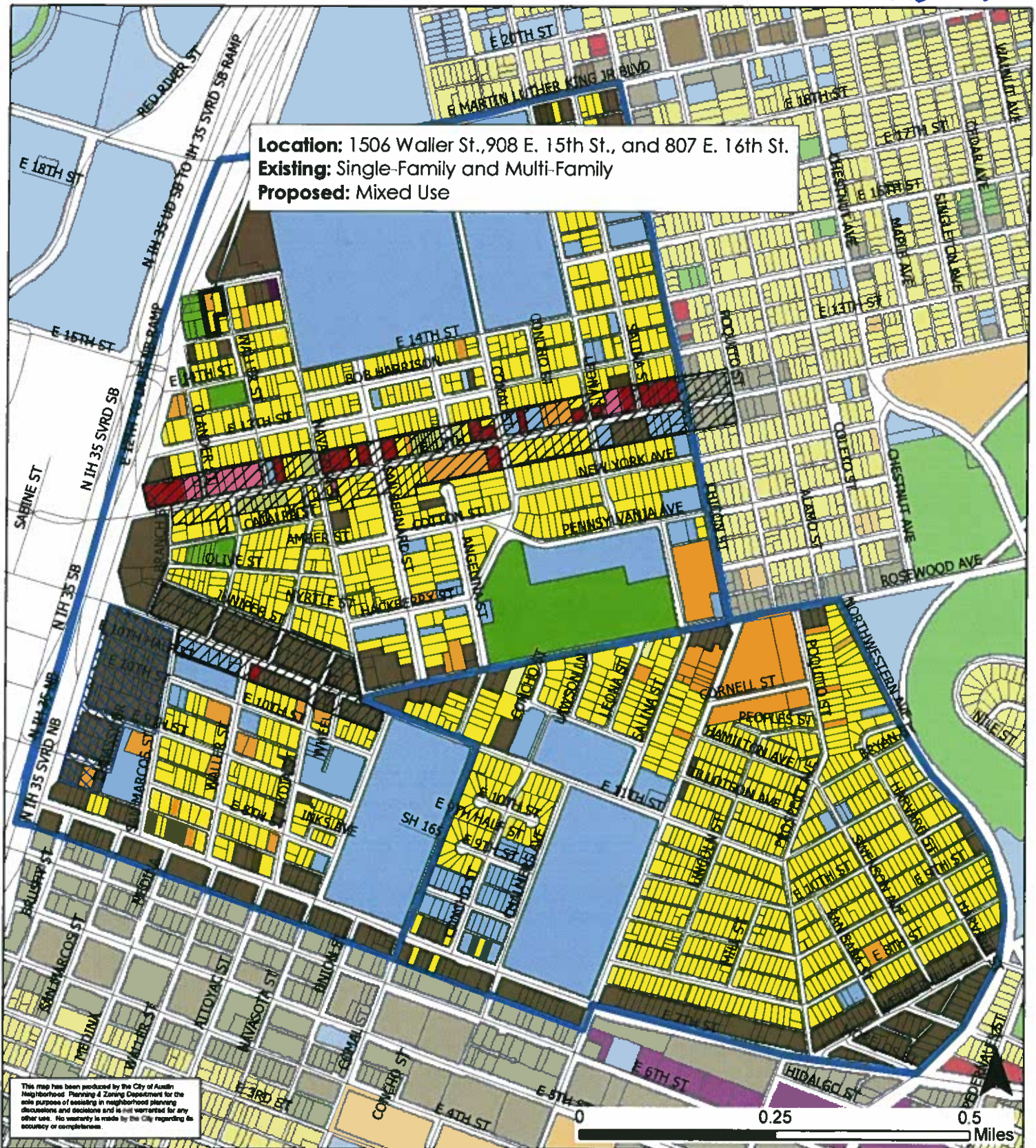
# **Central East Austin Proposed Neighborhood Plan Amendment NPA-2007-0009.03**

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Future Land Use			
	Single-Family		Industry
	Multi-Family		Civic
	Mixed Use		Recreation & Open Space
	Mixed Use/Office		Central East Austin NPA

0 250 500 Feet















## Central East Austin Planning Area

Proposed Neighborhood Plan Amendment

NPA-07-0009.03

-  Neighborhood Planning Area
-  ARA 11th & 12th Street Corridors
-  Bennett Tract & 11 Street NCCD

- |  |   |
|--|---|
|  Single-Family              |  Office                  |
|  High Density Single-Family |  Mixed Use/Office        |
|  Multifamily                |  Industry                |
|  Commercial                 |  Civic                   |
|  Mixed Use                  |  Recreation & Open Space |





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## **Goals and Objectives from Central East Austin Neighborhood Plan**

Adopted December 2001

[www.ci.austin.tx.us/zoning/central\\_east\\_austin.htm](http://www.ci.austin.tx.us/zoning/central_east_austin.htm)

### **Historic Preservation**

Goal: Preserve, restore and recognize historic resources and other unique neighborhood features. *Page 6*

Objective: Maintain and preserve the integrity of current residential districts. *Page 6*

### **Housing**

Goal: Create housing that is affordable, accessible, and attractive to a diverse range of people. *Page 9*

Objective: Increase the amount of housing units available. *Page 9*

Objective: Maintain and create affordable, safe, well-managed rental housing. *Page 10*

Objective: Preserve the existing housing stock. *Page 10*

Objective: Make it possible for existing residents (both home owners and renters) to stay. *Page 10*

### **Land Use**

Goal: Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin. *Page 10*

Objective: Recognize that this is an urban area and identify areas for increased residential density. *Page 10*

Objective: Increase mixed-use opportunities where appropriate on commercial corridors. *Page 13*

*Action 25:* For office or commercial properties along Rosewood Avenue between Angelina and Northwestern add Mixed-Use Overlay and Smart Growth Mixed-Use Building "Special Use". *Page 17*

*Action 31:* For office or commercial properties in the Swede Hill area add a Mixed Use Overlay and Smart Growth Mixed Use Building "Special Use". *Page 18*

Objective: Develop a strategy for utilizing vacant land. *Page 20*

Action 37: Identify owners and tax status for vacant properties as a first step towards a potential "community land trust" that could work with CDC's and other organizations to target properties for housing or other development. *Page 20*

**Urban Design**

Goal: Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin. *Page 27*

Goal: Ensure compatibility and encourage a complimentary relationship between adjacent land uses. *Page 27*



## MEETING NOTES

1506 Waller Street; 807 E. 16<sup>th</sup> Street; 908 E. 15<sup>th</sup> Street  
Central East Austin Neighborhood Plan  
**NPA-2007-0009.03**

### Applicant's Proposal

- Requesting plan amendment from multi-family and single-family to mixed use
- Handout with a sketch of proposal
- Topography constraints on the property
- Changed proposal to GR-MU-CO-NP after neighborhood input
- Some of the uses under GR are restaurant (general), and retail (general)
- Unknown if the house on the corner will be kept
- 8-12 units (approx. 15,000 square feet) with commercial below.

### Neighborhood Comments

- Participants would like to keep commercial development along the 11<sup>th</sup> Street and 12<sup>th</sup> Street corridors (existing commercial corridors).
- Concerned about the commercial businesses attracting crime.
- Maintain existing land use and zoning on the properties
- Will the house on the corner of Waller and 16<sup>th</sup> street be kept and improved? House has historical significance.
- Adaptive reuse of the older structure on the site for a neighborhood restaurant.
- Some of the GR uses may not be compatible with the adjacent existing uses.
- Concern about the number of parking spaces—will there be spillover into the neighborhood?
- How much additional traffic will be generated?

**OCEAN (Neighborhood Planning Contact Team): September 11, 2007**  
**Community Meeting: September 26, 2007**  
**Swede Hill Neighborhood Association: October 2, 2007**

ATTACHMENT 6  
[IN SUPPORT]**Bhakta, Minal**

**From:** Schnier, Will R. [mailto:wschnier@stasswender.com]  
**Sent:** Thursday, May 01, 2008 10:07 AM  
**To:** Bhakta, Minal  
**Cc:** Schnier, Will R.  
**Subject:** FW: Do you want a 41-unit apartment project in Swede Hill? Or 3 new offices plus 14 new apartments?

Minal –

I'm writing in regards to the zoning case no. C14-07-0131 as described in the email below. As a neighborhood resident and property owner, I am in full support of either proposed zoning change on the three lots identified. Furthermore, I would be willing to consider sporting any height and setback variances which the property owner may request as a result of the overly-restrictive compatibility standard requirements imposed by adjacent properties. Likewise, due to the close proximity to downtown, affordable housing requirements should not be attached to the rezoning request or any subsequent variance requests.

The full financial and land-use value of this site is not being realized under the current SF-3 zoning right next to IH-35 and the structures currently on the site(s) are a blight to the neighborhood (as are many of the un-improved homes in the Central East Austin area, including the Stasswender House). Unfortunately, several neighbors in the area are ignorant to the issues which affect successful land development and the corresponding property value increases and instead make pie-in-the-sky suggestions based solely on personal emotions.

The applicant's representatives have been very patient and appeared in front the neighborhood on several occasions; however the burden of the failure to come to an agreement between the parties in this specific case rests primarily on us as the neighborhood. I realize this may be an unusual position for a member of the neighborhood to take, however as somebody who plays this game for a living, I cannot allow the emotions of the neighborhood to jeopardize what would be a drastic improvement to this little corner of the neighborhood.

Sincerely,

Will Schnier

**Will Schnier**  
**Project Manager, Land Development**  
**Jacobs Carter::Burgess**

2705 Bee Caves Road, Suite 300  
 Austin, Texas 78746

☎ phone: 512.314.3100

☎ fax: 512.314.3135

✉ email: [mailto:wschnier@stasswender.com] (note new email address)

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**From:** Swede Hill Neighborhood Association [mailto:shna@swedehillna.org]  
**Sent:** Wednesday, April 30, 2008 10:16 PM  
**To:** v  
**Cc:** sw  
**Subject:** Do you want a 41-unit apartment project in Swede Hill? Or 3 new offices plus 14 new apartments?

## Swede Hill Neighborhood Association Meeting

9/15/2008

# PETITION

Case Number:

**C14-2008-0166**

Date:

Aug. 28, 2008

**1506 WALLER ST, 807 E 16TH ST & 908 E 15TH ST**

Total Area Within 200' of Subject Tract

293,002.55

1	02-0906-0502	MONAHAN CASEY J	7423.26	2.53%
2	02-0906-0503	MONAHAN CASEY J	7390.73	2.52%
		CLARK MICHAEL G &		
3	02-0906-0504	RITA S DE BE	7354.85	2.51%
4	02-0906-0506	MARTINSON KATHY L	1645.43	0.56%
		CHILES ROSALIE		
5	02-0906-0507	BENSON	1618.17	0.55%
6	02-0906-0508	KOCHERT KELLEY	1612.79	0.55%
7	02-0906-0509	MONAHAN CASEY J	1419.72	0.48%
8	02-0906-0606	TIMMERMAN TERRELL	3452.33	1.18%
		MERCADO FREDDY G		
9	02-0906-0607	& MARIA R	9482.82	3.24%
10	02-0906-0901	LEGETT GEORGIA F	4459.36	1.52%
11	02-0906-0911	LEGETT GEORGIA F	7856.05	2.68%
		MEDINA JAMES &		
12	02-0906-1001	KRISTINE M GARA	13204.88	4.51%
13	02-0906-1011	RECER DANALYNN	9454.11	3.23%
14	02-0906-1013	BRINSMADE LOUISA C	7634.37	2.61%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
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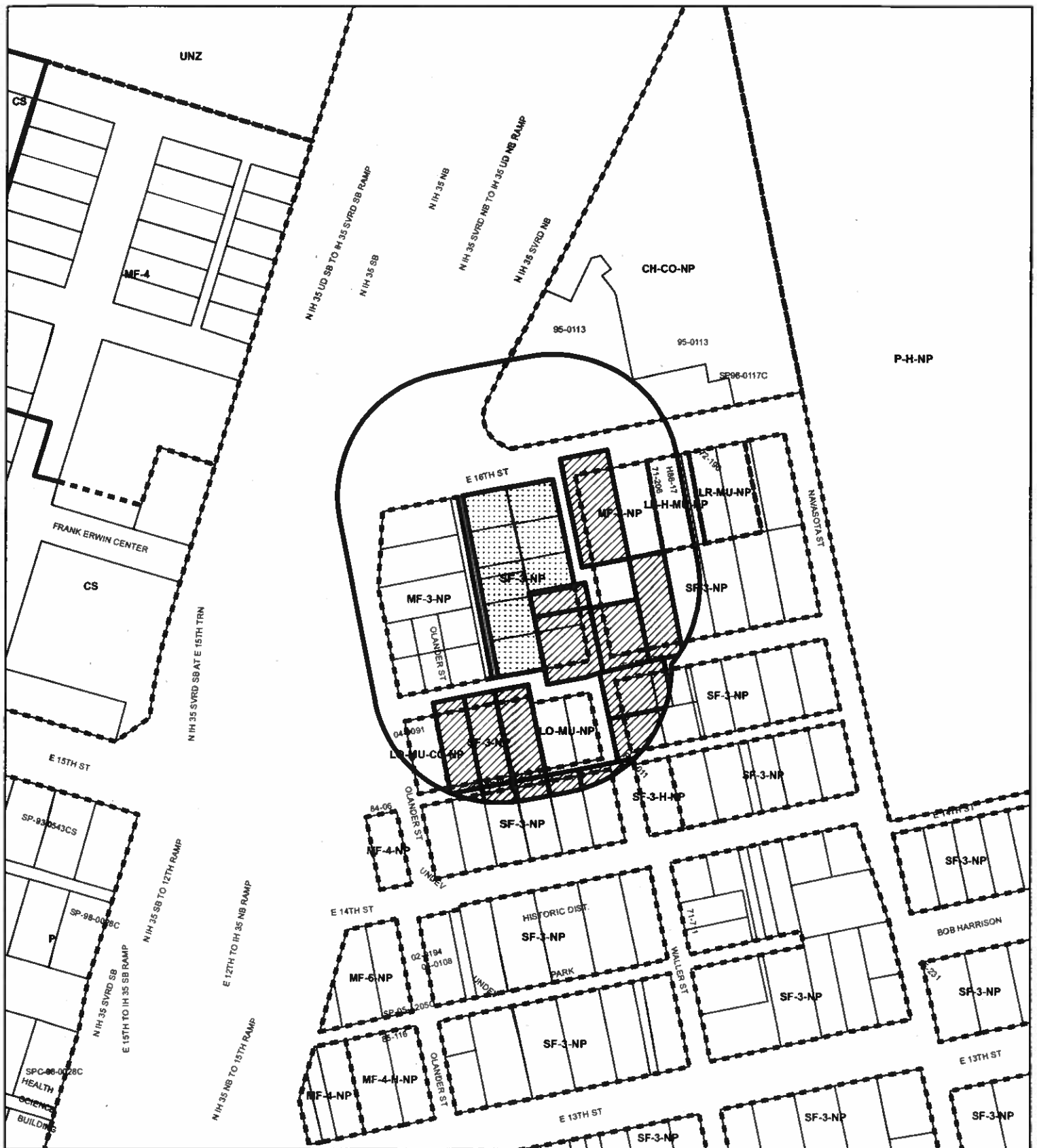
Total Area of Petitioner:

Total %

Stacy Meeks

84,008.88

28.67%



-  Subject Tract
-  Property Owner
-  Buffer
-  Zoning Boundary

OPERATOR: S. MEEKS

### PETITION

CASE#: C14-2008-0166  
 ADDRESS: 1506 WALLER ST  
 GRID: J23 & K23  
 CASE MANAGER: R. HEIL



1" = 200'

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ATTACHMENT 7  
(Swede Hill NA letter)

SHNA Board of Directors opposes any change in zoning to the lots referenced in # C14-2007-0131 for the following reasons:

- Swede Hill has consistently expressed a preference for exclusively residential zoning within our neighborhood's boundaries and development of commercial services along the 12th St corridor. There presently exist 350, 000 sq ft of untapped commercial potential three blocks from the proposed development.
- Both proposed zoning districts—GR-MU & MF-5—allow buildings up to 60 ft in height, 33,000 sq ft of floor space and up to 2000 new vehicle trips/day into and out of Swede Hill.
- These development standards will permit structures incompatible in scale and design to our historic residential neighborhood, and generate intensity of use that poses daily traffic hazards on our narrow streets, further depletes limited off-street parking availability, and invades the privacy of adjacent single family homes.
- Commercial zoning sets a dangerous precedent that will tempt other property owners to follow suit, driving commercial activity deeper into Swede Hill neighborhood.
- Once a zoning change is achieved, it carries through with the land. The applicant is not bound to develop the site as he has proposed; he is limited only by the development standards of the zoning district. To support either of his zoning change requests would be to say that we are comfortable with the potential outcome, should the developer exploit the applicable development standards to the fullest. We are not comfortable with that scenario.
- MU—mixed use—is **not** mandatory. This designation **allows** a developer to mix residential and commercial space, but **does not require** him or her to do so. There is no guarantee that a zoning change to GR-MU will result in more residential units for Swede Hill.
- As proposed, the MF-5 site plan mandates removal of the Stasswender House at the corner of Waller & E 16th St.
- The applicant incorrectly cites the mix of higher zoning along E 16th St as an indication that his properties should follow suit.

Only one of the project's three lots is located on E 16th Street.

The commercial highway zoning districts that the applicant references are the Denny's and The Doubletree, neither of which has drives on E 16th Street, neither of which impacts Swede Hill neighborhood with the traffic they generate.

The industry zoning referenced by the applicant is a gravestone business at the corner of E 16th and Navasota. It generates fewer than 10 vehicle trips/day.

The mixed-use zoning referenced by the applicant is a small addition to a single-family property. It generates no traffic.

**Collectively, these commercial properties impact traffic and parking in Swede Hill far less than will any development under either of the proposed zoning districts.**

ATTACHMENT 7  
[OBJECTIONS]**Bhakta, Minal**

**From:** casey monahan  
**Sent:** Thursday, September 27, 2007 7:11 PM  
**To:** Laursen, Melissa; Heil, Robert; Bhakta, Minal  
**Cc:** Kelley K  
**Subject:** Fwd: opposition to zoning changes C14-2007-0131 and C14-2007-0125

Dear Ms. Laursen, Ms. Bhakta, and Mr. Heil:

Below is the 11th email we've rec'd concerning the proposed zoning change in Swede Hill. I sent each of you today a compilation of 10 emails that the Swede Hill Neighborhood Association has received about these cases.

Is it possible for these emails to become a part of the packet that the City Council and Planning Commission gets?

Thanks very much for running last night's meeting so well.

Casey Monahan 477-2802, SHNA board member

Begin forwarded message:

**From:** [REDACTED]  
**Date:** September 27, 2007 5:57:06 PM CDT  
**To:** casey monahan <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** opposition to zoning changes

Dear OCEAN, Austin Planning Commission, Austin City Council and all concerned others:

I am OPPOSED to all the proposed zoning changes affecting the Swede Hill neighborhood (Case # NPA-2007-0009.03, Case # C14-2007-0131, Case #NPA-20070009.02, and Case #C14-2007-0125).

For years residents and property owners of the Swede Hill Historic District have been advocating to keep this neighborhood an affordable, urban residential neighborhood, and we are losing. I think it is quite apparent that the livability of the neighborhood is no longer affordable and probably never will be again with the gentrification and over-priced development. We can only hope that we can at least keep it residential.

The planning commission supported Swede Hill in our efforts to manage our own neighborhood only to be overturned by the power of a outside small interest group who had no residents or property owners in the neighborhood and who made the City Council succumb to their wishes because the City Council lacks a backbone to take a stand on anything to do with race and class. Such was the case with the property on Olander and 15th that is now zoned for commercial use and is a dentist's office. We told the City Council then that it would be the beginning of commercial infiltration and destruction of this neighborhood and we are now seeing others follow Dr. Loya's lead. The City Council pays lip service to neighborhood planning, but when their own Austin Planning Commission endorsed neighborhood rights, the City Council over turned their recommendation in favor of the rich and politically powerful

9/15/2008

lobbies.

I am sure the new zoning request changes will be relying on the prior non-residential and commercial zoning as examples of how and why their application should be granted. The City Council was wrong and made a mistake in the Olander/15th Street case. I hope they don't continue to make more.

Kelley Kochert  
906 East 14th Street  
resident and property owner

9/15/2008



**Bhakta, Minal**

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**From:** casey monahan [r  
**Sent:** Wednesday, September 26, 2007 10:04 PM  
**To:** Laursen, Melissa; Bhakta, Minal; Heil, Robert  
**Cc:**  
**Subject:** compilation of 10 letters against zoning changes in Swede Hill (C14-2007-0131; NPA-20070009.02, and C14-2007-0125

**From:**

**To:**  
**Subject:**  
 Vernon Smith  
 1005 E. 13th  
 Austin, TX 78702  
 (512)476-9273

Wed Sep 26 21:28:40 2007

Vernon Smith <  
 [ Add to Address Book | Block Address | Report as Spam ]  
 ... change to Swede Hill

My family and I are AGAINST ALL the zoning changes proposed. We believe Swede Hill is a quite, beautiful neighborhood as is and commercial additions to going to change ALL that. We live seconds away from downtown so everything we need is just a small drive or bicycle ride away. If we bring commercial bus neighborhood, we can expect more traffic, more crime and more pollution. What makes our neighborhood so great is the safe environment we have built for our and we don't need to change that. Let's keep Swede Hill green and beautiful. Let's not pollute it with concrete.

Once again, we are AGAINST ALL zoning changes proposed!

-----  
**Date:**

Wed Sep 26 17:01:28 2007

**From:**

**To:**  
**Subject:**

John Lemaux <  
 [ Add to Address Book | Block Address | Report as Spam ]  
 <  
 opposed to zoning change

I live in Swede Hill with my wife and daughter and I'm very much opposed to the zoning changes being proposed by Mr. Domaschk and Mr. Petty. I don't see neighborhood by granting them commercial zoning. .

Thank you.

John Lemaux  
 1404 E. 13th St.  
 Austin, TX 78702  
 236-1215

-----  
**Date:** Wed Sep 26 15:11:30 2007

**From:** "Siegfried, Kirsten" <  
 [ Add to Address Book | Block Address | Report as Spam ]

**To:** swede.hill <

**Subject:** zone change requests

I'm not going to be able to make it to tonight's meeting, but I would like to register my strong opposition to the zoning requests (Case # NPA-2007-0131, Case #NPA-20070009.02, and Case #C14-2007-0125) to change residential properties to commercial ones.

Kirsten Siegfried, resident and property owner  
 1404 East 13th Street

Kirsten Siegfried  
 Director of Prevention Services  
 office 464-9711  
 mobile 921-1215

**Communities In Schools...** Helping kids stay in school and prepare for life

-----  
**ate:** Wed Sep 26 14:59:26 2007

**From:** Lynne Smith <  
 [ Add to Address Book | Block Address | Report as Spam ]

**To:** <minal.bhakta@ci.austin.tx.us>, <melissa.laursen@ci.austin.tx.us>

**Cc:** <

**Subject:** proposed zoning change

Please find my attached letter regarding zoning change requests in my neighborhood. Please call me at (512) 744-1912 (work #) if you have any questions regarding

9/15/2008

you! Lynne Smith  
September 26, 2007

Dear OCEAN, Austin Planning Commission, and Austin City Council,

I am a resident of the Swede Hill neighborhood, living at 1006A E. 13th Street, Austin, Tx. 78702. I am writing you regarding two separate zoning change requests that have been presented to you for consideration. One (case #C14-2007-0131) is for three contiguous properties at addresses 1506 Waller St, 908 E. 15th, and 907 E. 16th Street. The other (case # C14-2007-0125) is for a property at 901 E. 14th Street. The first is requesting a change from single family/multifamily to commercial; the second is requesting zoning change from single-family SF-3 to Commercial GR zoning.

I am strongly opposed to these zoning changes. As a four year resident and seven year property owner in the Swede Hill neighborhood, I have the following objections to these changes:

1. The remarkably quiet inner city residential family character that currently dominates the neighborhood will be significantly altered by changing properties from family dwellings to commercial operations.
2. The vehicle traffic challenges that already impact our neighborhood will become even greater if these properties change zoning.
3. The changes will increase loitering challenges that our neighborhood already struggles with.
4. The historic charm of our neighborhood will be greatly eroded by these zoning changes.
5. These changes will "open the gates" for more zoning requests to be granted in the future and will destroy the extraordinary quality of family homes that have been established for more than 100 years. My home is estimated to have been built in the early 1900's. My neighbors have raised their families for 35+ years in this neighborhood.
6. These proposed zoning change requests are coming from non-resident landowners who live out of town. They have little investment in the quality of life in our neighborhood and are motivated simply by financial gain. Their interests should not take precedence over those of a family neighborhood community.

I appreciate the opportunity to express my views and look forward to your consideration and response.

Sincerely,  
Carol Lynne Smith, 1006-A E. 13th Street, Austin, Tx. 78702 (512) 296-9447

-----  
Wed Sep 26 14:10:15 2007  
**From:** Brooke Ornelas <  
[ [Add to Address Book](#) | [Block Address](#) | [Report as Spam](#) ]>  
**To:** <  
**Subject:** COMMERCIAL ZONING meeting.

Hello there.  
My husband and I can't make tonight's meeting we work late.

We are both against the proposed zoning changes in swede hill. We believe those sites should remain residential.

9/15/2008

Thank you.

Brooke Ornelas  
1308 Bob Harrison 78702  
br  
512-350-1228

Carlos Truan  
1308 Bob Harrison 78702  
am

512-442-1111

Thank you for contributing our input for us.

-----

**From:**  
**To:**  
**Subject:**

My name:

Francisco Xavier Torres  
810 East 13th Street  
Austin, Texas 78702  
917-254-7619

Tue Sep 25 12:16:33 2007

Francisco Torres <fr  
[ Add to Address Book | Block Address | Report as Spam ]  
No on the Commercial zoning in Swede Hill

The negative effects of increased and unwanted traffic in Swede Hill would be devastating. There is no reason to destroy the fabric of the neighborhood in order to improve it. There is room for improvement in Swede Hill but why not use the existing zones to improve the area? There are other avenues for growth besides rezoning. A lot of loitering would harm everyone in the neighborhood. Please do not allow the rezoning of Swede Hill. I will try to be there on Wed. afternoon but if not, I hope that Swede Hill is not rezoned. Thank you.

-----

**From:**  
**To:**  
**Subject:**

Hello,

My name is Barbara D. Johnson. I live at 1310 Bob Harrison Street. My phone number is (512) 472-8719.

I am unable to attend the meeting at Carver Library because of a previous commitment. However, I am totally against the zoning change to Swede Hill.

Thank you,

-----

**To:**  
**Subject:**

To whom it may concern,

**DISCLAIMER:**

This is no way an appreciation/acceptance/approval/acknowledgement of any sort of a home owners association. I've lived here for over 20 years, 15 of which I have seen no need for an HOA. I would have rather had the morgue( a biomedical facility )than the Denny's/Hotel( invasive light pollution etc. ). Really, was that not, however hindsight is always 20/20.

Now that that's over...

John R Houston  
1007 e 13th st.  
Austin, Texas, 78702  
512-480-9452

I, John R Houston of 1007 e 13th street, Austin, TX, 78702, and phone number, (512)480-9452, am AGAINST the zoning changes ( case # C14-2007-0125 ) : Domaschk of Houston, Texas.

I, John R Houston of 1007 e 13th street, Austin, TX, 78702, and phone number, (512)480-9452, am AGAINST the zoning changes ( case # C14-2007-0131 ) : Petty of California.

Let me know if you need more in writing, signatures etc...enuf is enuf. I will try to make this meeting, but cannot guarantee it.

Thanks and please keep the 'Neighbor in the Hood',

9/15/2008

--John R Houston

-----  
**From:**

**To:**

**Subject:**

Sun Sep 23 15:50:46 2007

Kent Wang <

[ Add to Address Book | Block Address | Report as Spam ]

<

Commercial zoning statement

I am unable to attend the meeting but my statement is as follows:

I am adamantly opposed to the commercial zoning changes. The proposed developments would be a blight on the character of the Swede Hill n

Kent Wang  
1306-A Cornal St  
217-3866

-----  
**Date:** Thu Sep 20 14:28:08 2007

**From:** Lynne Smith <

[ Add to Address Book | Block Address | Report as Spam ]

**To:**

**Subject:** RE: Important Meeting -- September 26

I can't attend that meeting but I am definitely concerned about residential going commercial on 14th and 15th streets! Please keep me posted on actions!~ The

-----

9/15/2008



## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

AMM C5+66

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: C14-2008-0166

Contact: Robert Heil, (512) 974-2330

Public Hearing:

August 26, 2008 Planning Commission

CASEY MONTAGNA

Your Name (please print)

903 E. 15TH, 905 E. 15, 904 E. 14th

Your address(es) affected by this application

CASEY MONTAGNA

Signature

Date

Comments:

Zoning change would seriously and irreversibly harm the historic nature of our neighborhood. It will reduce affordable housing substantially.

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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C5466

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**Case Number:** C14-2008-0166

**Contact:** Robert Heil, (512) 974-2330

**Public Hearing:**

August 26, 2008 Planning Commission

☐ I am in favor  
☒ I object

CASEY MONAHAN

Your Name (please print)

905 E. 15th, 903 E. 15

Your address(es) affected by this application

Casey Monahan

Signature

26 Aug 09

Date

Comments:

This zoning change  
will seriously harm  
our neighborhood.  
It will also serve to  
raise property taxes,  
thus reducing the  
city's affordable housing

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number:** C14-2008-0166

**Contact:** Robert Heil, (512) 974-2330

**Public Hearing:**

August 26, 2008 Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print)  
*Paul E. Clift*

*1007 E. 15th Street*

Your address(es) affected by this application

*[Signature]*

Signature

*8/19/08*

Date

Comments:

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

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

## PUBLIC HEARING INFORMATION

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**Case Number:** C14-2008-0166

**Contact:** Robert Heil, (512) 974-2330

**Public Hearing:**

August 26, 2008 Planning Commission

☒ I am in favor  
☐ I object

Fernando Loya  
Your Name (please print)

901 East 15th / Austin, TX 78702  
Your address(es) affected by this application

[Signature]  
Signature

8-19-08  
Date

Comments:

I support this change to  
enhance our neighborhood.

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

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