

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0151

Z.A.P. DATE: September 16, 2008

CC DATE: December 18, 2008

ADDRESS: 11777 Jollyville Road

OWNER/APPLICANT: Bary Chiropractic (Garrett Bary)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-2

TO: LO-MU (as amended by applicant)

AREA: 0.34 acres (14810.4 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to deny the applicant's request for GR-MU, Community Commercial Services district, zoning. The staff did not look at the applicant's amended request of LO-MU because it was amended by the applicant at the Zoning and Platting Commission hearing.

If the Commission or City Council approve commercial zoning at this location, then the staff would recommend that the conditions of the Neighborhood Traffic Analysis (NTA) be adopted as part of their recommendation (Please see NTA Memorandum-Attachment A).

ZONING AND PLATTING COMMISSION:

9/2/08: Postponed to September 16, 2008 at the neighborhood's request (5-0, T. Rabago, R. Evans-absent)

9/16/08: Recommended denial of the applicant's amended re-zoning request of LO-MU (6-1, K. Jackson-No); T. Rabago-1st, J Gohil-2nd.

ISSUES:

On April 23, 2008, two complaints were filed with the City of Austin Code Enforcement Division citing that the applicant was in the process of making an illegal curb cut and pouring a driveway onto Jollyville Road and that he was building a parking lot at the location within a residential area (Summary of Case Reports – Attachment B). An inspector visited the site and found that the property addressed as 11801 Highland Oaks Trail had all of the required permits and therefore no violations were found. These cases have been cleared and closed by the inspector.

DEPARTMENT COMMENTS:

The property in question is currently developed with a single-family residence and that fronts onto Highland Oaks Trail. The applicant originally requested to rezone to GR-MU (Community Commercial-Mixed Use District) zoning to convert the existing structure into a chiropractic office (medical office use). The applicant amended the rezoning request to LO-MU (Limited Office-Mixed Use) at the Zoning and Platting Commission hearing. The staff did not look at the applicant's amended request of LO-MU because it was amended by the applicant at the Zoning and Platting Commission hearing.

The staff recommends denial of the applicant's request because this tract of land is situated at the entrance to a single-family residential neighborhood and is located adjacent to SF-2 zoning to the north, east and west. The site does not meet the intent of the GR-MU zoning district because the property and the existing residential structure front onto Highland Oaks Trail, a local residential street. The proposed zoning request would be considered spot zoning as there is not a precedent for GR-MU zoning in this area. The property in question is located within a single-family residential neighborhood and is surrounded by single-family houses on three sides.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Single-Family Residence
<i>North</i>	SF-3	Single-Family Residences
<i>South</i>	LO	Office (Foxglove Executive Suites)
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	SF-2	Single-Family Residences

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

(This Area Study designates the property in question for single-family district uses.

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

TIA: Not required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Bull Creek Foundation
Homebuilders Association of Greater Austin
Homeless Neighborhood Association
Long Canyon Homeowners Association
North Oaks Neighborhood Association
River Place Residential Community Association, Inc.
Summit Oaks Sec 2 Neighborhood Association
2222 Coalition of Neighborhood Associations

SCHOOLS:

North Oaks Elementary School
Canyon Vista Middle School
Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0148	SF-2, LO to LO	10/02/07: Approved staff's recommendation for LO-CO zoning with 35' height limit (6-0, C. Hammond, B. Baker-absent); J. Shieh-1 st , K. Jackson-2 nd .	11/08/07: Approved LO-CO zoning (7-0); all 3 readings
C14-2007-0123	SF-2 to GR-MU* The applicant amended their rezoning request to LR-MU-CO	10/02/07: Approved staff's recommendation for LO-MU-CO zoning (6-0, B. Baker, C. Hammond-absent); K. Jackson-1 st , T. Rabago-2 nd .	11/08/07: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No) 11/29/07: Approved LO-MU-CO zoning by consent (5-0, J. Kim, M. Martinez-off dais)
C14-2007-0082	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-2007-0081	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2 with added prohibition of	8/23/07: Approved LO-CO and GR-MU-CO zoning on all 3 readings (7-0)

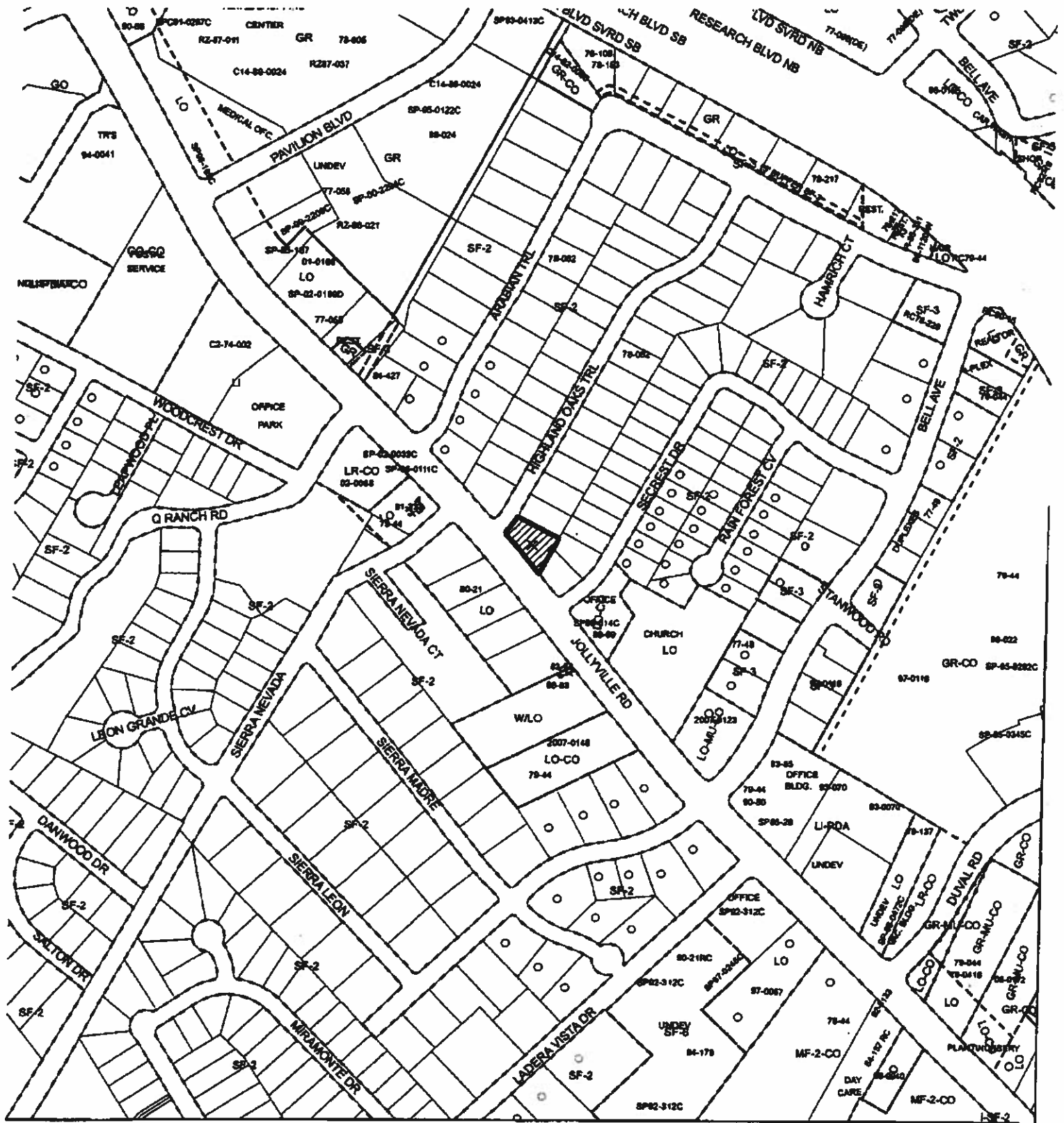
		Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	
C14-06-0172	LO to Tract 1(1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level) Tract 2(0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1st, J. Martinez-2nd. 1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1st, C. Hammond-2nd.	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings
C14-06-0013	GR, SF-2 to MF-6* *On 4/27/06, the agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1st, B. Baker-2nd. Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1st, B. Baker-2nd. Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1st, J. Pinnelli-2nd.	6/22/06: Case withdrawn by applicant
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services(7-0); all 3 readings

C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-99-0040	SF-2 to GO	4/06/99: Approved staff rec. of LO (9-0)	5/06/99: Approved PC rec. of LO (6-0); all 3 readings
C14-97-0118	SF-2 to SF-3	10/07/97: Approved staff's rec. of SF-3 (8-0)	11/06/97: Approved PC rec. of SF-3 (7-0); all 3 readings
C14-97-0067	LO, SF-2 to LO	7/22/97: Approved staff rec. of LO by consent (8-0)	8/21/97: Approved LO (5-0); all 3 readings
C14-93-0141	SF-2 to GR	11/16/93: Approved LO and GR-CO: On Tract 2 - General Retail Sales (General and Convenience) uses shall be a max FAR of 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	12/02/93: Approved LO and GR-CO (7-0); all 3 readings
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1 st reading 12/16/93: Approved LI-PDA 6-0); 2 nd /3 rd readings

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Jollyville Road	100'	60'	Arterial	No	392, 982, 983	Priority 1
Highland Oaks Trail	50'	30'	Local	No	No	No



ZONING

ZONING CASE#: C14-2008-0151
 ADDRESS: 11777 JOLLYVILLE RD
 SUBJECT AREA: 0.34 ACRES
 GRID: H35
 MANAGER: S. SIRWAITIS

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS



1" = 400'

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





11777 Jollyville Road (formerly 11801 Highland Oaks)
Zoning Case C14-2008-0151

08/01/08
Investigator Beechinor



MEMORANDUM

TO: Sheri Sirwaitis, Case Manager
CC: Members of the City Council
Bary Chiropractic
FROM: Shandrian Jarvis, Transportation Planner
DATE: July 25, 2008 (Revised 8/28/08)
SUBJECT: Neighborhood Traffic Analysis for Jollyville Road and Highland Oaks Trail
Zoning Case # C14-2008-0151

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 0.34-acre tract is located in northwest Austin at the intersection of Jollyville Road and Highland Oaks Trail. The site is currently zoned Single Family Residence (SF-2) and the existing use is residential. The site is surrounded by single-family residential use on three sides. Limited office uses are located west of the tract, across Jollyville Road. The zoning request is for Community Commercial (GR) and Mixed Use (MU). In order to get a more accurate analysis of the impact of the site on Jollyville Road and Highland Oaks Trail, the neighborhood traffic analysis incorporates the entire site that will consist of approximately 15,124 square feet of medical office use.

Roadways

The tract proposes access to Jollyville Road and Highland Oaks Trail.

A driveway from Jollyville Road to the site is currently under construction. Jollyville Road is classified as a four lane divided major arterial. The roadway has approximately 100 feet of right-of-way and 60 feet of pavement. Jollyville Road is in the bicycle plan as a Priority 1 route from Research Boulevard to Mesa Drive.

Highland Oaks Trail would provide primary access to the site and is located on the north side. It is classified as a local street since at least 50 percent of its frontage is zoned for SF-2 or more restrictive uses. Highland Oaks Trail has a right-of-way width of 50 feet and a pavement width of 30 feet. The street is not identified in the Bicycle Plan and it is not identified as a route in the Capital Metro transit system.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 15,124 square feet of medical office use would generate approximately 403 vehicle trips per

day, a net increase of 379 vpd over the existing use. However, for purposes of this analysis, an overall trip limit of 2,000 vpd is assumed to be generated by the site.

Table 1 represents the expected distribution of the 403 trips:

Table 1.	
Street	Traffic Distribution by Percent
Jollyville Road	97%
Highland Oaks Trail	3%

Table 2 represents a breakdown of existing traffic on Jollyville Road and Highland Oaks Trail, proposed site traffic, total traffic after development and percentage increase in traffic on Jollyville Road and Highland Oaks Trail. In order to provide a more conservative analysis no traffic was assumed to be removed from Jollyville Road or Highland Oaks Trail.

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway ¹	Overall Traffic	Percentage Increase in Traffic
Jollyville Road	11,040 ²	1,940	12,980	18%
Highland Oaks Trail	238 ³	60	298	25%

1. Note: Adjusted for traffic generated by the existing use

2. Source: Travis County Saturation Counts- 2005. Texas Department of Transportation. http://www.campotexas.org/programs_rd_traffic_counts.php

3. Source: GRAM Traffic Counting, Inc. August 6, 2008.

It is assumed that approximately 97 percent (1,940 vpd) of the site traffic would access the property from the Jollyville Road entrance. Approximately three percent (60 vpd) would turn right onto Highland Oaks Trail to access Arabian Trail. Under this scenario, traffic on Jollyville Road would increase by approximately 18 percent. Traffic on Highland Oaks Trail would increase by approximately 25 percent from the site driveway east to Arabian Trail.

According to Section 25-6-116 of the Land Development Code, streets which are between 30 and 40 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,800 vehicles per day. In its current configuration, Highland Oaks Trail operates at acceptable levels for this portion of the roadway.

Recommendations/Conclusions

1. In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning should be limited to less than 2,000 unadjusted vehicle trips per day. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
2. If the requested zoning is recommended for this site, 30 feet of right of way should be dedicated from the centerline of Highland Oaks Trail in accordance with the Transportation Criteria Manual to accommodate traffic anticipated to be generated by

this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. If the additional right of way is not provided, access should be prohibited from the site to Highland Oaks Trail.

3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width, throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.

Shandrian Jarvis
Senior Planner ~ Transportation Review
Watershed Protection and Development Review Department



11/11/2008 R

City of Austin
Solid Waste Services Department - Code Enforcement
Code Enforcement Division
Summary of Complaint CC-2008-029817

COMPLAINT INFORMATION

Case Status: Closed

Address: 11801 JOLLYVILLE RD

Legal Description:

Property Owner(s):

Complaint Date: April 23, 2008

Complaint: Making a curb cut and pouring a driveway onto Jollyville Road.

Complainant:

INSPECTION INFORMATION

Investigator Assignment(s)

Wes Buckner assigned on April 23, 2008

Transferred to Bill Broussard on April 23, 2008

Case Log

DATE	STAFF NAME	ACTION TAKEN
04/23/2008	Bill Broussard	Insp/In process/Monitoring
I can not find any info in the computer so this is my first call today		
04/24/2008	Bill Broussard	No Violation(s) Found/ Insp
This address is 11801 Highland oaks tr and it has all of the required permits. It is also has been reviewed by Inspector Beechinor and Reynolds.		

VIOLATIONS

Land Use

Structure Maintenance

NOTICES



City of Austin
Solid Waste Services Department - Code Enforcement
Code Enforcement Division
Summary of Complaint CC-2008-030037

COMPLAINT INFORMATION

Case Status: Closed

Address: 11777 JOLLYVILLE RD 78759

Legal Description: LOT 1 BLK B HIGHLAND OAKS SEC 2

Property Owner(s):

Patrick L Thomas - Owner
11801 Highland Oaks Trail
Austin, Texas 78759-2406

Complaint Date: April 23, 2008

Complaint: Citizen states the developer Tom McKay is building a parking lot at the location address which is in a residential area. Citizen states a fence was around the property which came down possibly last night and now can be viewed from the street.

Complainant:

INSPECTION INFORMATION

Investigator Assignment(s)

Wes Buckner assigned on April 23, 2008
Transferred to Bill Broussard on April 24, 2008

Case Log

DATE	STAFF NAME	ACTION TAKEN
04/24/2008	Bill Broussard	No Violation(s) Found/ Insp
This case is a copy of 2 additional cases see CC-08-029817		

VIOLATIONS

Land Use

Structure Maintenance

NOTICES

August 10, 2008

Sherri Sirwaitis
Neighborhood Planning and Zoning Department
505 Barton Spring Rd., 4th Floor
Austin, Texas 78704

Re: Case # C14-2008-0151

Dear Ms. Sirwaitis:

In accordance with a conversation with Shandrian Jarvis, the undersigned residents of Highland Oaks Trail are forwarding this letter to express our concern regarding what we consider to be incorrect data collection in the recent traffic count study (Ref Case # C14-2008-0151). This case concerns the proposed rezoning of 11801 Highland Oaks Trail also referred to as 11777 Jollyville Road located at the corner of Highland Oaks Trail and Jollyville which is currently zoned as a single family residence. We believe the traffic study is not an accurate traffic count and therefore not reliable data. Our opinion is based upon the following:

The pneumatic tubes used to record traffic were placed in front of 11801 Highland Oaks Trail and placed close to the intersection at Jollyville Road. One tube fully extended across Highland Oaks Trail while a double tube extended only halfway across the street on the southeast side. We believe the double tubes on the southeast side were meant to count the traffic entering Highland Oaks Trail from Jollyville Road. On the day of the study, several construction vehicles were parked both behind and in front of the double tubes on the southeast side of the street. This virtually removed any possibility of an accurate traffic count due to the fact that the traffic entering Highland Oaks Trail from Jollyville Road was forced to move to the left (northwest side of Highland Oaks Trail) since parked vehicles blocked traffic from driving across the double pneumatic tubes (on the southeast side). Most vehicles, therefore, drove over the single tube resulting in implications that most of the traffic was exiting Highland Oaks Trail onto Jollyville instead of entering the Highland Oaks neighborhood.

We also believe that due to the angle created where Highland Oaks Trail intersects with Jollyville Road, northwest bound Jollyville traffic turning onto Highland Oaks Trail naturally swings "wide left" to the northwest side. Since the pneumatic tubes were placed close to Jollyville, we believe this "wide left" swing also tainted an accurate representation of traffic flow through our neighborhood.

Before any recommendations are made regarding the proposed rezoning we are hereby requesting that another traffic count be performed which would address the concerns we have identified herein. Please respond to our concerns at your earliest convenience. Response to this letter should be directed to Tom Ohlendorf at 258-5779.

Thank you in advance for your consideration,



Tom Ohlendorf

cc: Shandrian Jarvis

Signature Page
Case # C14-2008-0151
Traffic Recount Request

Print Name	Address	Signature
Thomas A. OHLENDORF	11813 Highland Oaks Trail	Thomas A. OHLENDORF
Susan OHLENDORF	"	Susan OHLENDORF
Cindy Papes	11811 Highland Oaks Trail	Cindy Papes
Cheri Papes	11811 Highland Oaks Tr.	Cheri Papes
Chris Jones	"	Chris Jones
Brenda Jones	"	Brenda Jones
Joni Tinnon	11812 Highland Oaks	Joni Tinnon
Tom Tinnon	11812 Highland Oaks	Tom Tinnon
Owen Whitworth	11810 Highland Oaks Trl.	Owen Whitworth
Shirley Whitworth	11810 Highland Oaks Trl.	Shirley Whitworth
Laura Shalda	11804 Highland Oaks Trl.	Laura Shalda
GEORGE S. HUNDA	11804 HIGHLAND OAKS TR.	George S. HUNDA
Kathy O'Brien	11802 Highland Oaks	Kathy O'Brien
James Smith	11819 Highland Oaks	James Smith
KYANNE D. SMITH	11900 HIGHLAND OAKS TR	KYANNE D. SMITH
H. Spangler	11921 Arabian Tr.	H. Spangler
Cynthia Lopez	11809 Highland Oaks Tr.	Cynthia Lopez
Sherrie Meek	11817 Highland Oaks Trl	Sherrie Meek
Carla McElroy	11816 Highland Oaks Trl	Carla McElroy
Dwain LUSLEY	11905 Highland Oaks Trl	Dwain LUSLEY
Robert K. BURRIGHT	11909 ARABIAN TR	Robert K. BURRIGHT
Donald Williamson	11805 Arabian Trl.	Donald Williamson
Jennifer Horsch	11903 Arabian Trl	Jennifer Horsch

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-2008-0151

Contact: Sherri Sirvaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Dawn R. Nelson

Your Name (please print)

11.743 Jollyville 78759

Your address(es) affected by this application

DAN

Signature

8/26/08

Date

Comments: The site in question is on

Jollyville Rd. Jollyville is becoming

commercial and medical is the

best neighbor residential can have.

Medical is closed on weekends

and evenings. Medical is quite

and heavy traffic than most

other commercial business

to DO neighborhood

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis}

P.O. Box 1088

Austin, TX 78767-8810

RECEIVED TIME AUG. 26, 2008 1:47 PM 0.0641

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Case Number: C14-2008-0151

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

GARY PRANT

Your Name (please print)

1824 Sallyville Rd.

Your address(es) affected by this application

Signature

Date

Comments

This use is in

keeping with the professional

office use along Sallyville.

Dr. Prant will be at

ASSET to the neighborhood.

If you use this form to comment, it may be returned to:
 City of Austin
 Neighborhood Planning and Zoning Department
 Sherri Sirwaitis
 P. O. Box 10688
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Sherri Shirwaits, (512) 974-3057
Public Hearing:
September 2, 2008 Zoning and Planning
Commission

☒ I am in favor
☐ I object

MARY BROWN
Your Name (please print)

11702 JOYVINE ROAD AUSTIN 78759
Your address(es) affected by this application

[Signature] 8/26/08
Signature Date

Comments:

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

Received Time Aug. 26, 2008 1:47 PM No. 0641

01:51 PM 08/26/08 PERRIN GUSTIN

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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

Case Number: C14-2008-0151
Contact: Sherri Sirvaitis, (512) 974-3057
Public Hearing:
September 2, 2008 Zoning and Planning
Commission

☐ I am in favor
☐ I object

Tammy Perera
Your Name (please print)

11726 Jollyville Rd Austin, TX 78799
Your address(es) affected by this application

[Signature]
Signature

8/26/08
Date

Comments:

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Sherri Sirwanis, (512) 974-3057
Public Hearing:
September 2, 2008 Zoning and Planning
Commission

☒ I am in favor
☐ I object

Your Name (please print)
Tavis Spink

Your address(es) affected by this application
1135 Jollyville Rd

Your signature
[Signature]

Date
8/26/08

Comments:

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

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Case Number: C14-2008-0151

Contact: Sherri Sirvaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Andrew Ochi

Your Name (please print)

10401 Jolly Rd. Austin TX 78759

Your address(es) affected by this application

[Signature] 26 Aug 08
Signature Date

Comments:

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

Received Time Aug. 26, 2008 1:47PM No. 0641

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151

Contact: Sherri Sirwaltis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Emily Gibbons

Your Name (please print)

Jollyville / North Hills Center # 3210

Your address(es) affected by this application

Emily Gibbons

Signature

8/26/08

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaltis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0151

Contact: Shari Sirwalda, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

☒ I am in favor
☐ I object

Ron Russell

Your Name (please print)

11514 Research Blvd

Your address(es) affected by this application

Ron Russell

Signature

8-26-08

Date

Comments:

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Sheri Sirwaltis, (512) 974-3057
Public Hearing:
September 2, 2008 Zoning and Platting
Commission

☒ I am in favor
☐ I object

Your Name (please print)
Billie Boston

Your address(es) affecting this application
11846 Jollyville Rd Austin TX
78759
8/26/08
Date

Signature

Comments:

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

Received 1:47 PM No. 064
AUG. 26, 2008

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Sherri Strawits, (512) 974-3057
Public Hearing:
September 2, 2008 Zoning and Planning
Commission

☒ I am in favor
☐ I object

ROBERT G. HUSE
Your Name (please print)

11824 TOLLYVILLE RD AUSTIN TX
Your address(es) affected by this application

R. Strawits
Signature

8-26-08
Date

Comments:

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

Received Time Aug. 26, 2008 1:47 PM No. 064

FILED 26 '08 01:56 PM TOLLYVILLE FERRIN AUSTIN

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0451

Contact: Sherri Sirwaitis (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Platting

Commission

LARRY W. JAMES, JR.

Your Name (please print)

1770 JOURNIVILLE ZONE

Your address(es) affected by this application

Larry W. James, Jr.

Signature

Date

8/26/08

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:
 City of Austin
 Neighborhood Planning and Zoning Department
 Sherri Sirwaitis
 P.O. Box 1088
 Austin, TX 78767-3810

Received 11:47 PM Aug 26, 2008 No. 0641

01:56 PM 10/05/08

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Sherri Sirvaitis, (512) 974-3057
Public Hearings:
September 2, 2008 Zoning and Platting
Commission

☒ I am in favor
☐ I object

Gaiffett Bory
Your Name (please print)

11777 Jellyville Road

Your address(es) affected by this application

8/25/08
Date

Comments:

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

Received Time Aug. 26, 2008 1:47 PM No. 0641

AUG 26 '08 01:57 PM TOWERS PERRIN AUSTIN

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Case Number: C14-2008-0151

Contact: Sherri Strawn, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning Commission

☒ I am the owner
☐ I object

Audy Bellardie/Flakcard LTD
Your Name (please print)

11740 Jollyville
Your address(es) affected by this application

[Signature]
Signature

8/26/08
Date

Commiss. I am in favor of Office
Zoning for this property

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0151
Contact: Stenni Sirwein, (512) 974-3057
Public Hearings
September 2, 2008 Zoning and Planning
Commission

Andy BeMaster/Horstead LTD
Your Name (please print)

☒ If am the owner
☐ I object

11728 Jellyville Rd

Your address(es) affecting this application

Andy BeMaster
Signature

Jan in favor of Office
Comments

reason for this property.
Reason for this property

8/26/08
Date

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2008-0451
Contact: Sherri Strawits, (512) 974-3057

Public Hearing:
September 2, 2008 Zoning and Planning
Commission

☒ I am the owner
☐ I object

Your Name (please print): Harold LTD Taylor

11800 Arabian Trail

Your address(es) affected by this application

Tony Moly Manager 8-25-08 Due

Comments: Our family owns this property
& we select LO for office.
The residential policies on the lot
do not suit well & usually look
ridiculous. The converted policies
that have been drafted are well
& mortgage offices are well
& provide a buffer between residents
& busy highways & Jollyville

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

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

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Case Number: C14-2008-0151

Contact: Sherri Strawn, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

☐ I am in favor
☒ I object

Kay Mac I LTD

Your Name (please print)

11801 Arabian Trail

Your address(es) affected by this application

Kay Mac I LTD 70111111

Signature

Date

8-25-08

Comments: Subject To GR but I do

not Jollyville have converted

To office & look better as

a result

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Strawn

P.O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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

Case Number: C14-2008-0151
 Contact: Sheri Sivewright, (512) 974-3057
 Public Hearings:
 September 2, 2008 Zoning and Planning
 Commission

☒ I am in favor
☐ I object

Tara McKay
 Your Name (please print)

11800 Highland Oaks
 Your address(es) affected by this application

Tara McKay
 Signature

8-25-08
 Date

*Comments: I am in favor of
LO-MU to allow medical
office. My home is directly
across the street from Dr. Ray's
house and it already looks much
better.

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

PUBLIC HEARING INFORMATION

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

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

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Case Number: C14-2008-0151

Contact: Sherri Sirwasia, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Planning

Commission

Kathleen McKay
Your Name (please print)

11701 Jollyville Rd
Your address(es) affected by this application

Kathleen McKay 8-24-08
Signature Date
Comments: I support office zoning
for this property



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

I support Dr Bary Chiropractic & Acupuncture Clinic
moving to & Re-Zoning 11777 Jollyville Road.

Print Name

Signature

Amanda BARY

[Signature] 11801 Highland Oaks

Tom Brown

[Signature]

Andre Brown

Catherine Pfeiffer

[Signature]

Andrew Cole

Norman Deussome

[Signature]

(10401 Jollyville Rd)

(10401 Jollyville Rd)

~~Mike~~ John Billy

[Signature]

(1180 Highland Oaks Tr)

LISA HARDIN

[Signature]

(11803 Highland Oaks)

(5814 Secret St)

Jack Hall

[Signature]

Quedia Simpson

[Signature]

Taylor Simpson

Jennifer Pichette

[Signature]

Ed Roman

Frank C. Stencer

[Signature]

Cici Sarnell

BHISHAN DADIA

[Signature]

FORD (11574 Research Blvd)

Ren Russell

M T BRAUN

[Signature]

(11762 Jollyville Rd)

E. DAVIS

Frank Enick

Billie Buston

[Signature]

(11762 Jollyville Rd)

R. G. Huse

Gay Pratt

[Signature]

(11635 Jollyville Rd)

LOREN W. JAMES

BRENDA NELSON

[Signature]

(11846 Jollyville Rd)

Jimmy Perera

Debbie Graham

[Signature]

(11824 Jollyville Rd)

Robert Dent

John Quinn

(11824 Jollyville Rd)

(11770 Jollyville Rd)

(11743 Jollyville Rd)

(11726 Jollyville Rd)

hinged on only
clinical pointing
not notes
picking.

Print Name

Signature

Garrett Bury
 Sabina Salter
 Becky LITTING
 Charles Brock
 Pat Kanner
 Susan Shaps
 Chris Rad
 MARILYN Miller
 Michael Colish
 Bobbie Whitland
 Amanda BARY
 TRAVIS WALTERS
 Greg ~~Amundson~~
 Mary Winstlett
 David Selman
 Julie Lake
 Joel Koon
 Renee Pacham
 Sonya Korn
 Wendy Oliphant
 GEORGE RUSTE /
 JENNIFER WIL
 TERESA Voto
 Paula White
 Kristi Hayner
 Melissa Moore
 Bridgit Hane
 Jan Kane
 Everett Thorne
 Sherlyn Rogers
 (Amy) Michelle Kane
 Lynn Gaud
 Kim Skaler
 Mariana Lima
 Lori Henika
 Heather Kral
 Rick Tacon
~~David~~ GUZMAN
 Dr Betsy Berry
 Kristy Cravey
 Darlene Dattel

[illegible]

I support Dr Bary Chiropractic & Acupuncture Clinic moving to 11777 Jollyville Road.

Print Name

Signature

Alan M. Jones
 John Jones
 William FRANKS
 Valerie Kalish
 Brent Taylor
 Tiffany TAYLOR
 Bryson TAYLOR
 Dorothy Hage II
 MANUEL Hernandez
 Fernando Suarez
 Andrew Vasquez
 John Taylor
 Edgar Ruelas
 Robert Solomon
 Albert Anguiano
 J. Rodriguez
 Wray Cantu
 Jose Garcia
 Dennis Messer
 Kevin Stritts
 Mark Lablanc
 Robert Walters
 Mark Watts
 Eric Christian
 Barbara Christian
 Erika Christian
 Donna Kalish
 Don Jones

Alan M. Jones
 John Jones
 William FRANKS
 Valerie Kalish
 Brent Taylor
 Tiffany TAYLOR
 Bryson TAYLOR
 Dorothy Hage II
 MANUEL Hernandez
 Fernando Suarez
 Andrew Vasquez
 John Taylor
 Edgar Ruelas
 Robert Solomon
 Albert Anguiano
 J. Rodriguez
 Wray Cantu
 Jose Garcia
 Dennis Messer
 Kevin Stritts
 Mark Lablanc
 Robert Walters
 Mark Watts
 Eric Christian
 Barbara Christian
 Erika Christian
 Donna Kalish
 Don Jones

I support Dr Bary Chiropractic & Acupuncture Clinic
moving to & Re-Zoning 11777 Jollyville Road.

Print Name

Signature

Meg Kaiser

Laura Calais

Rachel Brake

Shelly

Jeanne Rieck

Deanna Kaiser

Annabel Edwards

Angela Amy Bary, RN

Meg Kaiser

Laura Calais

Rachel Brake

Shelly

Jeanne Rieck

Deanna Kaiser

Annabel Edwards

Angela Amy Bary, RN

PUBLIC HEARING INFORMATION

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

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Case Number: C14-2008-0151

Contact: Sherri Sirvaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Platting Commission

☐ I am in favor
☐ I object

Amey Wong Mok

Your Name (please print)

Asian American Cultural Center 11713 Jollyville Rd 59

Your address(es) affected by this application

Signature

Date

Comments:

*Will support change to LO only
Will not support any commercial
establishment because we have
a child development center
close by there.
AZGMSH*

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0151

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Platting

Commission

☐ I am in favor
☒ I object

CHRIS PAPES
Your Name (please print)

11811 HIGHLAND OAKS TRAIL

Your address(es) affected by this application

[Signature]

Signature

08-28-08

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0151

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 2, 2008 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Cindy Papes
Your Name (please print)

11811 Highland Oaks Trail

Your address(es) affected by this application

Cindy Papes

Signature

Date

Comments:

If you actually lived out here or spent much time actually studying the conditions you would see that the high probability of numerous, possibly fatal, traffic accidents caused by the traffic created for a business located on that particular corner of Jollyville and Highland Oaks, an entry to a family oriented neighborhood, would not justify granting a rezoning of the property, especially when there are so many other office locations available on Jollyville. I should hope the city of Austin would show more concern for the safety of its residents than one man's gamble on monetary gains.

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