

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0030 Beal No.1

P.C. DATE: 04-14-2009
05-12-2009

ADDRESS: 1503 West Avenue

AREA: 0.125 acres

APPLICANT: D Linette Beal-Stubbs

AGENT: Jim Bennett Consulting
(Jim Bennett)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Shoal Creek

ZONING FROM: SF-3-H – Single Family Residential/Historic

ZONING TO: LO-MU-H Limited Office – Mixed Use - Historic

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends LO-MU-H Limited Office-Mixed Use- Historic.

PLANNING COMMISSION RECOMMENDATION:

The motion to deny staff's recommendation for LO-MU-H zoning and leave the current zoning in place; was approved by Commissioner Mandy Dealey's motion, Commissioner Jay Reddy second the motion on a vote of 6-0; Commissioners Sandra Kirk, Paula Hui and Chris Ewen were absent.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

The Historic Landmark Commission at their regularly scheduled meeting of April 27th voted to send case #C14H-1995-0004 back to the Planning Commission without a recommendation. There was a motion to approve the land use change. This motion failed on a vote of 2 to 3. There was a motion to deny the land use change. This motion failed on a vote of 3 to 2.

DEPARTMENT COMMENTS:

This segment of West Avenue, between Martin Luther King Jr. Boulevard and 12th Street, has undergone a twenty five year transformation to predominantly Limited Office and General Office zoning. This trend to move to Office zoning dates back to 1979. The structure is also

zoned “Historic”, there by insuring that the structure will retain substantially it’s currently façade and “look”, which is single family residential in nature. The applicant has also requested the inclusion of the Mixed Use (MU) combining district overlay for the subject property. 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. Within the districts that allow mixed use development, uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two, depending on the standards of the district. In an MU combining district that is combined with a Limited Office (LO) base district, the minimum site area for each dwelling unit is:

- (i) 1,600 square feet, for an efficiency dwelling unit;
- (ii) 2,000 square feet, for a one bedroom dwelling unit; and
- (iii) 2,400 square feet, for a dwelling unit with two or more bedrooms.

There was a petition submitted for this case, and the petition in not valid. A copy of the petition is attached to the report.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	SF-3	Single Family Residence
NORTH	SF-3	Church Playground
SOUTH	LO	Office
EAST	GO	Church Parking Lot
WEST	LO-H	Office

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-91-0079 1504 West Ave.	From SF-3 to NO-H-CO	Approved NO-H-CO [Vote: 9-0]	Approved NO-H-CO [Vote: 7-0]
C14-78-184 1502 West Ave.	From “A” Residence (SF-3) to “O” Office (LO)	Approved “O” Office (LO) [Vote 7-0]	Approved “O” Office (LO) [Vote 9-0]
C14-80-171 1501 West Ave.	From “A” Residence (SF-3) to “O” Office (LO)	Approved “O” Office (LO) [Vote 7-0]	Approved “O” Office (LO) [Vote 9-0]

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting LO-MU-H would be in keeping with the adjacent uses to the west and south as well as the predominate uses of Limited Office and General Office along West Avenue.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- North Austin Neighborhood Alliance
- Sentral Plus East Austin Koalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- Downtown Austin Neigh. Assoc.
- Downtown Austin Neigh. Coal.
- Mueller Neighborhood Coal.
- Five Rivers Neigh. Assoc.
- Judges Hill Neigh. Assoc.
- Old Austin Neigh. Assoc.

SCHOOLS:

Matthews Elementary School
O'Henry Middle School
Austin High School

SITE PLAN:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. The site is subject to compatibility standards. Along the north 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 9 feet of 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION:

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
West Ave	80'	40'	Collector	Yes	No	Yes (within ¼ mile)

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: June 11th, 2009

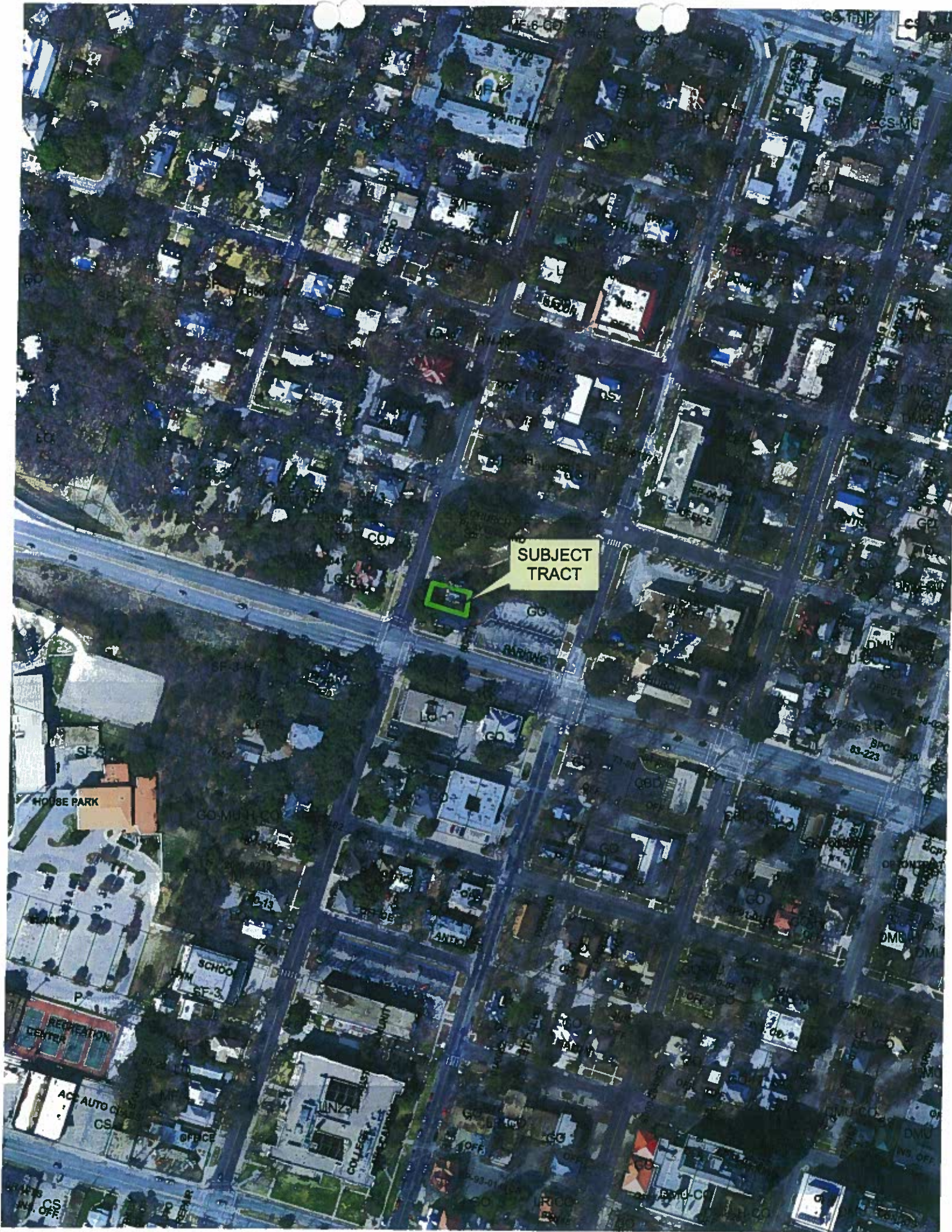
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691





THIS AREA IS NOT DESIGNATED AS BEING IN A SPECIAL

PETITION

Case Number:

C14-2009-0030

Date:

March 16, 2009

1503 WEST AVE

Total Area Within 200' of Subject Tract

185,747.30

1				0.00%
2				0.00%
3				0.00%
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Validated By:

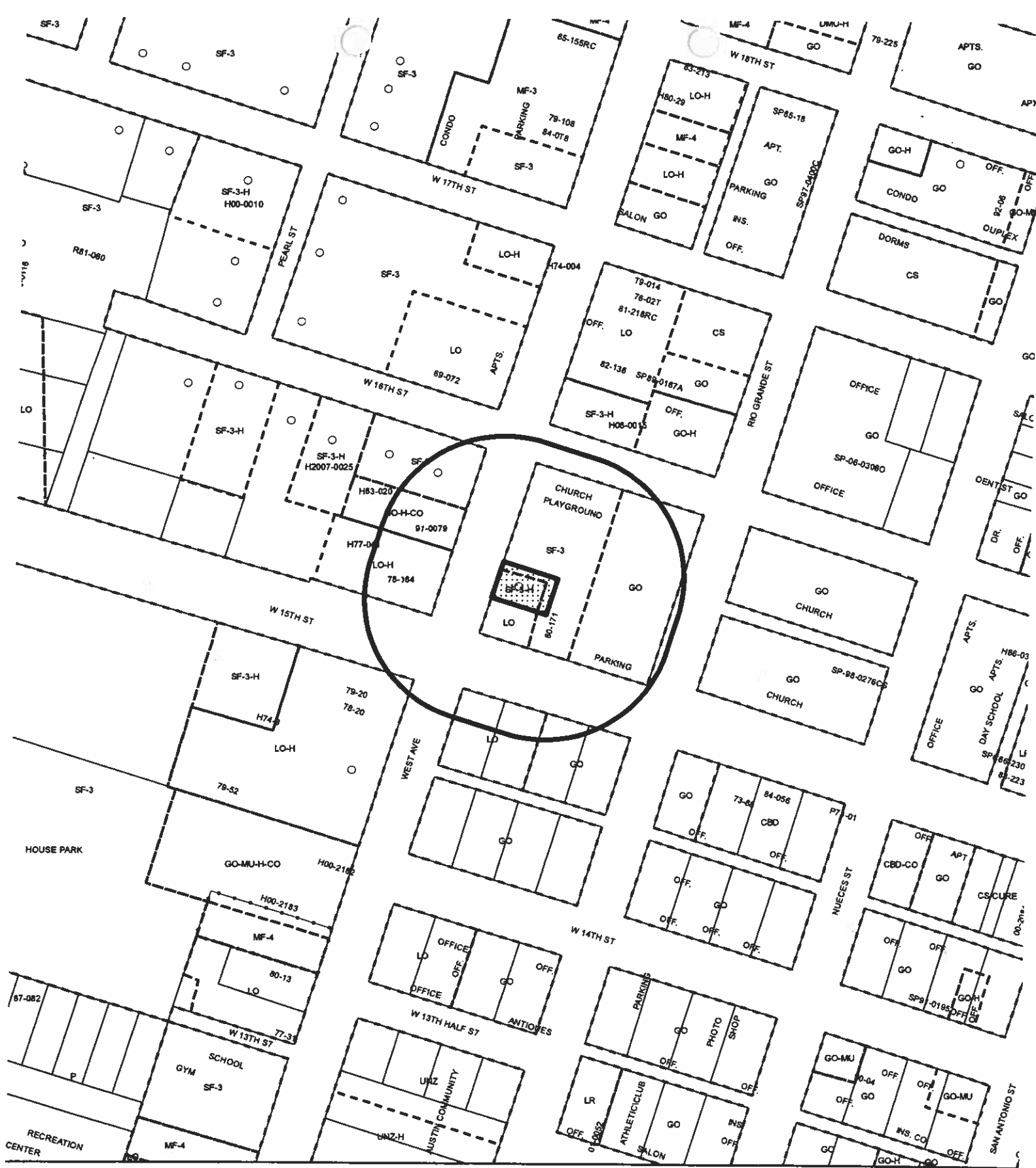
Total Area of Petitioner:

Total %

Stacy Meeks

0.00

0.00%



PETITION

CASE#: C14-2009-0030
 ADDRESS: 1503 WEST AVE
 GRID: J23
 CASE MANAGER: C. PATTERSON

OPERATOR: S. MEEKS

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.



N



1" = 200'

- BUFFER
- PROPERTY_OWNER
- SUBJECT_TRACT

C-18

P E T I T I O N

Date: April 14, 2009

File Number: C14-2009-0030

Re: Petition to Oppose Re-Zoning of 1503 West Avenue from SF3-H to LO-MU-H

Dear Honorable Members of the Austin City Council, Planning Commission and Planning Staff,

We, the undersigned owners or renters of property affected by the requested zoning change described in the referenced file (1503 West Avenue), do hereby protest against any change of the Land Development Code which would zone this historical residential property to any classification other than SF-3-H.

Judges Hill Neighborhood (JHN) is the last remaining single-family residential neighborhood in the City's "Downtown" neighborhood. (Reference the map (attachment A) of the last remaining single-family residences in this area). This area was largely developed in the late 1800's and early 1900's. The houses between MLK and 15th Street on West Avenue represent the eastern edge of this remaining historic neighborhood. There are 46 single-family houses in JHN, of which about 25 are historic (over 50 years old). The neighborhood's position is that this once large residential neighborhood covering Guadalupe to Lamar from MLK to 6th street has been reduced to such a small core that the City should not continue to grant zoning variances that would reduce it further.

The neighborhood respectfully requests that the City acknowledge that JHN needs a core area kept residential and that the houses on West Avenue from MLK to 15th Street are part of this core area. JHN also notes that by changing the zoning from SF-3 to commercial along West Avenue, the City would eliminate the buffer that protects the single-family residential core. JHN currently has a healthy balance of single-family residences, multi-family residences and commercial properties. Some of these commercial properties add greatly to the neighborhood by the preservation of older, and in some cases, officially designated historic, structures. The current density of multi-family residences is an accepted part of the diverse character of JHN. But the most vulnerable part of this mix are the single-family residential properties. They must all be respected as part of the core residential character of JHN, if the neighborhood is to survive in the long term. By eliminating the SF-3 homes on West Avenue in JHN, the city would be overlooking its own written guidelines to preserve "buffers" between neighborhoods.

The Home at 1503 West Avenue has insufficient parking to accommodate any commercial use. Unlike the commercial variances granted along West Avenue with large lots, this 1503 West Avenue property has a single narrow drive that cannot accommodate significant parking. The parking meters in front of this building are being considered for removal for bike lanes, which the neighborhood strongly supports. To convert this historic single-family residence to commercial zoning would greatly increase pressure on already overly congested street parking. The only other option is the paving of spaces in the front yard or demolition of the detached garage, both a violation of the historic restrictions on the property.

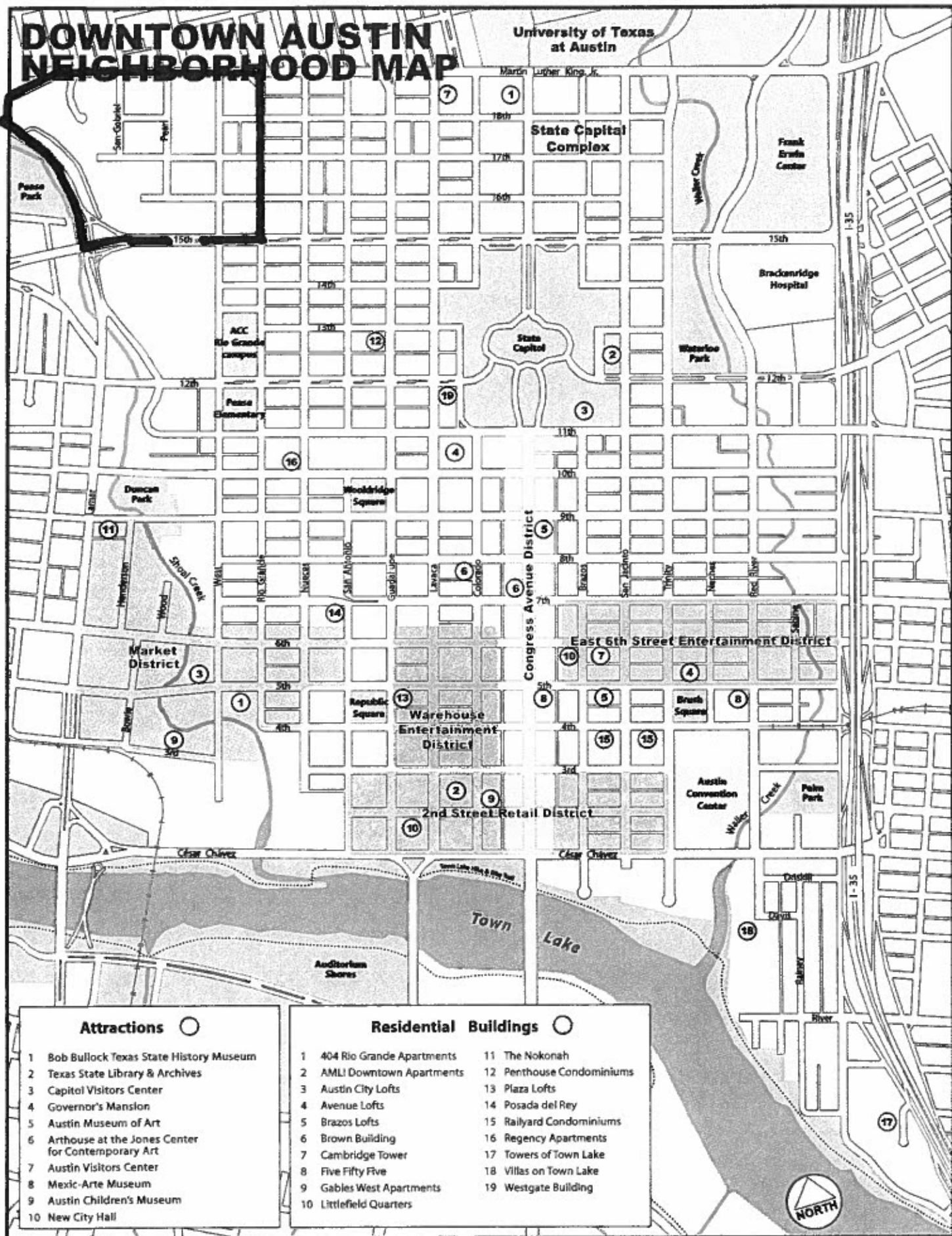
There are five (5) developed lots and two (2) undeveloped lots on the 1500 block of West Avenue, for a total of seven lots. In the past, the City granted variances from SF-3 to the two (2) houses on West Avenue that front 15th Street. There is one (1) house that was allowed commercial use, but only on the condition that the owner agreed to live in the home. The remaining four (4) lots are SF-3. This is a 71% residential block or a 57% residential block, depending on the math. Either way, this is a MAJORITY of the residential block. Respect for

this majority is necessary if JHN is to avoid attrition one house at a time.

This is a neighborhood with great momentum in single-family residential investment. In the recent past, at least fifteen (15) residences have made large investments in residential properties. This has been through either major renovations of historic residences, additional structures or the building of new residences in keeping with the historic character of the neighborhood. The value of these investments has totaled millions of dollars, increasing property values and City revenue. A prime example of preservation of the residential character of West Avenue is the renovation by a single family of the historic Herblin-Shoe/Merritt House at 712 West 16th. This home is just north of the historic Dozier-Beal House – the property now under question for rezoning. In contrast, none of the historic homes for which the City has in the past granted variances to SF-3-H have made any material improvements or investments in these historic buildings. *(Reference is made to the information on this property provided in the listing touting its commercial office value (attachment B))*

We respectfully request that the city give weight to the wishes of Judges Hill Neighborhood as a whole as well as those technically within the 500 foot radius around this family residence. Converting single-family residences into commercial properties in JHN does nothing to contribute to the quality of life in Austin, Texas. There is no current shortage of commercial space in downtown Austin whereas the downtown family residence is the endangered species of our City. JHN, because of its historic residential character, contributes towards a healthy balance in Austin's dynamic urban landscape and deserves to be respected.

DOWNTOWN AUSTIN NEIGHBORHOOD MAP



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Signature	Printed Name	Address
Megan Meisenbach	MEGAN MEISENBACH	1800 San Gabriel
Mary Dee Ellis	MARY DEE ELLIS	1704 West Ave
Michael E. Williams	Michael E. Williams	701 W. 11th St
Donna Spaul	Donna Spaul	200 W. 11th St
Betsy Chelshon	Betsy Chelshon	807 W. 11th St
Michael E. Williams	Michael E. Williams	803 W. 11th St
Jo Sue Howard	Jo Sue Howard	1801 West Ave
Rob Kohn	Rob Kohn	804 W. 11th St
Edgar G. Harzlis	Edgar G. Harzlis	1212 Vance Circle
Robert L. King	Robert L. King	1801 Vance Circle
Christy James Langenberg	Christy James Langenberg	1802 Vance Circle
Paula Carter	Paula Carter	704 W. 11th St
John Bell	John Bell	903 W. 11th St
Rebecca Montgomery	Rebecca Montgomery	200 A W. 11th St
Roy Adams	Roy Adams	204 W. 11th St
Rebecca Hamilton	Rebecca Hamilton	1101 Pearl
Rebecca Bingham	Rebecca Bingham	1805 A San Gabriel
Milton R. Felger	Milton R. Felger	1715 West Ave

Date: _____

Contact Name: _____

Phone Number: _____

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Signature

Printed Name

Address

~~Valerie Wickland~~ Valerie Wickland 1603 Pearl St
~~Sig Aronson~~ SIG ARONSON Austin Tx
907 West 16th St

Date: _____

Contact Name: _____

Phone Number: _____

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Signature

Printed Name

Address

Robert L. Russell ROBERT L. RUSSELL 1701 SAN GABRIEL
Peggy M. Russell PEGGY M. RUSSELL 1701 San Gabriel 4/11/05

Date: _____

Contact Name: _____

Phone Number: _____

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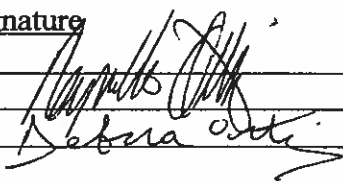
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Signature

Printed Name

Address


Reynaldo Ortiz

Reynaldo Ortiz
Debora Ortiz


1808 Vance Circle
1808 Vance Circle

Date: _____

Contact Name: _____

Phone Number: _____

909 W. 13th St
909 W. 18th St

Signature	Printed Name	Address
	LIZ SIBLEY	1704 WEST AVE #102 AUSTIN 78704

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Signature

Printed Name

Address

<i>James C. Brown</i>	JAMES C. BROWNE	{ 1615 PEARL ST. AUSTIN TX 78701 same as above }
<i>Gayle M Brown</i>	GAYLE M BROWNE	

Date: 4/11/2009

Contact Name:

Phone Number:

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Signature

Printed Name

Address

Raynor L. Duncombe

Raynor L. Duncombe

1904 Vance Circle

Date: *12 April 09*

Contact Name: *Raynor L. Duncombe*

Phone Number: *512 478-7586*

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	Signature	Printed Name	Address
1	<i>Joe Bailey</i>	Joe Bailey	1807 Pearl St. 4/7/09
2	<i>Alice (Dobson) Bailey</i>	Alice (Dobson) Bailey	1807 Pearl St. 4/7/09
3	<i>Anne P. Langford</i>	Anne P. Langford	1711 Pearl St. 4/11/09
4	<i>Robert Shaffar</i>	ROBERT SHAFFAR	1706 San Gabriel 4/11/09
5	<i>Lisa Randall</i>	Lisa Randall	906 W 17 910 W 18th
6			
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Handwritten notes on right margin:
joebailey@
mail.utexas.edu
alice@utsa.edu
robertshaffar@yahoo.com

Date: _____

Contact Name: _____

Phone Number: _____

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Signature

Printed Name

Address

~~Swamy Dattis~~ ~~Swamy Dattis~~ ~~806 W. 17th Unit 1~~
Barry Isbell BARRY ISBELL 806 W. 17th #5

Date: _____

Contact Name: _____

Phone Number: _____

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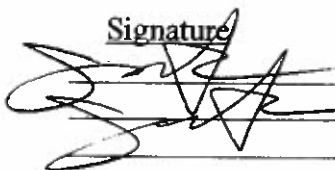
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We respectfully request that the city give weight to the wishes of Judges Hill Neighborhood as a whole as well as those technically within the 500 foot radius around this family residence. Converting single-family residences into commercial properties in JHN does nothing to contribute to the quality of life in Austin, Texas. There is no current shortage of commercial space in downtown Austin whereas the downtown family residence is the endangered species of our City. JHN, because of its historic residential character, contributes towards a healthy balance in Austin's dynamic urban landscape and deserves to be respected.

Signature

Printed Name

Address

 CYNTHIA K. CARMAN 1611 WEST AVE 78701
CYNTHIA K. CARMAN 713 W. 14TH ST 78701

Date: _____

Contact Name: _____

Phone Number: _____

this majority is necessary if JHN is to avoid attrition one house at a time.

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Signature

Printed Name

Address

George Shelley
Margaret Gosse Link

George Shelley
MARGARET GOSSE LINK

1700 W. Ave
903 W. 16th

Date: _____

Contact Name: _____

Phone Number: _____

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Signature

Printed Name

Address

Walt Hornaday
William McNamee
Dave KENZ
Walt Hornaday

Jane Schott
William McNamee
DAVE KENZ
Walt Hornaday

1711 San Gabriel
1606 Pearl St
1604 Pearl St
912 W. 16th Street

Date: 4/13/05

Contact Name: Walt Hornaday

Phone Number: (512) 658-6141

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Address

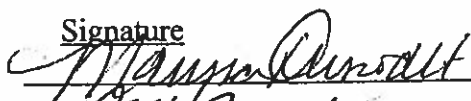
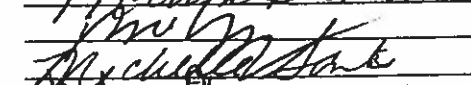
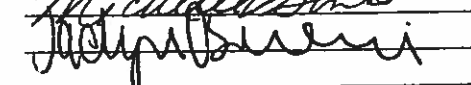
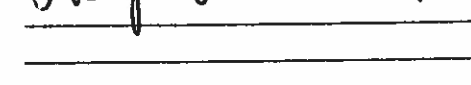
E. L. Taylor E. L. Taylor 1601 Pearl St.
Austin, Texas
78701

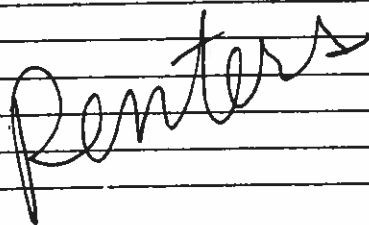
Phone Number:

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Manissa Duvall	803 W 17th St
	Bill Selem	1607 Pearl
	Michelle Sanders	1604 Pearl
	Jaclyn Gonski	1605 Pearl St



Date: _____

Contact Name: _____

Phone Number: _____

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Signature

Amy met ~~ed~~

1803 Pearl St.

renters

Phone Number:

Phone Number:

JHNA Resolution**April 7, 2009**

The Judge's Hill Neighborhood Association (JHNA), by majority vote of a meeting held this 7th day of April, 2009 resolves to oppose the conversion of historic residences on West Avenue into commercial enterprises. West Avenue between MLK and 15th Street is a key part of this historic residential district of the Downtown Neighborhood, especially this historic Dozier-Beal house.

JHNA stands in strong support of the investment residents of JHNA have made in preserving historic residential homes in this last single family residential district of Downtown Austin. Commercial conversion of single family residence only serves to undermine our residential neighborhood. JHNA strongly opposes the zoning change application C14-2009-0030 for 1503 West Avenue seeking to change from SF3-H to LO-MU-H.

Acknowledged:



Ben Schotz, President

Mark Seeger & Jeff Harper
The Granger House – National and City Historic Landmark Property
805 W. 16th Street
Austin, Texas 78701-1519

May 3, 2003

The Honorable Dave Sullivan, Chair
Planning Commission - City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Application for Re-zoning, Case # C14-2009-0030, 1503 West Avenue

Dear Planning Commission Chair,

We are writing you as residents that live within 200 feet of the site in question at 1503 West Avenue. We are writing to communicate our own personal objections and we understand that several neighborhood leaders will be speaking before City Planning Commission making similar formal objections to an application for a zoning change from SF-3-H to LO-MU-H on May 12th.

While we are not opposed to the further residential development of our neighborhood in keeping with the downtown density objectives of many city planners, this application requests an inappropriate commercial use (LO-MU) that threatens not only the integrity of this Landmark property (Beal House), but our own Landmark property (The Granger House), and that of our entire historic Judge's Hill Neighborhood (numerous landmark properties).

It is because of these and many similar arguments that the Historic Landmark Commission was unable to come to a decision on this application.

Likewise, we urge you and all City Planning Commission members to carefully consider this request, and take action to deny this application that will place our City, Neighborhoods and citizens at risk of losing a significant part of what makes Downtown Austin such a special place to live.

Sincerely,



Mark Seeger & Jeff Harper – Residents
The Granger House – National and City Historic Landmark
805 W. 16th Street
Austin, Texas 78701-1519

Cc: Council Member Lee Leffingwell	Cc: Mandy Dealy, Commissioner
Cc: Jay Reddy, Commission Vice Chair	Cc: Chris Ewen, Commissioner
Cc: Dave Anderson, Commissioner	Cc: Paula Hui, Commissioner
Cc: Gerardo Castillo, Commissioner	Cc: Sandra Kirk, Commissioner
Cc: Clint Small, Commissioner	Cc: Ben Schotz, President, JHNA

PUBLIC HEARING INFORMATION

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

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During its public hearing, the City Council may grant or deny a zoning request, or 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

C14-2009-0030 CP 0211010712

HARPER JEFFREY D &
MARK WAYNE SEEGER
805 W 16TH ST
AUSTIN TX 78701-1519

c. li. d

Case Number: C14-2009-0030

Contact: Clark Patterson, (512) 974-7691

Public Hearing:

April 14, 2009 Planning Commission

May 14, 2009 City Council

☐ I am in favor
☒ I object

Mark Seeger / Tedd Harper
Your Name (Please print)

805 W. 16th Street

Your address(es) affected by this application

Mark W. Seeger / Tedd Harper 4/5/09
Signature Date

Comments:

This historic home should remain residential. Allowing this zoning change sets into motion a cascading set of negative changes for West Avenue, Judges Hill Neighborhood Association and the City of Austin. This historical property should remain residential.

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

City of Austin

Neighborhood Planning and Zoning Department

Clark Patterson}

P. O. Box 1088

Austin, TX 78767-8810

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C14-2009-0030 CP 202154

JEFFREY D. HARPER
805 16TH ST W #B
AUSTIN TX 78701

V
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listed on the notice.

Case Number: C14-2009-0030

Contact: Clark Patterson, (512) 974-7691

Public Hearing:

April 14, 2009 Planning Commission

May 14, 2009 City Council

JEFFREY HARPER

Your Name (please print)

805 16TH ST. W #B

Your address(es) affected by this application

[Signature]

Signature

Comments:

This is a historic

Date

4/9/09

property that should remain

residential. Economic goals should

not drive changes to such

historic properties.

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

City of Austin

Neighborhood Planning and Zoning Department

Clark Patterson}

P. O. Box 1088

Austin, TX 78767-8810



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C14-2009-0030 CP 202148

JEFFREY HARPER
805 16TH ST W #A
AUSTIN TX 78701

W/
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 cor
 dat
 listed on

Case Number: C14-2009-0030
Contact: Clark Patterson, (512) 974-7691
Public Hearing:
April 14, 2009 Planning Commission
May 14, 2009 City Council

JEFFREY HARPER

Your Name (please print)

805 W. 16th St. #A

Your address(es) affected by this application

[Signature] 4/9/09
Signature Date

Comments:

Remain SF-3. It adjoins a large

SF-3 tract. Changing it to

Lo-MU-H would set precedence

for further encroachment upon the neighborhood.

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

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2009-0030

Contact: Clark Patterson, (512) 974-7691

Public Hearing:

April 14, 2009 Planning Commission

May 14, 2009 City Council

☐ I am in favor
☒ Object

Your Name (please print) Ralph Fuller

Your address(es) affected by this application 1605-A West Ave

Signature Ralph Fuller Date 4/6/09

Comments:

NO PARTIAL AVAILABILITY

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

Neighborhood Planning and Zoning Department
Clark Patterson}

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0030

Contact: Clark Patterson, (512) 974-7691

Public Hearing:

April 14, 2009 Planning Commission

May 14, 2009 City Council

☐ I am in favor
☒ I object

Valerie Wickland

Your Name (please print)

1403 Pearl St, Austin TX 78701

Your address(es) affected by this application

Value collected 4/26/09

Signature

Date

Comments:

I vote against mixed use on the house on question in West Avenue (1503 West Ave.) & the Beraztoyak House.

No Rezoning of home on West Avenue

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

City of Austin

Neighborhood Planning and Zoning Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0030

Contact: Clark Patterson, (512) 974-7691

Public Hearing:

April 14, 2009 Planning Commission

May 14, 2009 City Council

☐ I am in favor
☒ I object

MICHAEL WARD

Your Name (please print)

901 W. 16th St. / Austin TX 78701

Your address(es) affected by this application

Michael Ward 4-4-09

Signature

Date

Comments:

Oppose LO-MU-14 at

This location because SF-3

is compatible for surrounding

neighborhood and LO-MU-14

is not and that the

lot size is too small for

LO-MU-14

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

City of Austin

Neighborhood Planning and Zoning Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810