

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0069

Z.A.P. DATE: April 15, 2008 (pulled for
re-notification)
May 6, 2008 (pulled for
re-notification)
May 20, 2008
June 17, 2008

ADDRESS: 12460 Los Indios Trail

OWNER/APPLICANT: Islamic Ahlul Bayt Association (Jabir Yusufali)

AGENT: Syed Riaz Jafri

ZONING FROM: I-RR

TO: MF-3

AREA: 4.034 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to 300 vehicle trips per day and will require a twenty-five foot undisturbed vegetative buffer along the northern property line to provide additional separation and screening of the site under consideration from the existing single-family residential neighborhood (SF-1 and SF-2 zoning) to the north.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/20/08: Postponed to June 17, 2008 at the applicant's request (7-0, J. Martinez-absent);
K. Jackson-1st, J. Shieh-2nd.

6/17/08: Approved SF-6-CO district zoning with conditions of:

- Restricting to no duplexes, multi-family, town homes or condominiums;
- Maximum of 30 units;
- 25' undisturbed vegetative setback and a 50' building setback from the northern property line;
- 300 vehicle trips per day;

Was approved by Commissioner Keith Jackson's motion, Commissioner Joseph Martinez second the motion on a vote of 8-0; with 1 vacancy on this commission.

ISSUES:

On June 12, 2009, the applicant met with the neighborhood to present a draft site plan layout of the property. The applicant and the neighborhood have stated that they are both in agreement with the City Council's approval of SF-6-CO for this case at 1st reading (Please see e-mail correspondence between the applicant and neighborhood – Attachment A).

DEPARTMENT COMMENTS:

The property in question is currently developed with a religious assembly use (Al Mahdi Center Islamic Ahlul Bayt Association). The applicant is requesting permanent MF-3 zoning because they would like to expand the use on the site to include a dining hall and an indoor athletic facility.

The staff is recommending LO-CO zoning for this property to provide a transition in the intensity of uses and site development regulations away from Mc Neil Drive to the single-family residential neighborhood to the north. The proposed LO-CO zoning will allow the applicant to expand the existing religious assembly use on the site while complying with buffering and compatibility standards adjacent to the single-family residential uses to the north and west. LO-CO zoning is appropriate adjacent to a single-family residential neighborhood (The Cove at Los Indios) to the north, a retirement community (The Clairmont Retirement Community) to the southwest, and an existing office use (BRDR Properties Office) and multi-family uses (Madison at Stone Creek Apartments) to the south. The staff's recommended zoning will permit less traffic generation on Los Indios Trail, a residential collector street, internal to a residential neighborhood. The proposed site meets the intent of the Limited Office zoning district as it will allow for a variety of office and civic uses on the property in question that are compatible and complementary in scale and appearance with the residential environment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Religious Assembly (Al Mahdi Center Islamic Ablul Bayt Association)
<i>North</i>	SF-2, SF-1	Single-Family Residences (The Cove at Los Indios)
<i>South</i>	I-RR	Office (BRDR Properties), Multi-family/Apartments (Madison at Stone Creek Apartments)
<i>East</i>	I-RR	Multi-family/Apartments (Madison at Stone Creek Apartments)
<i>West</i>	SF-2, SF-1	Single-Family Residences

AREA STUDY: N/A

TIA: Waived

WATERSHED: Rattan Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Home Builders Association of Greater Austin
Homeless Neighborhood Association
Rattan Creek Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0107	SF-4A to P	8/26/03: Approved staff's recommendation of 'P' zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	9/25/03: Granted 'P' (7-0); all 3 readings
C14-03-0074	SF-6-CO to GO	6/3/03: Approved GO-CO zoning, with the following conditions: 1) Limit the development intensity on the site to less than	7/17/03: Granted GO-CO; prohibiting vehicle access to Lobelia Dr. (7-0); all 3 readings

		2,000 vehicle trips per day. 2) Allow GO, General Office district, zoning height (60 feet) and impervious cover (80%) standards. Limit all other site development regulations to LO, Limited Office district, zoning standards. 3) Permit LO district uses (prohibit the following GO district uses): Business or Trade School, Business Support Services, College and University Facilities, Congregate Living, Hospital Services (General), Hospital Services (Limited), Private Secondary Education Facilities, Off-Site Accessory Parking, Personal Services, Restaurant (Limited); 4) Provide a 25-foot setback (buffer zone) from the North property line for the area that is zoned SF-1. 5) Provide a 25-foot setback from the East property line for the area that is zoned SF-1 and the lot zoned SF-2.	
C14-03-0059	SF-3 to CS	5/6/03: Approved staff's rec. of CS-CO zoning with condition to prohibit the following uses: • Drop-off Recycling Collection Facility • Scrap and Salvage • Convenience Storage • Pawnshop Services (8-0, K. Jackson-absent)	6/5/03: Approved CS-CO (7-0); all 3 readings
C14-02-0138	I-RR to CS	9/17/02: Approved staff's rec. of CS-CO zoning with the following conditions: add Equipment Sales and Automotive Rentals as allowed/ permitted uses (7-0)	10/24/02: Granted CS-CO on all 3 readings (6-0, Dunkerley-absent)
C14-02-0017	I-RR to GR	2/26/02: Approved staff's rec. of GR-CO zoning by consent (7-0, K. Jackson-absent, A. Adams-off dias)	4/4/02: Approved GR-CO w/ conditions (6-0, Goodman out of room); all 3 readings
C14-01-0080	CS-CO to MF-2	6/26/01: Approve staff's rec. for MF-2 by consent (8-0, Cravey-absent)	12/6/01: Approved MF-2 (7-0); all 3 readings

C14-00-2113	I-RR to GR	7/25/00: GR-CO by consent (7-1, RC-Nay)	8/24/00: GR-CO w/ conditions (7-0); all 3 readings
C14-99-0099	SF-3 to LI	6/29/99: Approved staff rec. of LI-CO by consent (8-0)	7/29/99: Approved PC rec. of LI-CO by consent (6-0); all 3 readings
C14-99-0095	SF-3 to CS	6/29/99: Approved staff's alternate rec. of CS-CO (8-0)	7/29/99: Approved PC rec. of CS-CO (6-0); all 3 readings
C14-99-0005	I-RR to MF-3	2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)	5/20/99: Approved PC rec. of MF-3-CO w/ conditions (7-0); all 3 readings
C14-98-0200	I-RR to GR	12/8/98: GR-CO, consent (8-0)	1/7/99: GR-CO w/ conditions (7-0); all 3 readings
C14-98-0164	I-SF-2 to CS-CO	11/17/98: Approved staff's alternate rec. of CS-CO by consent (9-0)	1/7/99: Approved PC rec. of CS-CO w/ conditions (7-0); all 3 readings
C14-98-0158	I-RR to LI	1/12/99: Approved SF-2 (TR1), SF-4A (TR2), LR-CO (TR3); (5-0)	4/8/99: Approved SF-6 as amended w/ conditions (7-0); 1 st reading 12/2/99: Approved w/ modifications: 1) Allow construction of water quality, drainage facilities, and perimeter jogging trail within 25' setback; 2) Prohibit access to Lobelia Drive (not Lane); 3) Prohibit duplexes and removed prohibition of SF structures (6-0, WL-absent); 2 nd reading 1/13/00: Approved 3 rd reading (7-0)
C14-98-0157	SF-3 to CS-CO	11/17/98: Approved staff alternate rec. of CS-CO (9-0)	1/7/99: Approved PC rec. of CS-CO w/ conditions (7-0); 1 st reading 5/6/99: Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings
C14-98-0145	I-RR to MF-4	10/27/98: Approved staff alternate rec. of SF-6 (6-0)	12/3/98: Approved PC rec. of SF-6 (6-0); 1 st reading 3/11/99: Approved SF-6 (7-0); 2 nd /3 rd readings
C14-98-0127	I-RR to GR-CO	10/13/98: Approved GR-CO (9-0)	11/19/98: Approved PC rec. of GR-CO; all 3 readings
C14-98-0094	I-RR to LI	8/18/98: Approved LI-CO by consent (7-0)	10/8/98: Approved PC rec. of LI-CO w/ conditions (6-0); all 3 readings
C14-98-0093	I-RR to LI	8/18/98: Approved LI-CO, consent (7-0)	10/8/98: Approved PC rec. of LI-CO w/ conditions (6-0); all 3 readings
C14-98-0003	I-RR to LI	2/17/98: Approved W/LO w/ conditions (7-0)	3/26/98: Approved W/LO w/ conditions (6-0); 1 st reading 4/30/98: Approved CS-CO w/

			conditions (7-0); 2 nd reading 6/11/98: Approved CS-CO w/ conditions (7-0); 3 rd reading
C14-97-0121	SF-3 to CS	10/28/97: Approved staff alternate rec. of CS-CO (6-3, WB/DS/MA-Nay)	11/20/97: Approved PC rec. of CS- CO w/ conditions (7-0); 1 st reading 1/8/98: Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings
C14-96-0144	I-SF-2 to CS	1/28/97: Approved staff alternate rec. of GR-CO (7-0)	2/27/97: Approved PC rec. of GR- CO (7-0); 1 st reading 4/10/97: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-96-0133	TR1: SF-3 to P TR2: SF-3 to P	10/16/96: Expired (Administrative)	N/A
C14-96-0090	TR1: LO to CS TR2: SF-3 to CS	9/10/96: Approved CS-CO subject to 35 ft of ROW & 10 ft of sidewalk/PUE (8-0)	10/03/96: Approved CS-CO (5-0); 1 st reading 2/6/97: Approved CS-CO (5-0); 2 nd /3 rd readings

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Los Indios Trail	64'	44'	Local	No	Yes	No

CITY COUNCIL DATE: July 24, 2008

ACTION: Approved the Zoning and
Platting Commission's recommendation of
SF-6-CO zoning, with restrictions as
follows: no attached single family dwellings
and 35' height limitation with exceptions
allowed under the Code up to 40'. The
parking will be agreed upon by involved
parties. (7-0); Council Member Cole-1st,
Council Member Martinez-2nd; 1st reading

July 23, 2009

ACTION:

ORDINANCE READINGS: 1st 7/24/08

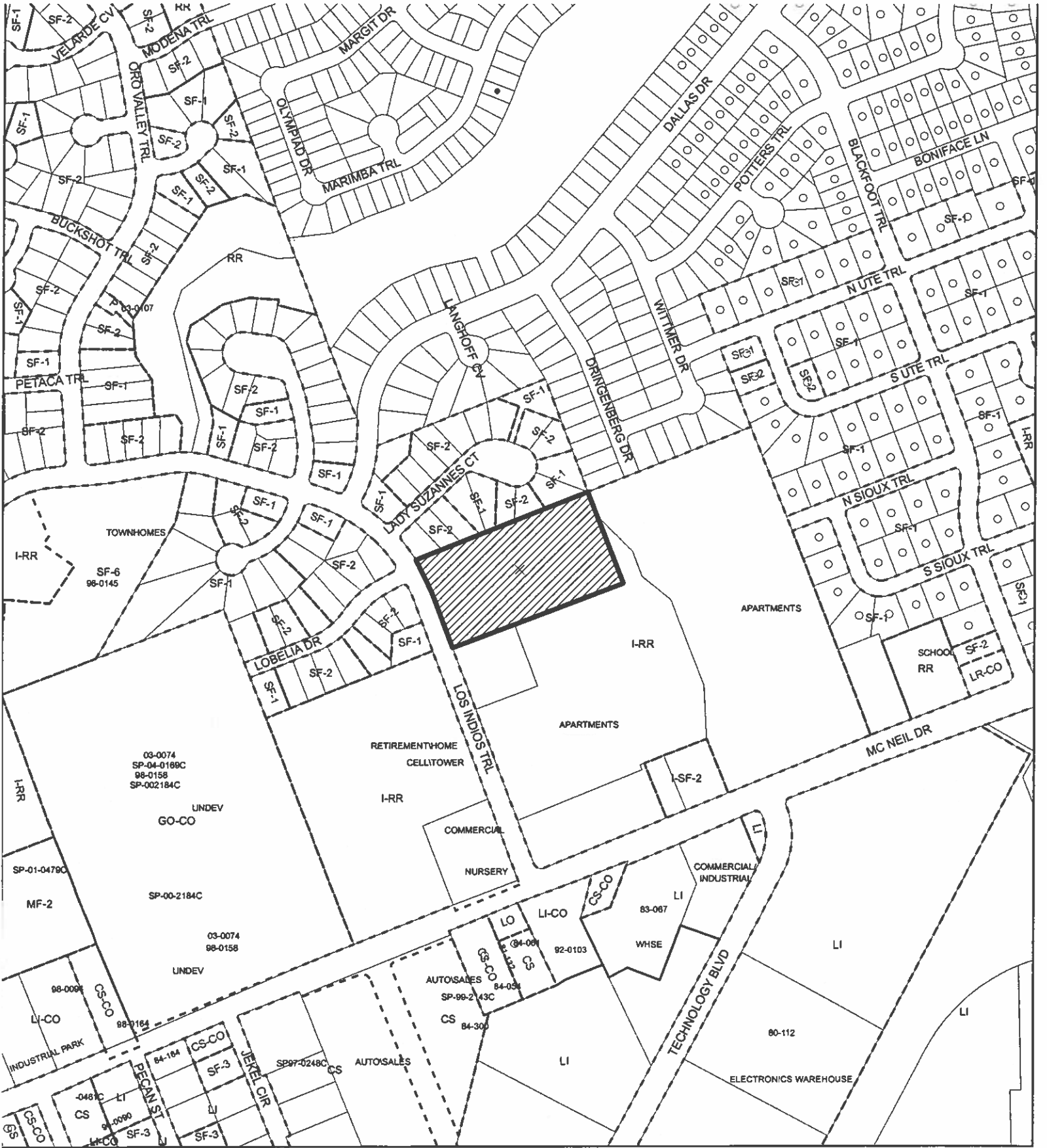
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

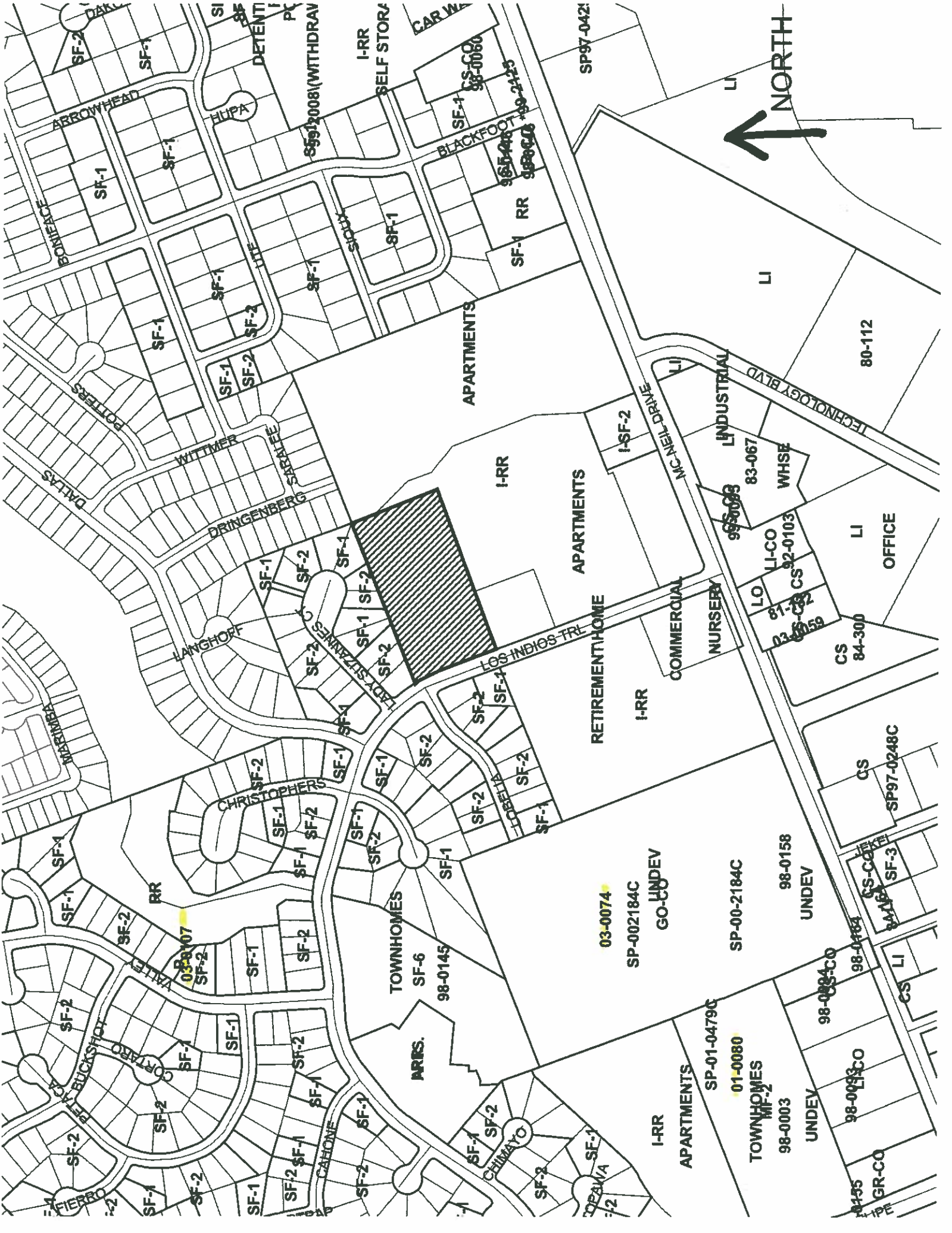
ZONING CASE#: **C14-2008-0069**
ADDRESS: **12460 LOS INDIOS TRL**
SUBJECT AREA: **4.034 ACRES**
GRID: **H37**
MANAGER: **S. SIRWAITIS**

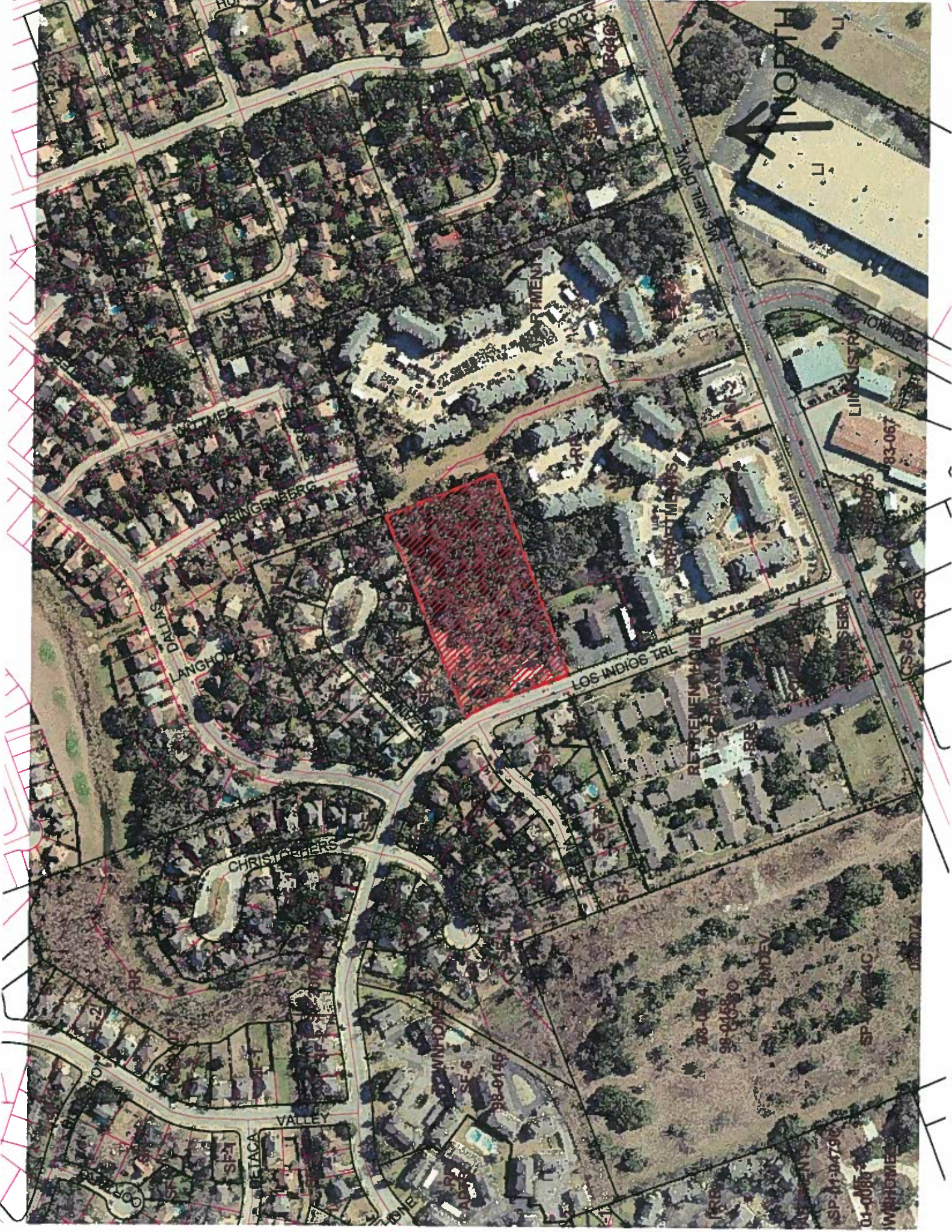
OPERATOR: **S. MEEKS**



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant LO-CO, Limited Office-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to 300 vehicle trips per day and will require a twenty-five foot undisturbed vegetative buffer along the northern property line to provide additional separation and screening of the site under consideration from the existing single-family residential neighborhood (SF-1 and SF-2 zoning) to the north.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The staff's recommendation is consistent with the intent of the purpose statement of the LO district as stated above. The recommended LO zoning, with a conditional overlay for a vehicle trip limit and a vegetative buffer, will be compatible with the existing residential neighborhood to the north and west of the site under consideration.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LO-CO zoning will promote consistency and orderly planning as it will allow for limited office and civic uses that are appropriate on a property that is located on a residential collector street adjacent to an office use, a retirement community, a single-family neighborhood, and multifamily uses. The recommendation of LO-CO zoning for this property will provide a transition in the intensity of uses and site development regulations away from Mc Neil Drive to the single-family residential uses to the north.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed LO-CO zoning will allow the applicant to expand the existing religious assembly use on the site while complying with buffering and compatibility standards adjacent to the single-family residential neighborhood to the north and west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with a religious assembly use (Al Mahdi Center Islamic Ablul Bayt Association). There are existing single-family residences to the north and west (The Cove at Los Indios neighborhood). To the south, there are office (BRDR Properties) and multi-family uses (Madison at Stone Creek Apartments).

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Rattan Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Site Plan Comments

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north side of the property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

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

If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Los Indios Trail	64'	44'	Local	No	Yes	No

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or offsite main extension, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the city of Austin Water and Wastewater Utility. The plan must be in accordance with the City's utility design criteria.

Attachment A

Sirwaitis, Sherri

From: S. Riaz Jafri [REDACTED]
Sent: Thursday, June 25, 2009 12:16 AM
To: [REDACTED] Sirwaitis, Sherri
Cc: [REDACTED]
Subject: RE: Zoning Case # C14-2008-0069

Hi Ingrid,

Thanks to all those who attended the meeting at IABA.

Thank you and all the neighborhood for the agreement. You will always find us good neighbors. As per my conversation with Sherri; the city council meeting is scheduled for July 23, 2009 at 4 PM and our zoning case will be one of the items in their agenda. I am expecting 2nd & 3rd reading final approval for the zoning and platting commission recommendations as you mentioned in your email.

Thank again.

S. Riaz Jafri

From: [REDACTED]
Sent: Tuesday, June 23, 2009 4:32 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Zoning Case # C14-2008-0069

Hello Mr. Jafri and Ms. Sirwaitis,

IABA hosted a meeting for the neighbors to preview their site plan and to answer any questions. I notified our neighborhood by email that IABA is in agreement with the City Council's recommendation upon first reading and I have received several responses in agreement and no objections to the below stated intention for zoning of the IABA property.

Please proceed with our neighborhood's agreement to the below:

"City Council agreed, upon first reading, to the zoning and platting commission's recommendations of SF-6 with conditional overlays of restricting it to 30 units, prohibiting duplexes, multi-townhouses and condominium uses, providing for 25-foot vegetative setback and a 50-foot building setback from the north property line and a 300 vehicle trip per day limitation. City council also added the restriction of no attached single-family dwellings, and the height not to exceed 35 feet, but exceptions allowed under the code up to 40 feet. "

Please let me know if you have any questions.

Thank you,
Ingrid Kasprovicz

6/30/2009

Sirwaitis, Sherri

From: Gloria L Norberg [Gloria.Norberg@appliedbiosystems.com]
Sent: Tuesday, July 15, 2008 11:18 AM
To: Sirwaitis, Sherri
Cc: Ingrid_Kasprowicz@Dell.com; JWyden@cs.cmu.edu; laszekm@ yahoo.com
Subject: C14-2008-0069 IABA Phase I

July 15, 2008

Dear Sherri -

Pursuant to the Zoning and Platting Commission Recommendation on Case No. C14-2008-0069 - IABA Phase -1, the neighbors agree with the motion passed on June 17, 2008 to approve SF-6-CO district zoning with conditional overlays of:

- Restricting to no duplexes, multi-family, town homes or condominiums;
- Maximum of 30 units;
- Minimum of 25' undisturbed vegetative setback and a minimum 50' building setback from the northern property line; and
- Limit of 300 vehicle trips per day.

The neighborhood will request a clarification by the City Council that the Conditional Overlay prohibiting duplexes, multi-family, townhomes and condominiums also prohibits small lot single-family residential and prohibits single-family attached residential units; that all future site plans be presented for notification and a public hearing; and that trees having a diameter of 8" or greater within the 50 foot building setback of northern property line be protected

The property in question is currently developed with a religious assembly use by the Al Mahdi Center Islamic Ahlul Bayt Association (IABA). IABA has been a good neighbor during the past 5 years and we would like them to stay and carry out their expansion plans. The neighbors are extremely concerned about the future development should IABA choose to sell the property in question. Since religious assembly use is permitted under all SF zoning categories, the neighbors strongly advocated an SF-2 category with conditional overlays before the Zoning and Platting Commission. The neighbors are willing to accept the compromise approved by the Commission for an SF-6 category with the conditional overlays as cited above and will make the above-stated requests of the City Council.

Sherri, would you kindly confirm receipt of this e-mail correspondence?

Thank you very much for your continued assistance on this matter.

Gloria L. Norberg
 7413 Lady Suzannes Court
 Austin, TX 78729
 512.423.8725 (c)
 512.249.1801 (h)
 512.721.3654(w)

7/15/2008

G. Daniel Heck
7400 Lady Suzannes Ct.
Austin, TX 78729

April 7, 2008

RE: case number C14-2008-0069
Contact: Sherri Sirwaitis
Zoning and Planning Commission meeting on April 15, 2008

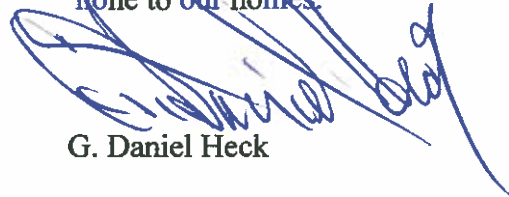
(Please note that my name is "G. Daniel Heck", NOT "Daniel G. Heck" as the notice you sent me was addressed, and that I live in, and pay taxes to, the city of Austin, NOT Round Rock, as attested by the (correct) ZIP code of 78729. The Williamson County Appraisal District database is in error.)

I OBJECT to the requested zoning change.

I am very concerned that the "MF-3" designation leaves open the possibility that some future owner – or even the current owner, should his needs change – will have the ability to build apartments, condominiums, or the like on the site. More multi-family units so close to our neighborhood would be very detrimental to the quality of life we now enjoy. I believe the owner's stated objectives can be met using one of the single family ("SF") designations, perhaps with variances.

I don't believe we've been given enough time to adequately respond to this issue. Also, my next-door neighbor and a couple of others on Lady Suzannes Ct, who are well within 300 feet of the lot being rezoned didn't get the original notice.

Some of my neighbors already have their yards inundated with rushing water that comes from South of them after a heavy rain. My property abuts a drainage ditch which, I'm told, overflows into my yard after a heavy rain. I want to be assured that the addition of impervious cover on the site in question will not cause further damage to our yards, and none to our homes.



G. Daniel Heck

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: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

BRIAN JONES, EVE SUNDAY
Your Name (please print)

7436 LADY SUZANNE ST AUSTIN, TX 78729

Your address(es) affected by this application



Signature

Date

9 APRIL 2008

Comments: WE OPPOSE THE MF ZONING FOR THE FOLLOWING REASONS:

- POSSIBILITY OF APT OR CONDOS IN THE FUTURE
- DON'T WANT 3 STORY STRUCTURE NEXT TO OUR STREET
- FLOODING CAUSED BY RUN-OFF
- ADDITIONAL TRAFFIC & NOISE POLLUTION
- INCREASED TRAFFIC FLOW
- DECREASED VALUE OF OUR PROPERTY

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

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission 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.

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

William R. v Janet Summers
Your Name (please print)

7412 Lady Suzanne's Ct Austin, TX 78722

Your address(es) affected by this application

William R Summers 4/7/08
Signature Date

Janet Summers
Comments:

We object to the MF-3 zoning
because of the quiet surrounding neighborhood

The MF-3 could result in apartments
as with the 40 ft limit, a 3 story
building would mean loss of privacy
for properties backing up to lot line.

Also, the 700% increase in estimated traffic
is not suitable for the location.

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

Perhaps, they could
get by w/ a SF1
or SF2 with
variance.

PUBLIC HEARING INFORMATION

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www.ci-austin.tx.us/development

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Michael LeBlanc

Your Name (please print)

7401 Lady Suzanne Ct

Your address(es) affected by this application

Michael LeBlanc

Signature

4/7/2008

Date

Comments: *We look forward to the IABA's planned facility but feel an SF1 or SF2 (with variances) zoning versus the MF-3 is a better zoning for the neighborhood.*

As I understand, other neighbors did not receive notices and I believe a postponement of the hearing will allow these people to have an opportunity to participate properly.

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

☐ I am in favor ☒ I object
--

Linda Rydeen
Your Name (please print)

7433 Lady Suzanne's Ct.

Your address(es) affected by this application

Linda M. Rydeen
Signature

4-08-08

Date

Comments: I have concerns regarding the type of re-zoning applied for. I am in agreement with other neighbors that we would like to come to agreement on the correct re-zoning of this property so as not to adversely affect this residential neighborhood. Single family zoning with variance would be preferred.

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Gloria L. Norberg
Your Name (please print)

7413 LADY SUZANNE'S COURT

Your address(es) affected by this application

Gloria L. Norberg

Signature

Date

April 8, '08

Request to Postpone Commission's Public Hearing

1. Apparently, not all owners within 300' were notified
2. Relevant factors are not yet gathered, e.g., a survey of the zoning categories of similar religious facilities
3. Careful analysis of the proposed retention pond is requested in light of significant water runoff onto property of Lady Suzanne's Court from heavy rains
4. More time is requested for Owner/Applicant and Neighbors to confer and agree on a lowered zoning category with variances that would allow Owner/Applicant to build the religious facility but ensure Neighbors that the integrity of the neighborhood will be maintained

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

ULFUK CELIKKAN

Your Name (please print)

7405 LADY SUZANNE CT.

Your address(es) affected by this application

Ulfuk Celikkan

Signature

4/19/2008

Date

Comments:

One of the important reasons why I purchased this house was its quiet and tranquil environment. With this zoning change this reason is disappearing. This proposed change will decrease the property value. This nice quiet neighborhood will turn into a crowded and busy one. This will force me to sell the house. Therefore I strongly object to the proposed zoning change.

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Neighborhood Planning and Zoning Department

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P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 15, 2008 Zoning and Platting Commission

Edward Kuhn

Your Name (please print)

7503 Lobelia Dr.

Your address(es) affected by this application

Edward K

Signature

4/11/2008

Date

Comments: My concerns stem from the increased traffic, increased noise, and the possibility that cars will then be parked often on Los Indios creating a safety issue. I also feel that the possibility of apartments will likely increase the chance of crime even if it is only a prank. I'd rather not have a possible 144 units this close in this residential area. I would be more agreeable if the apartments did not enter on Los Indios, somehow folding into the existing complex at MacNeil + Technology.

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Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2008-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

May 6, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

David B Young

Your Name (please print)

7309 Sarake Trail 78729

Your address(es) affected by this application

David B Young

Signature

04/30/08

Date

Comments:

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Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PETITION

Date: June 17, 2008
File Number: C14-2008-0069

Address of
Rezoning Request: 12460 Los Indios Trail

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

We understand that the city's position is that we do not have a right of petition. Our right was usurped by the city when they failed to zone the property at the time that the city annexation occurred. We have chosen to petition against any zone higher than SF-2 because of the following reasons:

- We believe SF-2 is most appropriate for this property.
- We are concerned about the future land use when the property is sold.
- We have too many apartment complexes in our area.
- Commercial zoning is not compatible with our quiet neighborhood.
- We believe the applicant can expand their facilities within an SF-2 zone.
- SF-2 adequately accommodates the applicant's current needs.
- SF-2 allows for additional future expansion of the applicant's facilities.
- We are concerned with the loss of large, old oak trees in what is essentially an urban forest.
- We advocate for keeping Austin green.
- We are against increases in density, traffic, noise, light pollution and safety issues.

Names of residents within 200 ft. from property:

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Mary Schubeck</u>	<u>MARY T. SCHUBECK</u>	<u>7429 LADY SUZANNE CT.</u>
<u>Eugene Schubeck</u>	<u>Eugene Schubeck</u>	<u>7429 Lady Suzannes Ct.</u>
<u>Linda M. Rydeen</u>	<u>Linda Rydeen</u>	<u>7433 Lady Suzannes Ct.</u>
<u>Gloria L. Norberg</u>	<u>Gloria L. Norberg</u>	<u>7413 Lady Suzannes Ct.</u>
<u>Michael Norby</u>	<u>Michael Norberg</u>	<u>7413 Lady Suzannes Ct.</u>
<u>John Klein</u>	<u>John Klein</u>	<u>7401 Lady Suzannes Ct.</u>
<u>Ufuk Celikyan</u>	<u>Ufuk Celikyan</u>	<u>7405 Lady Suzannes Ct.</u>
<u>Michael LeBlanc</u>	<u>Michael LeBlanc</u>	<u>7401 Lady Suzannes</u>
<u>Dan Heck</u>	<u>DAN HECK</u>	<u>7400 Lady Suzannes Ct.</u>
<u>Brian Jobe</u>	<u>BRIAN JOBE</u>	<u>7436 LADY SUZANNE CT.</u>
<u>Eve Sunday</u>	<u>Eve Sunday</u>	<u>7436 Lady Suzannes Ct.</u>
<u>Melissa R. Green</u>	<u>Melissa R. Green</u>	<u>12437 Los Indios Tr.</u>

Signature	Printed Name	Address
<i>Robert A. Herron</i>	Robert A. Herron	7428 Lady Suzannes Ct Austin 78729
<i>Marilyn Herron</i>	MERILYN HERRON	7438 Lady Suzannes Ct Austin 78729
<i>Ingrid Kasprovicz</i>	Ingrid Kasprovicz	7425 Lady Suzannes Ct, Austin, TX 78729
<i>Leszek Kasprovicz</i>	LESZEK KASPROWICZ	7425 Lady Suzannes Ct. Austin, TX 78729
<i>Naren Kalbag</i>	NAREN KALBAG	7404 " " " " " "
<i>Lonnies Laren</i>	LONNIES LAREN	7432 Lady Suzannes Ct 78729
<i>Kim Tamez</i>	Kim Tamez	7500 Lobelia Austin 78729
<i>Zenobia Smith</i>	ZENOBIA SMITH	7501 LOBELIA AUSTIN 78729
<i>Chris Ragland</i>	CHRIS RAGLAND	12602 Dringenberg Dr. Austin 78729
<i>Edward J Kuhn</i>	Edward J Kuhn	7503 Lobelia Dr. Austin TX 78729
<i>Jason F Kiehl</i>	JASON F KIEHLER	7417 LADY SUZANNES CT AUSTIN TX 78729

Names of residents within 300 ft from property:

<i>Janet W. Summers</i>	Janet W. Summers	7413 Lady Suzannes Ct
<i>William R. Summers</i>	WILLIAM R. SUMMERS	7412 Lady Suzannes Ct
<i>Brian Fletcher</i>	Brian Fletcher	7420 Lady Suzanne's Ct.
<i>Anthony Pruske</i>	ANTHONY PRUSKE	7424 LADY SUZANNES CT
<i>Melissa Pruske</i>	Melissa Pruske	7424 Lady Suzannes Ct
<i>Ed Boissevain</i>	Ed Boissevain	7504 Lobelia Dr.
<i>Patricia L. Fletcher</i>	Patricia L. Fletcher	7420 Lady Suzannes Ct
<i>Scott Palmer</i>	SCOTT PALMER	7408 LADY SUZANNES CT
<i>Esther Garcia</i>	ESTHER GARCIA	12413 Summersweet Cove
<i>Pat Stilwell</i>	PAT STILLWELL	12411 Summersweet Cv
<i>Rick Garrett</i>	RICK GARRETT	12607 Dringenberg Dr.
<i>David B. Young</i>	David B. Young	7309 Smelter Trail
<i>Jacob Gostylo</i>	Jacob Gostylo	7506 Lobelia Dr
<i>Janet Wiebe</i>	JANET WIEBE	7509 Lobelia Dr.

Date: June 17, 2008

Contact Name: Janet Summers

Phone Number: 512-331-4643

Names of residents just outside 300 ft. of property:

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
Margaret N. Robinson	Margaret N. Robinson	12603 Langhoff Cv., Austin 7872
Kim Robinson	Kim Robinson	12603 Langhoff Cv. Austin, 7872
Carliss Fumuso	Carliss Fumuso	12604 Langhoff Cv. Austin, 7872
Brian Mura	Brian Mura	12604 Langhoff Cv. Austin 7872
Luan Fisher Groat	Luan Fisher Groat	7510, 7512, 7514 Lobelia Ln
Ronald Fouse	RONALD Fouse.	7513 Lobelia Ln Austin TX 7872
Ruth Christianson	Ruth Christianson	7515 Lobelia Ln Austin, TX 78729