

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0193 / 500 Block of VFW and Yager Lane Rezoning

ZAP Date: July 7, 2009
 May 5, 2009
 April 7, 2009
 March 17, 2009
 March 3, 2009

ADDRESS: 500 Block of VFW Road

OWNER/APPLICANT: Solo Star Realty, Inc. (John McCormack and John Gilbert)

AGENT: Armbrust & Brown, L.L.P. (Amanda Morrow)

ZONING FROM: LO/LR/MF-2

TO: SF-6-CO

AREA: 50.887 acres (2,216,637.7 square feet)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change to Townhouse and Condominium Residence – Conditional Overlay (SF-6-CO) district zoning. The Conditional Overlay would limit vehicle trips to less than 2,000 a day and prohibit Duplex Residential Use.

ZONING AND PLATTING COMMISSION RECOMMENDATION: On July 7, 2009, the Zoning and Platting Commission *APPROVED* the staff's recommendation for SF-6-CO district zoning on the Consent Agenda by Commissioner Keith Jackson's motion, Commissioner Cynthia Banks second the motion on a vote of 6-0. Commissioner Jay Gohil was absent.

(This case was postponed by staff on March 3, 2009, by the applicant on March 17, 2009, jointly by the staff and applicant on April 7, 2009, and by the applicant on May 5, 2009).

ISSUES: The Copperfield Neighborhood Organization, the Northeast Walnut Creek Neighborhood Association, and the adjacent property owner, Peek Howe Real Estate have provided letters in support of the proposed rezoning. As a condition of support from the Northeast Walnut Creek Neighborhood Association, the applicant has agreed to prohibit Duplex Residential Use on the site.

DEPARTMENT COMMENTS: The subject property is located east of IH-35, south of Yager Lane, west of Dessau Road and north of Braker Lane. The property consists of approximately 50 acres of undeveloped land. The original zoning was approved under case number C14-85-339, which designated numerous zoning districts over approximately 101 acres of land. Since then, several parcels have been sold, rezoned and developed for commercial and residential use.

The applicant's request is to change the zoning from LO, LR, and MF-2 to SF-6. This is consistent with the adjacent property located to the northeast of this tract. The future development plans for the property include the incorporation of the adjacent SF-6 property that is also owned by the applicant to create a single residential development. This rezoning request will create a unified set of site development regulations.

Staff recommends the rezoning to SF-6-CO because it will allow the development to occur by way of a consistent set of standards. Although a residential development could be constructed on the MF-2 parcels, the SF-6 rezoning will eliminate conflicting site development regulations. Additionally, the rezoning would provide an appropriate transition between the multi-family and commercial development located to the west and the single-family subdivisions located to the east and south.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO / LR / MF-2	Undeveloped
<i>North</i>	P / MF-2 / SF-6	Undeveloped / Apartments
<i>South</i>	SF-2	Single-family residences
<i>East</i>	DR / SF-2	Town homes / Single-family residences
<i>West</i>	GO / GR-CO / MF-3-CO	Apartments / VFW Hall / Undeveloped

AREA STUDY: The property does not lie within a designated neighborhood planning area.

TIA: A traffic impact analysis is not required.

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

Home Builders Association of Greater Austin
 Northeast Walnut Creek Neighborhood Assn.
 North Growth Corridor Alliance
 Austin Neighborhoods Council
 Homeless Neighborhood Organization
 Yager Planning Area
 NorthEast Action Group

SCHOOLS:

Austin Independent School District
 Graham Elementary School Dobie Middle School Reagan High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0151 – 12301 BLOCK OF N I 35 SVC RD NB – ALLEN SAMUELS DODGE	From GO and LO to GR	12/2/2003 APVD STAFF ALT REC OF GR-CO W/CONDS (6-0-3, JM/MW/BB-ABSTAIN) The CO limits vehicle trips to 2,000 per day and Prohibits: Cultural Services, Daycare Services (Commercial, General, Limited), Guidance Services, Hospital Services (Limited), Local Utility Services, Private Primary and	1/8/2004 APVD GR-CO (7-0); ALL 3 RDGS [HOTEL/MOTEL ADDED TO LIST OF PROHIBITED USES]

		Secondary Educational Facilities, Public Primary and Secondary Educational Facilities, College and University Facilities, Communication Service Facilities, Community Recreation (Private, Public) Congregate Living, Residential Treatment, Safety Services, Art and Craft Studio (Limited), Business or Trade School, Business Support Services, Communication Services, Drop-Off Recycling Collection Facility, Exterminating Services, Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience, General), Indoor Entertainment, Indoor and Outdoor Sports and Recreation, Medical Offices, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Professional Office, Research Services Restaurant (Drive-In, Fast Food, Limited and General) Service Station Software Development, Theater, Hospital Services (General), Club or Lodge, Outdoor Entertainment, Plant Nursery, Special Use Historic.	
C14-00-2084 – 500 VFW RD – V.F.W. POST	From DR to GR	6/27/2000 APVD STAFF REC of GO- CO, w/2,000 vehicle trips per day limit BY CONSENT (9-0)	8/3/2000 APVD GO-CO ON ALL 3 RDGS (7-0)
C14-00-2150 – 305 E YAGER LN – CANYON RIDGE APARTMENTS	From GO,GR to MF-3	8/29/2000 APVD STAFF REC W/CONDITIONS OF NO MORE THAN 18 UNITS PER ACRE, 2000 VEHICLE TRIP LIMITATION (5-1, RV-NAY)	10/5/2000 APVD MF-3-CO (5-0) ALL 3 RDGS

RELATED CASES: C14-85-339 – (Previous Rezoning Case on site)

CITY COUNCIL DATE:

April 2, 2009

May 14, 2009

ACTION:

This item was postponed to May 14, 2009 at the applicant's request on consent on Council Member Morrison's motion, Council Member Leffingwell's second on a 7-0 vote.

This item was postponed on consent to July 23, 2009 at the staff's request on Council Member Cole's motion, Council Member Morrison's second on a 7-0 vote.

July 23, 2009

This item was postponed on consent to August 6, 2009 at the applicant's request on Mayor Pro Tem Martinez' motion, Council Member Cole's second on a 7-0 vote.

August 6, 2009

This item was postponed on consent to August 20, 2009 at the applicant's request on Council Member Spelman's motion, Council Member Shade's second on a 7-0 vote.

August 20, 2009

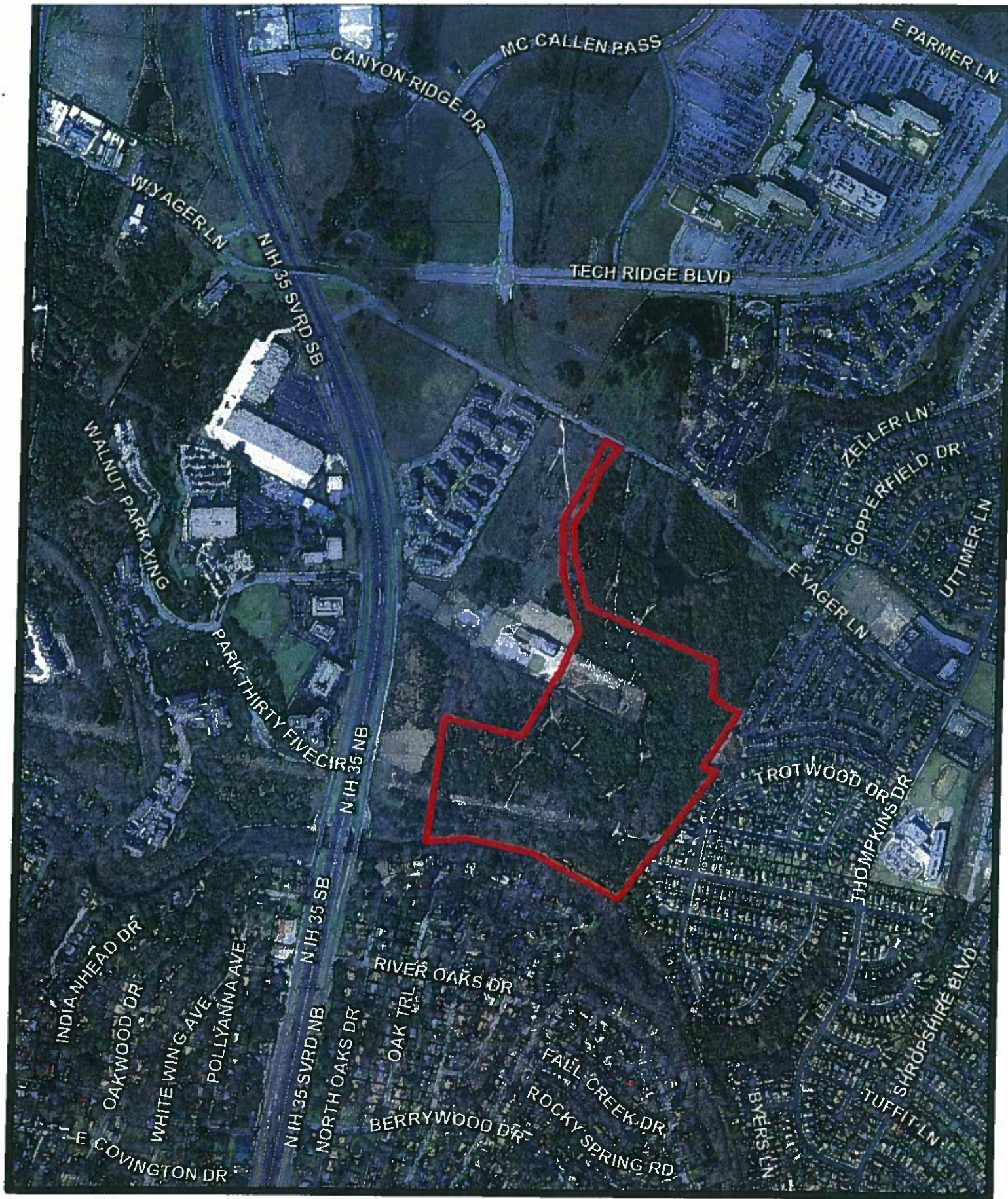
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us



**C14-2008-0193 500 Block of VFW and Yager Ln.
 From Limited Office, Neighborhood Commercial,
 and Multifamily - Low Density (LO, LR, MF-2) to
 Townhouse and Condominium Residence -
 Conditional Overlay (SF-6-CO) District Zoning**



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change to Townhouse and Condominium Residence – Conditional Overlay (SF-6-CO) district zoning. The Conditional Overlay would limit vehicle trips to less than 2,000 a day and prohibit Duplex Residential Use.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should be consistent with the purpose of the zoning district.*

SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium used. SF-6 is appropriate in selected areas where a transition from single-family to multifamily is appropriate.

2. *Zoning should promote a transition between adjacent and nearby zoning districts land uses, and development intensities.*

The change promotes a transition from the GO and the GR-CO zoning district, land uses and development intensities to the north and west and the SF-2 zoning district to the south.

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

The future development plans for the property include the incorporation of the adjacent SF-6 property that is also owned by the applicant and allows for the development of a single residential project.

Transportation

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether

transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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. However please be advised that based on an on site visit to the property and a review of aerial photographs, there are numerous large trees present that may be impacted by this proposed rezoning.

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.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required with the re- zoning. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan

The site is subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has SF-3-NP lots located along the southern and eastern edges of the property.

The site is subject to compatibility standards. Along the southern and eastern property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Copperfield Neighborhood Organization

Steering Committee

March 9, 2009

Mike Dunn, *Chairperson*

Jocelyn Doherty,
Treasurer

Cindy Metcalf, *Fun Club*

VACANT,
Beautification

VACANT, *Code
Education*

Stacy & Jim Sass, *Safety*

Judith Ruder, *Membership,
Communications & Planning*

Joi Harden, Case Manager
Watershed Protection and Development Review
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Rezoning Case Number: C14-2008-0193 and
Restrictive Covenant Amendment Case Number: C14-85-339(RCA)

Dear Ms. Harden,

On behalf of the Copperfield Neighborhood Organization, this letter is to inform you that we support the proposed rezoning case number C14-2008-0193 and the restrictive covenant amendment case number C14-85-339(RCA) for the property located at the 500 block of VFW Road in Austin, Texas 78753. Our neighborhood association has worked closely with the landowner on the specifics of this project.

We understand that the proposed project will rezone the property from MF-2, LO and LR to SF-6 to create a residential development. Furthermore, we understand that this zoning request will downzone the property, and apartment use will no longer be allowed on the property. The zoning change will also provide an appropriate transition from more intense uses along IH-35 and our subdivision.

We also understand that the landowner proposes to amend the public restrictive covenant that affects that property. The proposed amendment will:

- a) delete the requirement to construct a four-lane divided roadway, with 90 feet of right-of-way through the landowners property,
- b) identify the specific parkland area, which will result in a significant amount of parkland that will be dedicated to the City of Austin, and
- c) resolve the ambiguity of the restrictive covenant as it relates to an unrecorded final plat.

page 1 of 2

1006 East Vacer Lane, Suite B201, Austin Texas 78753
Copperfield@CoCare.biz (512) 836-2600

Copperfield Neighborhood Organization

Over the past several months, members of our association, the City of Austin Parks Department, Friends of Copperfield Nature Trail, and the landowner have worked closely to identify specific areas of the property that should be dedicated as parkland. This resulted in the dedication of over 18 acres of parkland to the City of Austin. As we understand and have agreed, the area that will be dedicated encompasses the most environmentally sensitive areas of the property, and provides a greenbelt buffer along the entire east and south boundaries thereof.

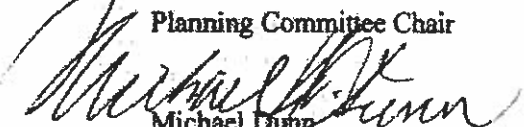
Because of the benefits this property will provide to not only our subdivision, but the community as a whole, it is with great pleasure that I inform you that our association is in support of case numbers C14-2008-0193 & C14-85-339(RCA).

We look forward to working with you to ensure that this project is a success. We also hope that the Zoning and Platting Commission and City Council work diligently with the landowner to ensure a successful development as we feel this project will add value to our neighborhood. Please feel free to contact us with any questions.

Yours truly,



Judith Ruder
Planning Committee Chair



Michael Dunn
CNO Chair

CC: Amanda Morrow
Land Development Consultant
Armbrust & Brown, L.L.P.

NORTHEAST WALNUT CREEK NEIGHBORHOOD ASSOCIATION

April 28, 2009

Ms. Amanda Morrow
Armbrust & Brown, L.L.P.
100 Congress Ave. Suite 1300
Austin, Texas 78701

RE: C14-2008-0193 (550 Block of VFW Rd. and Yager Lane Rezoning)
C14-85-339 RCA (East Yager Lane Restrictive Covenant Amendment)

Thank you for your presentation of this proposed rezoning case and RCA to the membership of the Northeast Walnut Creek Neighborhood Association at our October 23, 2008 meeting and for your continued cooperation with us regarding further developments since that time. Our membership regards the proposed rezoning and RCA as generally beneficial to our neighborhood, but our membership also would prefer that residential duplex units not be allowed if and when the rezoning is approved by the City Council.

It is my understanding that the applicant will agree to a condition of the proposed zoning such that residential duplexes will not be allowed. Therefore, NEWCNA supports the RCA and the proposed rezoning of the property to SF-6 subject to that condition; namely, that residential duplex units will be prohibited by the final proposed zoning ordinance presented for consideration to the Austin City Council. Otherwise, NEWCNA reserves the right to protest the proposed rezoning at such time as it is considered by the City Council.

For any questions concerning NEWCNA's position on this matter, please contact me or Mr. Michael Lee as indicated below.



Philip Stoke President
Northeast Walnut Creek Neighborhood Association
11612 January Dr.
Austin, TX 78753
512-832-0743

cc: Mr. Michael Lee
Chairman, NEWCNA Zoning Committee
11602 Oak Haven Cove
Austin, TX 78753
512-468-0891



August 29, 2008

Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Rezoning of property along the 500 Block of East Yager Lane in Austin, Texas.

Dear Neighborhood Planning and Zoning Department:

As a neighbor to the property located at 305 east Yager Lane, Burton Landing L.L.C., supports the proposed zoning change of this site from LO and MF-2 to SF-6. We understand that this site is proposed to be constructed as residential development in accordance with the applicable site development regulations of the SF-6 zoning district.

Sincerely,

A handwritten signature in black ink, appearing to read "R. S. Peek Jr.", is written over the typed name. The signature is stylized with a large, sweeping initial "R" and a long, horizontal stroke.

Robert S. Peek Jr.
Member

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: C14-2008-0193 & C14-85-339 (RCA)
Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission
April 2, 2009 City Council

James Burmeister

Your Name (please print)

1015 E. YAGER LANE, #515157, Austin

Your address(es) affected by this application

James Burmeister

Signature

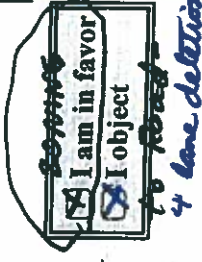
2/24/09

Date

Comments: I am in favor of the rezoning to Townhome & Condo district. I do not approve of amendment to delete Section 8 of the restrictions which will remove requirement to construct a 4 lane divided road. Traffic is terrible, the Condos if built will cause more traffic so a 4 lane divided Road should be built.

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

City of Austin
Neighborhood Planning and Zoning Department
Joi Harden,}
P. O. Box 1088
Austin, TX 78767-8810



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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ I object

PAULA HALLMARK

Your Name (please print)

1015 E YAGER LN #198, AUSTIN, TX 78753

Your address(es) affected by this application

Paula Hallmark

Signature

4/13/09

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2008-0193

Persona designada: Joi Harden,, (512) 974-2122

Audiencia Publica:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☐ I object

Su nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Comments: *The woods & Walnut Creek back there need to be protected. There's plenty of empty lots elsewhere; there's no reason to try to squeeze anything else on this land. There's plenty of land elsewhere on the other side of the river where they could build. We totally object to any build. on this part of the land.*

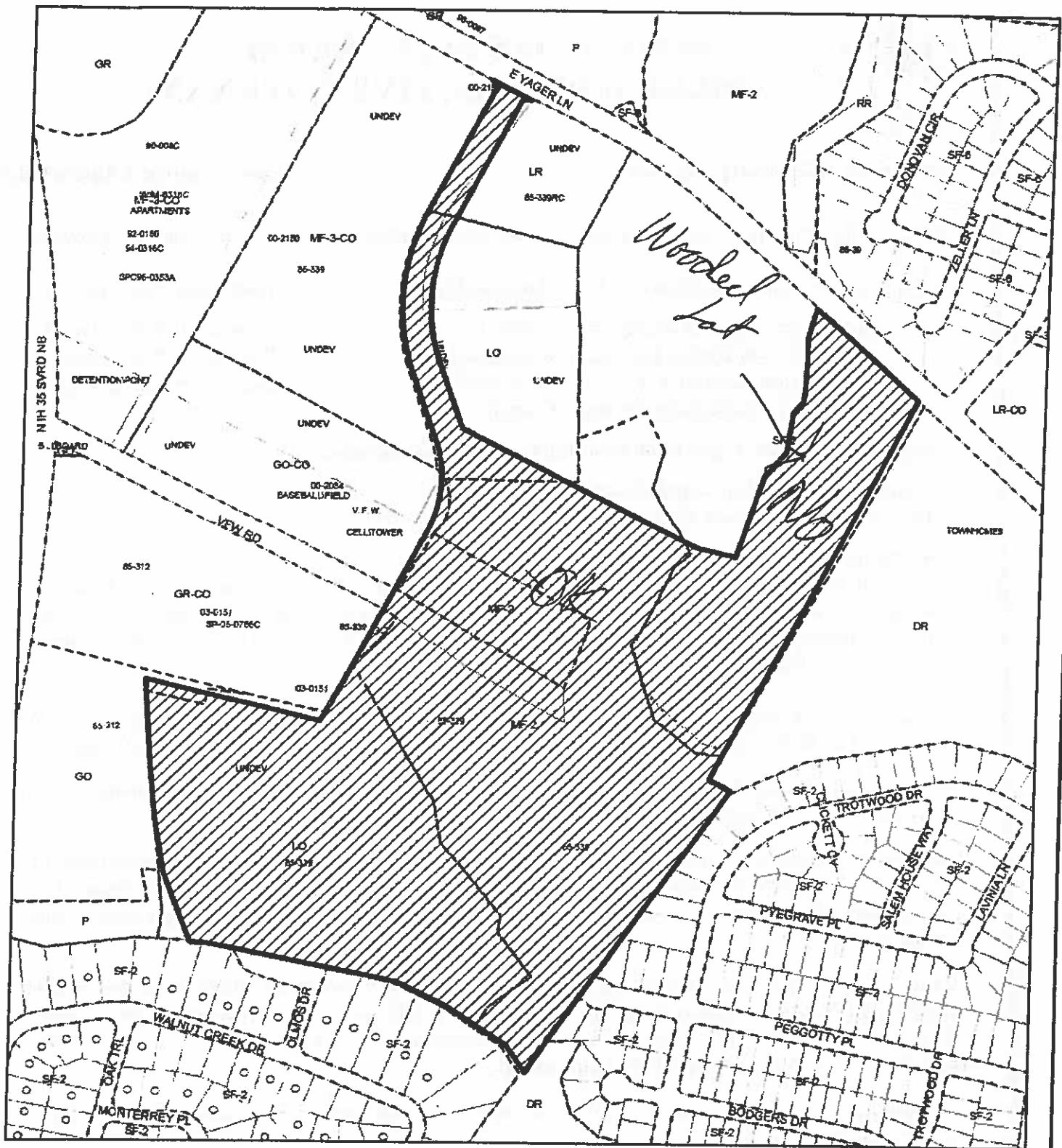
Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin

Neighborhood Planning & Zoning Department

Joi Harden,

P. O. Box 1088

Austin, TX 78767-8810



1" = 400'

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-85-339(RCA)

ADDRESS: E YAGER LANE

SUBJECT AREA: 58.702 ACRES

GRID: M32-33 & N32-33

MANAGER: J. HARDEN



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.

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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ I object

Rebecca Herman

Your Name (please print)

1015 E. Yager Lane #173, Austin, TX 78753

Your address(es) affected by this application

Rebecca Herman

Signature

Date

2-22-09

Comments: Since Yager Lane is very narrow and the new condominiums are almost complete, I strongly believe that the Section 8 Restriction to construct a four-lane divided road way is necessary for everyone's safety. The extra traffic generated by these multi-home units needs as many alternate, safe routes as possible. Alternately, VFW road should connect to E. Yager Lane, with a 4-way stop sign.

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

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden, }

P. O. Box 1088

Austin, TX 78767-8810

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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

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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ I object

C. Noble
Your Name (please print)

911 Peggotty Place
Your address(es) affected by this application

C. Noble 3/3/09
Signature Date

Comments: This proposal virtually destroys the green belt in this "green" neighborhood. It also increases traffic problems on roads not built for it. This will only increase traffic congestion and change the residential area in negative ways. There are already too many apartment developments on Xager Lane causing congestion. No more
If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Joi Harden,
P. O. Box 1088
Austin, TX 78767-8810
development here.

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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ I object

Domingo Olvera E Rosa Gomez
Your Name/(please print)

910 Rodgers Dr

Your address(es) affected by this application

[Signature]
Signature

2-20-09

Date

Comments:

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Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ Object

Dale & Toni Moss

Your Name (please print)

1015 PACER LN Lot 160

Your address(es) affected by this application

Dale & Toni Moss

Signature

2/21/2009

Date

Comments: We have lived here for 4 yrs and are
have traffic on Hogback trail, more difficult to
get out, plus the apartment complex just west
of this Requested not even finished - Also the
abandoned lot is only place left for all the animals
that live here - we need a environment, plus
a traffic study done to see how we can do about
these problems 1st or just let animals and people
die or get hurt cause of traffic or for animals
No other place to go Thank You

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Case Number: C14-2008-0193

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

March 3, 2009 Zoning and Platting Commission

April 2, 2009 City Council

☐ I am in favor
☒ I object

Rebecca McCann

Your Name (please print)

1015 E. Yager Lane #195, Austin, TX 78753

Your address(es) affected by this application

Rebecca McCann

Signature

2/23/09

Date

Comments:

- 1) The attached map shows A as undeveloped, which is not correct. There is an apartment complex that has not been finished and has remained unfinished for several months. NO work is being done to complete.
- 2) Traffic on E. Yager Lane is already heavy without adding additional drivers.

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