

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0072 – Carson Creek

P.C. DATE: September 8, 2009

ADDRESS: 6511 East Ben White Boulevard

OWNER & APPLICANT: DJK, Inc. (John Bushman)

AGENT: Real Estate
Consulting (Jim Leverett)

ZONING FROM: LI-CO-NP

TO: CS-CO-NP

AREA: 4.5 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

PLANNING COMMISSION RECOMMENDATION:

September 8, 2009: *APPROVED CS-CO-NP DISTRICT ZONING AS STAFF
RECOMMENDED; BY CONSENT.*

[M. DEALEY; J. REDDY – 2ND] (7-0) D. CHIMENTI, S. KIRK – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property located on the eastbound lanes of East Ben White Boulevard consists of a vacant manufactured home sales business and is zoned limited industrial services – conditional overlay – neighborhood plan (LI-CO-NP) combining district. There is a vacant manufactured home sales business to the east (LI-CO-NP), an LCRA service center to the south (P-CO-NP) and a manufactured home business to the west (LI-CO-NP).

The Applicant has requested a zoning change to the general commercial services – neighborhood plan (CS-NP) district in order to develop the property with a commercial center, including several land uses which are not allowed in the LI district. Staff recommends the Applicant's request based on its location on an arterial roadway, and compatibility with the surrounding land uses and zonings. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Vacant manufactured home sales business
<i>North</i>	LI-NP	Vacant business
<i>South</i>	P-CO-NP	LCRA service center
<i>East</i>	LI-CO-NP	Vacant commercial business; Undeveloped
<i>West</i>	LI-CO-NP; CH-NP	Manufactured home sales business

NEIGHBORHOOD PLAN AREA: Southeast**TIA:** Is not required**WATERSHED:** Carson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 189 – Southeast Austin Neighborhood Alliance
 299 – The Crossing Gardenhome Owners Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 634 – Montopolis Area Neighborhood Alliance
 743 – Southeast Austin Trails and Greenbelt Alliance
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1126 – Montopolis Neighborhood Association 1113 – Austin Parks Foundation
 1173 – Southeast Neighborhood Plan Contact Team
 1188 – Austin Street Futbol Collaborative
 1200 – Super Duper Neighborhood Objectors and Appealers Organization

SCHOOLS:

The subject property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-02-0128.03	Southeast Neighborhood Plan Combining District Rezoning	Approved staff recommendations (8-28-02)	Approved with conditions. Staff directed to initiate a rezoning change to add a Conditional Overlay

			for properties within close proximity to a waterway (10/10/02). There are a total of 12 related creek setback cases: C14-03-0022; 0026-0030; 0035-0040.
C14-93-0096 – Bougham-Sims Subdivision – 6511 East Ben White Boulevard	DR to LI	To Grant LI-CO with CO limiting uses and FAR	Approved LI-CO with CO limiting FAR of general retail sales, restaurants, food sales and financial services (9-2-93).
C14-92-0115 – Lutton Subdivision – 7001 Block of East Ben White Boulevard	DR to LI	To Grant LI-CO	Approved LI-CO with CO limiting general retail sales and personal services to a maximum of 13,000 s.f., and restaurant uses to a maximum of 2,600 s.f. (1-7-93).

RELATED CASES:

The property was rezoned to limited industrial service – conditional overlay (LI-CO) combining district on March 9, 1989 (C14-86-047). The Conditional Overlay limits the maximum floor-to-area ratio of the property to 0.222 to 1.

The subject zoning area is platted as Lot 2, Block A of the Carson Creek Commercial Subdivision, a subdivision recorded in 1998 (C8-84-140.01.2A). Please refer to Exhibit B.

The rezonings associated with the Southeast Neighborhood Plan Area were approved by Council on October 10, 2002 (C14-02-0128.03 - Ordinance 021010-12c). The base district of the subject property did not change, and the NP combining district was added.

A Neighborhood Plan Amendment to change the Future Land Use Map from Industry to Commercial is also in process (NPA-2009-0014.02).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Ben White Boulevard	350 feet	Varies	Highway	No	No	No

CITY COUNCIL DATE: September 24, 2009

ACTION:

ORDINANCE READINGS: 1st




2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719

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

OPERATOR: S. MEEKS

ZONING

EXHIBIT A

ZONING CASE#: C14-2009-0072
ADDRESS: 6511 E BEN WHITE BLVD EB
SUBJECT AREA: 4.5 ACRES
GRID: K17 & L17
MANAGER: W. RHOADES





CS-NP

MI-NP

E OLTORF ST

WYDEN SUPPLY CO.

VETERANS
ADMINISTRATION
CLINIC

E BEN WHITE BLVD SVRD WB
E BEN WHITE BLVD WB

EAST BEN WHITE BOULEVARD
E BEN WHITE BLVD SVRD EB

LI-CO-NP

MOBILE HOME SALON

MOBILE HOME SALON

MOBILE HOME SALON

09-0035

CS-MU-CO-NP

P-CO-NP

P-NP

CE CENTER

EXHIBIT A-1

LI-CO-NP



LI-PDA-NP

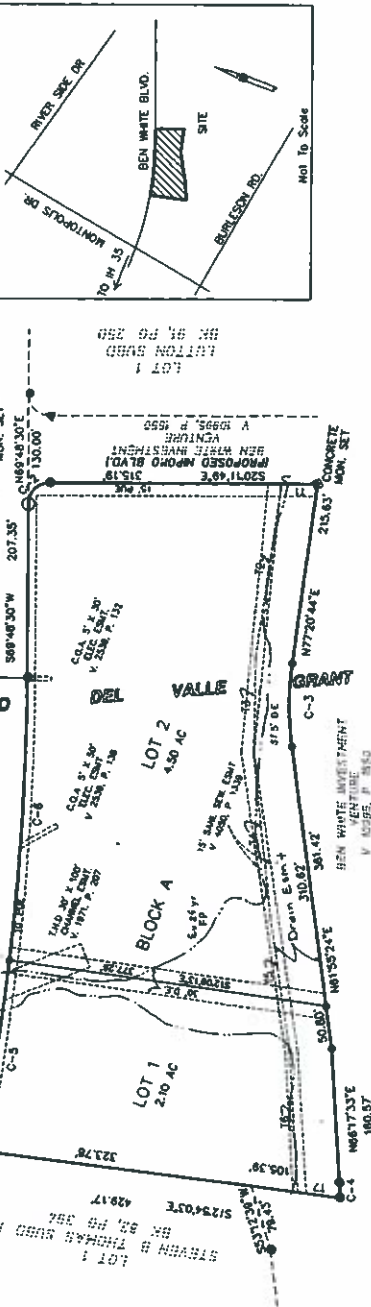
CARSON CREEK COMMERCIAL SUBDIVISION

101 64

JULY 30, 1997

STATE HIGHWAY 71
BEN WHITE BLVD. EAST

(200' ROW)



CURVE	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	2482.36'	105°35'	23.67'	58.69'	S75°47'W
C-2	348.37'	152°20'	50.00'	89.10'	N82°30'E
C-3	371.61'	03°07'24"	8.93'	17.86'	S87°51'15"W
C-4	2482.36'	04°24'27"	114.78'	228.42'	N72°28'10"E
C-5	2482.36'	06°27'27"	168.74'	338.12'	N72°02'13"E

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
THAT, BEN WHITE INVESTMENT VENTURE, ACTING THROUGH ITS MANAGING PARTNER, BUFORD STEWART, OWNER OF A 6.601 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY A DEED RECORDED IN VOLUME 10995, PAGE 64, OF THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, DOES HEREBY SUBMIT TO THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, FOR RECORD AND NOT RESTRICTIONS, COVENANTS, AND/OR EASEMENTS, HERETOFORE GRANTED AND NOT RELEASED, GRANTING TO THE PUBLIC ADDITIONAL PUBLIC UTILITY AND ORANGE EASEMENTS AS SHOWN HEREON. PREVIOUSLY GRANTED EASEMENTS ARE NOT FURTHER DEDICATED BY THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AS THE CARSON CREEK COMMERCIAL SUBDIVISION.

BEN WHITE INVESTMENT VENTURE
BY Buford Stewart DATE July 23, 1998
4407 CLARINO DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23 DAY OF July, 1998, I, MARGIE HARRIS, ALSO AS BY BUFORD STEWART, MANAGING PARTNER, AS THE ACT AND DEED OF BEN WHITE INVESTMENT VENTURE, FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

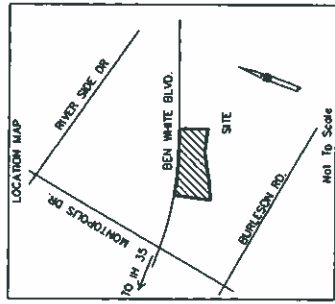
Margie Harris DATE 4/16/98
SIGNATURE DATE
MARGIE HARRIS
PRINTED NAME OF NOTARY
1-28-2001
COMMISSION EXPIRES



ACCESS FROM LOT 2, BLOCK A, TO THE PROPOSED STREET (NIPOMO BLVD.) SHOWN ON THE APPROVED PRELIMINARY PLAN IS PROHIBITED.

EXHIBIT B
RECORDED
PLAT

LINE	TABLE FOR	DRAINAGE EASEMENT
1	13.31	13.31
2	13.31	13.31
3	13.31	13.31
4	13.31	13.31
5	13.31	13.31
6	13.31	13.31
7	13.31	13.31
8	13.31	13.31
9	13.31	13.31
10	13.31	13.31
11	13.31	13.31
12	13.31	13.31
13	13.31	13.31
14	13.31	13.31
15	13.31	13.31
16	13.31	13.31
17	13.31	13.31



NOTES:

- WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE CARSON CREEK WATERSHED.
- THE OWNER OF THIS SUBDIVISION HAS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION, WATER AND WASTEWATER IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT AT THE TIME OF THE CITY OF AUSTIN'S REVIEW OF THE CONCEPT PLAN, THE CITY OF AUSTIN DOES NOT GUARANTEE THAT THE CONCEPT PLAN COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY WATER AND WASTEWATER SYSTEM. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. EROSION/SEDIMENTATION CONTROLS, PURSUANT TO LDC SECTION 13-7-14 AND THE ENVIRONMENTAL CRITERIA HANDBOOK, ARE REQUIRED FOR ALL CONSTRUCTION ON THESE LOTS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE CALCULATED USING THE CITY OF AUSTIN'S APPROVED METHODS OR OTHER APPROVED METHODS.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED ON LOTS IN THIS SUBDIVISION EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND UTILITIES. THE SUBDIVISION/LOT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES. THE SUBDIVISION/LOT SHALL COMPLY WITH CHAPTER 13-7 C.O.A. LDC.
- THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE INITIAL GENERAL DEVELOPMENT PERMIT. AFTER NOTIFICATION THE OWNER SHALL PROVIDE EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENT AGREEMENT, THE SUBDIVISION/LOT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES. THE SUBDIVISION/LOT SHALL COMPLY WITH CHAPTER 13-7 C.O.A. LDC.
- CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION, THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. THE SUBDIVISION/LOT SHALL COMPLY WITH THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES. THE SUBDIVISION/LOT SHALL COMPLY WITH CHAPTER 13-7 C.O.A. LDC.
- SIDEWALKS ALONG EAST BEN WHITE BOULEVARD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE IMPROVED SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE BUILDING PERMIT, SHOWN ON THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, SHALL BE SUBJECT TO THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES. THE BUILDING PERMIT, SHOWN ON THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, SHALL BE SUBJECT TO THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES. THE BUILDING PERMIT, SHOWN ON THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, SHALL BE SUBJECT TO THE CITY OF AUSTIN'S STANDARDS FOR UTILITIES.
- PRIOR TO SITE PLAN APPROVAL.
- BUILDING LOTS SHALL COMPLY WITH APPLICABLE ZONING ORDINANCES.
- THE 100 YEAR FLOOD PLAN SHALL BE CONTAINED IN THE DRAINAGE EASEMENTS AS SHOWN HEREON. PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN. THE SUBDIVISION/LOT SHALL COMPLY WITH THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PLAT #484530010 E DATED 8-05-87 FOR AUSTIN, TRAVIS COUNTY, TEXAS.
- I, N. W. CLURKING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 15 OF THE TEXAS CIVIL CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- N. W. CLURKING, P.E. DATE 4/16/98
1001 W. 10TH STREET, SUITE 100
AUSTIN, TEXAS 78704
(512) 444-1781
- LOTS 1 & 2 ARE RESTRICTED TO USES OTHER THAN ONE OR TWO FAMILY RESIDENTIAL.
- ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE. DEVELOPMENT OF THESE LOTS IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL.
- THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE LOTS:
LOT 1 BLOCK A 520.00
LOT 2 BLOCK A 588.00
- NO FILL SHALL BE PLACED ON THESE LOTS EXCEPT BY SPECIAL PERMIT.



DEPUTY
FILED FOR RECORD AT 10 O'CLOCK A.M. THIS THE 1 DAY OF APRIL, 1998 A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, RALPH HARRIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 13 OF THE TEXAS CIVIL CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE DATE SURVEYED BY:
RALPH HARRIS SURVEYOR, INC.



Ralph Harris DATE 4/16/98
1406 NETHER STREET AUSTIN, TEXAS 78704
(512) 444-1781

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The property has frontage on the eastbound lanes of East Ben White Boulevard, a major arterial.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request based on its location on an arterial roadway, and compatibility with the surrounding land uses and zonings. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

EXISTING CONDITIONS**Site Characteristics**

The subject property contains a vacant manufactured home sales business. The site slopes to the south, towards Carson Creek.

Impervious Cover

The maximum impervious cover allowed by the CS-CO-NP zoning district would be 80%, which is based on the more restrictive watershed regulations.

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 Carson 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 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.

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.

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.

Transportation

Additional right-of-way may be required at the time of subdivision or site plan approval.

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]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and / or abandonments required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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 and Compatibility Standards

Ben White/Highway 71 is considered a scenic roadway for signs.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

Rhoades, Wendy

From: Meredith, Maureen
Sent: Tuesday, August 25, 2009 5:00 PM
To: Rhoades, Wendy
Subject: FW: NPA-2009-0014.01 6511 E Ben White

Wendy:

FYI. See below. I guess this is the letter of support from the SE Combined PCT.

Maureen

Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704
Phone: (512) 974-2695/FAX: (512) 974-2269
maureen.meredith@ci.austin.tx.us
www.ci.austin.tx.us/planning

Please note: E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act.

From: [REDACTED]
Sent: Tuesday, August 25, 2009 4:57 PM
To: Meredith, Maureen
Cc: jack@prismnet.com
Subject: RE: NPA-2009-0014.01 6511 E Ben White

Dear Ms. Meredith,

As a member of the SE Combined Neighborhood Plan Contact Team, I have no objections to the zoning change proposed by the applicant under the above-referenced case and would support changes to the Neighborhood Plan and Zoning to effect such a change.

Sincerely,

Lee Sloan
SE Combined Neighborhood Plan Contact Team

8/25/2009