

## SECOND/THIRD READING SUMMARY SHEET

**ZONING CASE NUMBER:** C14-2009-0059 – Texas Association of Nurse Anesthetists

**REQUEST:** **FROM:** SF-3    **TO:** LO-MU-CO

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 888 Banister Lane from SF-3 to LO-MU-CO zoning.

**Conditions met as follows:** The conditional overlay associated with the property will limit the allowable trips per day to less than 300, the property will conform to Commercial Design Standards for exterior lighting, and will prohibit the following uses:

Art Gallery  
Art Workshop  
Communications Services  
Medical Offices not exceeding 5,000 sq. ft.  
Medical Offices exceeding 5,000 sq. ft.  
Software Development  
Communication Service Facilities  
Convalescent Services  
Cultural Services  
Day Care Services (Commercial)  
Day Care Services (General)  
Day Care Services (Limited)  
Private Primary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Safety Services

The Ordinance and Restrictive Covenant reflect those conditions imposed by Council on 1<sup>st</sup> reading.

**PROPERTY OWNER:** Texas Association of Nurse Anesthetists (Janet H. Morrow)

**AGENT:** Jackson Walker, LLP (Katherine Loayza)

**ISSUES:**

**DATE OF FIRST READING/VOTE:** 1<sup>st</sup> reading - September 24, 2009

**CITY COUNCIL DATE:** 2<sup>nd</sup>/3<sup>rd</sup> reading - October 1, 2009

**CITY COUNCIL ACTION:** Approved on 1<sup>st</sup> reading only; 9/24/9 (5-2; Morrison, Riley, Spellman – nay)

**ASSIGNED STAFF:** Stephen Rye

**PHONE:** 974-7604

**E-MAIL:** [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0059 – Texas Association of Nurse Anesthetists      **P.C. DATE:** June 23, 2009  
July 14, 2009  
July 28, 2009

**ADDRESS:** 888 Banister Lane

**OWNER/APPLICANT:** Texas Association of Nurse Anesthetists (Janet H. Morrow)

**AGENT:** Jackson Walker, LLP (Katherine Loayza)

**ZONING FROM:** SF-3      **TO:** LO-MU-CO      **AREA** 0.22 acres (9,583.2 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the approval of LO-MU-CO (General Office – Mixed Use-Conditional Overlay) district zoning. The conditional overlay associated with the property will limit the allowable trips per day to less than 300, the property will conform to Commercial Design Standards for exterior lighting, and will prohibit the following uses:

Art Gallery  
Art Workshop  
Communications Services  
Medical Offices not exceeding 5,000 sq. ft.  
Medical Offices exceeding 5,000 sq. ft.  
Software Development  
Communication Service Facilities  
Convalescent Services  
Cultural Services  
Day Care Services (Commercial)  
Day Care Services (General)  
Day Care Services (Limited)  
Private Primary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Safety Services

**PLANNING COMMISSION RECOMMENDATION:** 7/28/09 – The motion to approve staff's recommendation for LO-MU-CO district zoning; was approved by Commissioner Clint Small's motion, Commissioner Sandra Kirk second the motion on a vote of 5-3; Commissioners Chris Ewen, Gerardo Castillo and Dave Anderson voted against the motion (nay); Commissioner Dave Sullivan was ABSENT.

**CITY COUNCIL RECOMMENDATION:** 8/20/09 – Council postponed the case to the September 24<sup>th</sup>, 2009 agenda and left the public hearing open. Council Member Morrison asked the applicant to file a restrictive covenant that provides a rollback provision for the zoning in the case of a cease of use on the property.

8/24/09 – Council approved the case on 1<sup>st</sup> reading only, with further instruction for the applicant and neighborhood to discuss an agreement on the content of a restrictive covenant.

**DEPARTMENT COMMENTS:** This property is developed with a 1500 square foot, single family house and zoned SF-3 (Family Residence) district zoning. The property was recently purchased by the Texas Association of Nurse Anesthetists for use as administrative office space for the non-profit organization. The applicant seeks to rezone the property to LO-CO in order to accommodate an office use on the property. TANA will utilize the existing structure as their office location and will not redevelop the site.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single Family
<i>North</i>	LO	Elementary School
<i>South</i>	CS	Undeveloped
<i>East</i>	GR	Townhomes
<i>West</i>	MF-3	Apartments

**RELATED CASES:**

<b>Case Number</b>	<b>Request</b>	<b>PC Action</b>	<b>CC Action</b>
C14-2009-0218	CS to CS-MU-CO	3/24/2009 – Approved on consent, 9-0	6/18/09 – Approved on consent, 7-0
C14-79-081 (RCT)	RC termination	3/24/2009 – Approved on consent, 9-0	6/18/2009 – Approved on consent, 7-0

**NEIGHBORHOOD PLAN:** N/A

**TIA:** Waived

**WATERSHED:** West Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

800 Bannister Place Association	Homeless Neighborhood Association
Home Builders Association	Austin Neighborhoods Council
League of Bicycling Voters	Far South Austin Community Association
Southwood Neighborhood Association	South Lamar Neighborhood Association
Austin Parks Foundation	Galindo Elementary Neighborhood Association
North Southwood Neighborhood Association	Onion Creek Homeowners Association
Barton Springs/Edwards Aquifer Conservation District	

**SCHOOLS:**

Galindo Elementary School  
Fulmore Middle School  
Travis High School

### **BASIS FOR RECOMMENDATION**

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

*The property is adjacent to commercially zoned projects and multi-family developments..*

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

*The property follows a pattern of decreasing density away from a major transit corridor, Ben White Boulevard. The office zoning of the property is a transition from the more intense commercial properties located on the corridor.*

### **EXISTING CONDITIONS**

#### **ENVIRONMENTAL**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Boulder 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

According to flood plain maps, there is no flood plain within the project area.

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.

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

#### **Water and Wastewater**

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. 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.

**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:**

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

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]

**Existing Street Characteristics:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Bannister Lane	60'	40'	Local	Yes	No	Yes (with ¼ mile)

**SITE PLAN**

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

**CITY COUNCIL DATE:** July 23, 2009 (Postponed by staff)  
August 6, 2009 (Postponed by neighborhood)  
August 20, 2009 (Postponed by Council)  
August 27, 2009 (Postponed by staff)  
September 24, 2009 (Approved 1<sup>st</sup> reading)

**ACTION:** 8/20/09 (1<sup>st</sup> reading) – Postponed to September 24, 2009, (Public hearing left open)  
8/24/09 (1<sup>st</sup> reading) – Approved on 1<sup>st</sup> reading only (5-2; Morrison, Riley, Spellman; nay)

**ORDINANCE READINGS:**

1<sup>st</sup> 8/24/09                      2<sup>nd</sup> 10/1/09                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)

### **Restrictive Covenant**

This Restrictive Covenant is executed by Texas Association of Nurse Anesthetists, Inc., a Texas nonprofit corporation (the "*Owner*") and Galindo Elementary Neighborhood Association (the "*Association*").

#### **Recitals:**

A. The Owner and the Association have agreed to impress certain covenants and restrictions in connection with the City of Austin (the "*City*") Zoning Case No. C14-2009-0059 for the real property located at 888 Banister Lane in Austin, Travis County, Texas, and more fully described as follows (the "*Property*"):

Approximately 0.22 of an acre of land, being the west 50 feet of Lot 5, Block 4, Free Water Addition, according to the plat thereof recorded at Volume 2, Page 235 of the Plat Records of Travis County, Texas; and being the same property conveyed to Owner by the General Warranty Deed recorded at Document No. 2009077446 of the Official Public Records of Travis County, Texas; and known locally as 888 Banister Lane, Austin, Texas 78704.

B. The Owner is seeking LO-CO-MU zoning for the Property. The Association has agreed not to oppose the rezoning in consideration of the various concessions and agreements made by the Owner which are more fully set forth.

#### **Agreements:**

NOW, THEREFORE, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Association to the Owner, the receipt and sufficiency of which are acknowledged, and in consideration of the mutual covenants and benefits herein, Owner and Association covenant and agree as follows:

1. In the event that the Property is sold, neither the Owner nor its successors or assigns in ownership shall assert a protest against a rollback in zoning by the City to a residential classification.
2. If any person or entity shall violate or attempt to violate this Restrictive Covenant, it shall be lawful for the Association or its successor organizations to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate this Restrictive Covenant.
3. This agreement may be modified, amended, or terminated only by joint action of both (a) the Board of Directors and a similar body of the Association or such other organization as may succeed the Association, and (b) the owner(s) of the Property at the time of such modification, amendment, termination.
4. This Restrictive Covenant shall be a covenant running with the land and shall

be binding upon and inure to the benefit of the Owner, the Association, and their respective successors and assigns.

5. If any part of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

EXECUTED this 11<sup>th</sup> day of September, 2009.

Owner:

Texas Association of Nurse Anesthetists,  
Inc.,  
a Texas nonprofit corporation

By: Robert T. Laird CRNA  
Robert T. Laird, CRNA  
President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on Sept 11, 2009 by Robert T. Laird, the President of Texas Association of Nurse Anesthetists, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Della Glover

Notary Public - State of Texas



Association:

Galindo Elementary Neighborhood  
Association  
A Texas non-profit corporation

# ***Galindo*** *Neighborhood Association*

**E l e m e n t a r y** [www.main.org/gena/](http://www.main.org/gena/)

24 August 2009

Re: C14-2009-0059  
888 Banister Lane requested rezoning

Motion passed unanimously at the GENA Executive Committee August meeting:

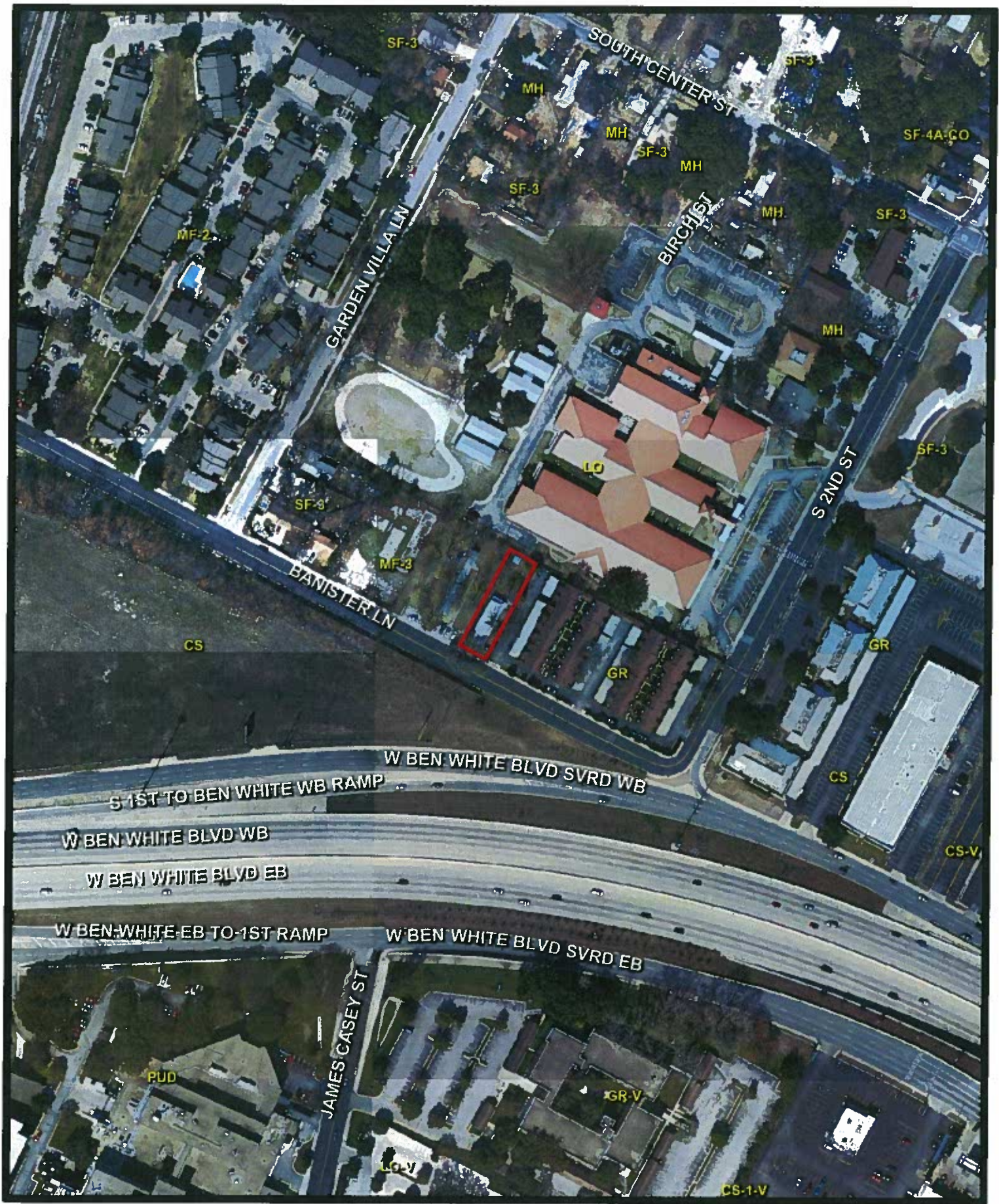
Whereas, GENA's general membership does not support the rezoning of 888 Banister from residential zoning;

Therefore, the GENA Executive Committee resolves to pursue a Restrictive Covenant, as suggested by the Austin City Council, that requires TANA to apply for a rollback in zoning to SF-3 should they sell the property or discontinue their stated use for the property. Said Restrictive Covenant will be applied with any upzoning, if granted by Council. TANA shall secure the Restrictive Covenant with a \$25,000 bond.









**C14-2009-0059 888 Bannister Lane**  
**From SF-3 to LO-MU-CO District Zoning**





# PETITION

Case Number:

**C14-2009-0059**

Date:

July 22, 2009

**888 BANISTER LANE**

Total Area Within 200' of Subject Tract

220,727.09

1	<u>0407060803</u>	<u>800 BANISTER LANE</u>	<u>42679.46</u>	<u>19.34%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
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27				<u>0.00%</u>

Validated By:

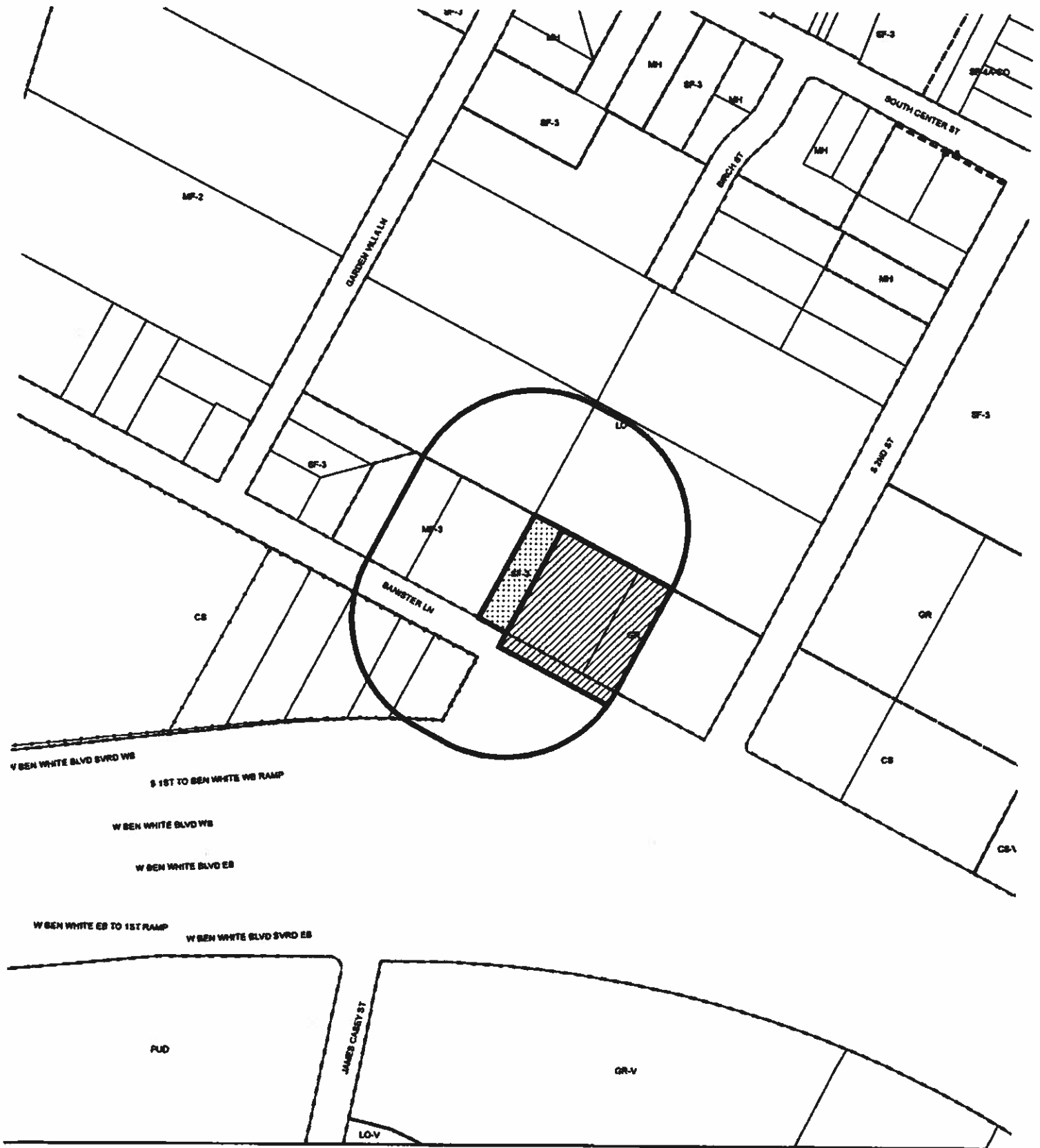
Stacy Meeks

Total Area of Petitioner:




42,679.46

Total %

19.34%



1" = 200'

-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

OPERATOR: S. MEEKS

## PETITION

CASE#: C14-2009-0059  
 ADDRESS: 888 BANISTER LANE  
 GRID: G19  
 CASE MANAGER: S. RYE



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.

***Galindo*** ***Neighborhood Association***  
Elementary [www.main.org/gena/](http://www.main.org/gena/)

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15 June, 2009

Re: C14-2009-0059  
888 Banister Lane Rezoning Request

Resolution passed unanimously by the Executive Committee as follows:

Whereas, a similar request for up-zoning at 888 Banister Lane was recently not supported by the neighborhood;

Whereas, the neighborhood wishes to maintain the current contiguous residential use along Banister Lane; and

Whereas, the neighborhood believes it necessary to take a comprehensive look at any proposed commercial rezoning along Banister Lane,

Therefore, the Galindo Elementary Neighborhood Association Executive Committee does not support the zoning request from SF-3 to GO.

# 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](http://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: C14-2009-0039

Contact: Stephen Rye, (512) 974-7604

Public Hearing: June 23, 2009, Planning Commission  
July 23, 2009, City Council

ANITA WEAVER  
Your Name (please print)

I am in favor  
of the subject

824 Davis St  
Your address(es) affected by this application

Anita Weaver 6/23/09  
Signature Date

Daytime Telephone: 512-444-7739

Comments: IS THERE ANY WAY TO  
ATTAIN ON RETROVE THE 15000  
AT 824 DAVIS ST + 824 DAVIS ST?  
I CAN CONTRIBUTE THE  
REASON IT WAS ADDED. IT WILL  
MAKE DIFFICULT TO THIS  
BUSINESS MUCH EASIER. IF IT  
IS APPROVED, Anita Weaver

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

City of Austin  
Neighborhood Planning & Zoning Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

**NOT APPROVED**  
**Partials**

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: C14-2009-0059

Contact: Stephen Rye, (512) 974-7604

Public Hearing: June 23, 2009, Planning Commission  
July 23, 2009, City Council

Donna Linn  
Your Name (please print) Principal - Galindo

3800 S. Second St Austin, TX 78704  
Your address(es) affected by this application

Donna Linn  
Signature

7/28/09  
Date

Daytime Telephone: 414-1759

Comments:



Donna Linn  
Principal

**Austin Independent School District**

Galindo Elementary School  
3800 S. Second Street  
Austin, Texas 78704

(512) 414-1756  
Fax (512) 414-0448

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

Case Number: C14-2009-0059

I, Patricia A. Gray, who live at 830 Banister Ln  
(name) (street address)  
Austin, TX 78764-6958 support the rezoning application  
by the Texas Association of Nurse Anesthetists from SF-3 to GO for the  
property located at 888 Banister Lane, Austin, Texas 78704

Signature: Patricia A. Gray Date: 06-26-09

Daytime Telephone: 444-6067

Return to: City of Austin  
Neighborhood Planning & Zoning Department  
ATTN: Stephen Rye  
PO Box 1088  
Austin, Texas 78767-8810

*Hertzberger is my maiden name & was  
required on my drivers license in Michigan  
where I grew up.*



Case Number: C14-2009-0059

I, LISA. TRCJO,  
I reside at: 912. Banister. Ln.,  
Austin, Texas 78704.

**I support** the re-zoning application by the Texas Association of Nurse  
Anesthetists, Inc. (TANA) from SF-3 to LO-MU-CO for the property located  
at 888 Banister Lane, Austin, Texas 78704

Signature: 

Date: 7-24-09

Daytime Telephone: 512. 448-2483

Return to: City of Austin  
Neighborhood Planning & Zoning Department  
ATTN: Stephen Rye  
PO Box 1088  
Austin, Texas 78767-8810

Case Number: C14-2009-0059

I, William David Michener,  
I reside at: 806 Banister Ln.,  
Austin, Texas 78704.

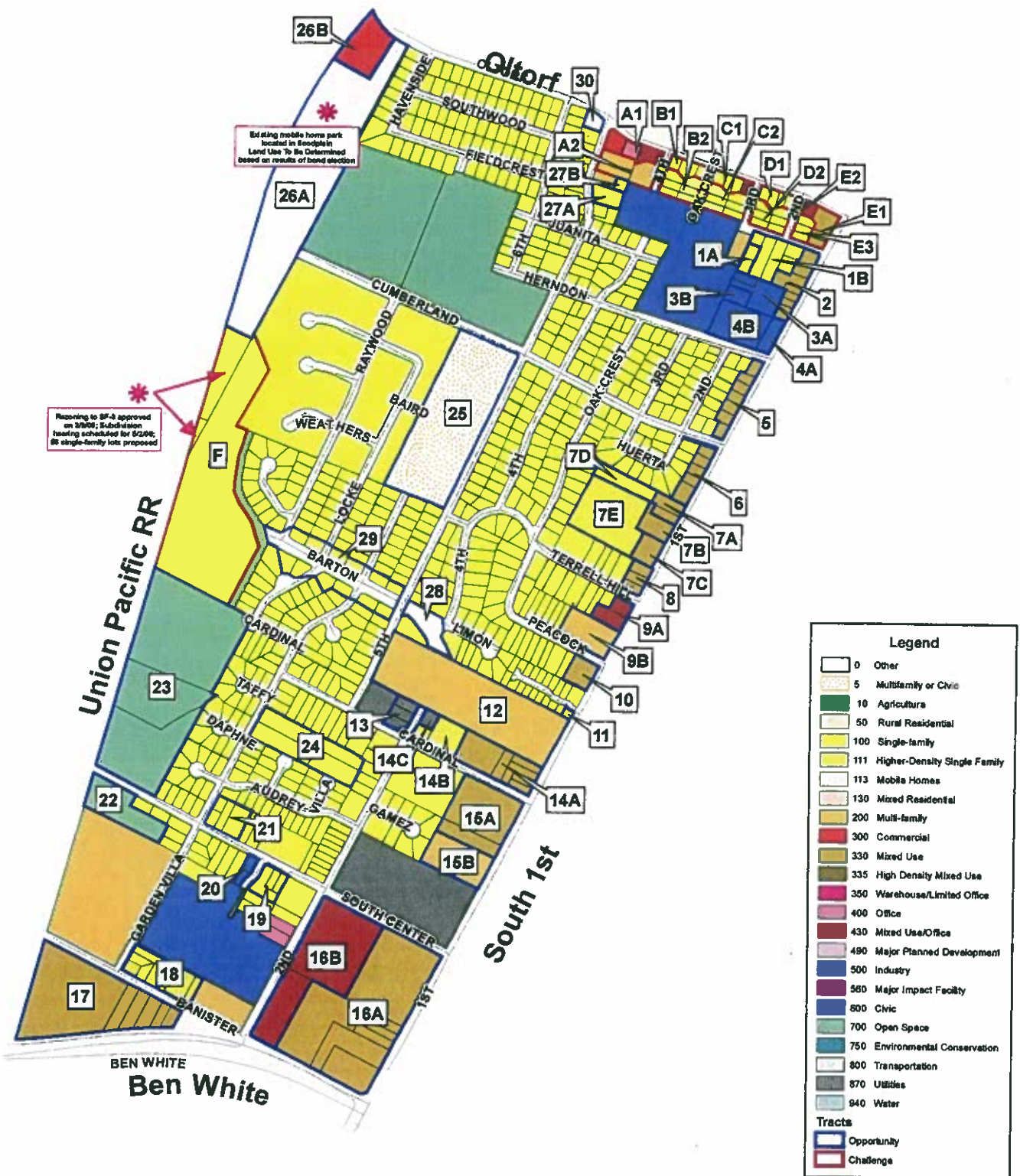
**I support** the re-zoning application by the Texas Association of Nurse  
Anesthetists, Inc. (TANA) from SF-3 to LO-MU-CO for the property located  
at 888 Banister Lane, Austin, Texas 78704

Signature: David Michener

Date: 7/24/09

Daytime Telephone: (512) 373-6014

Return to: City of Austin  
Neighborhood Planning & Zoning Department  
ATTN: Stephen Rye  
PO Box 1088  
Austin, Texas 78767-8810

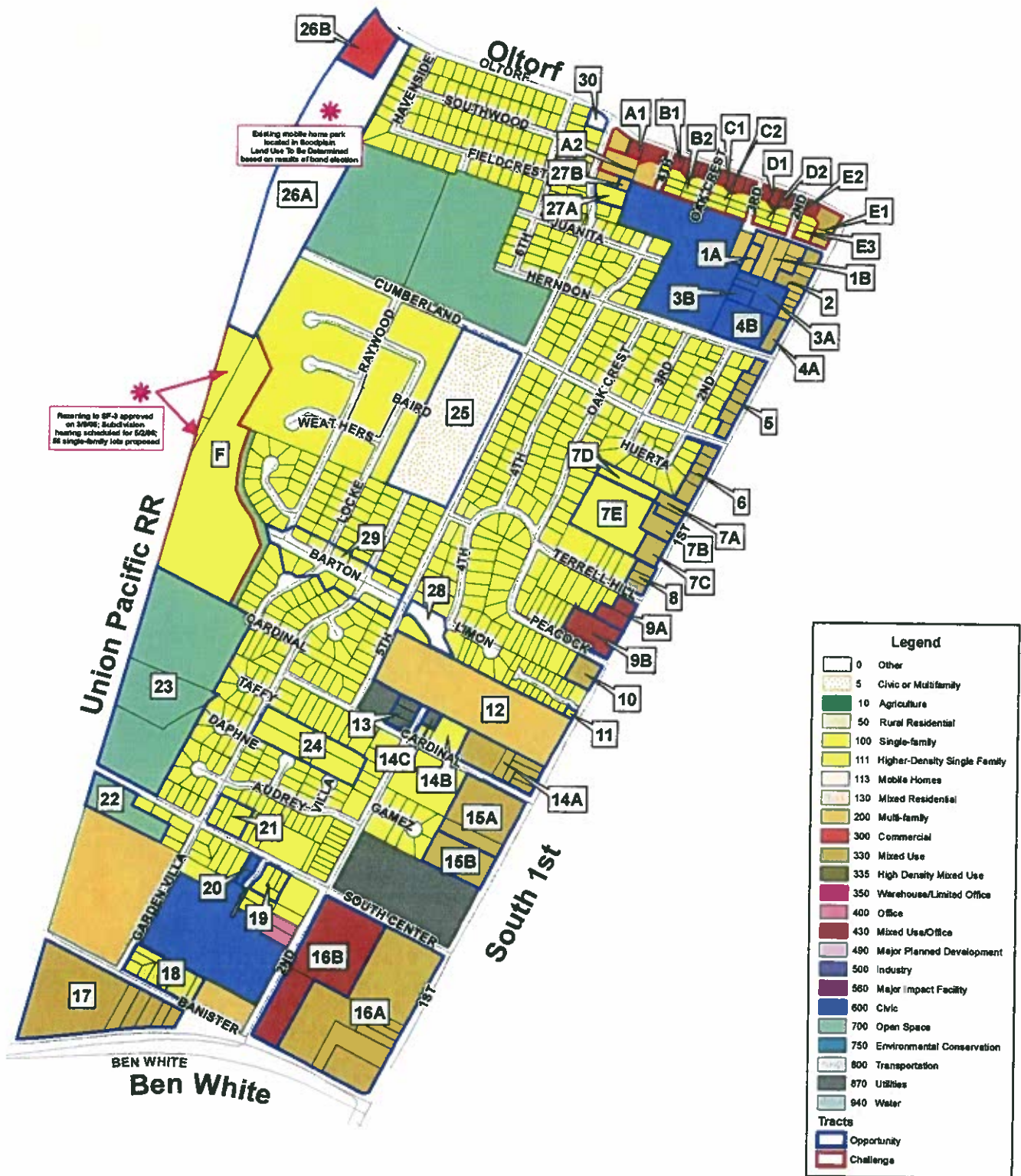


## Galindo Neighborhood Planning Area Future Land Use - Draft Scenario "A"

Created by NPZD  
11/28/05  
Updated 7/31/2006

1,000 500 0 1,000 Feet





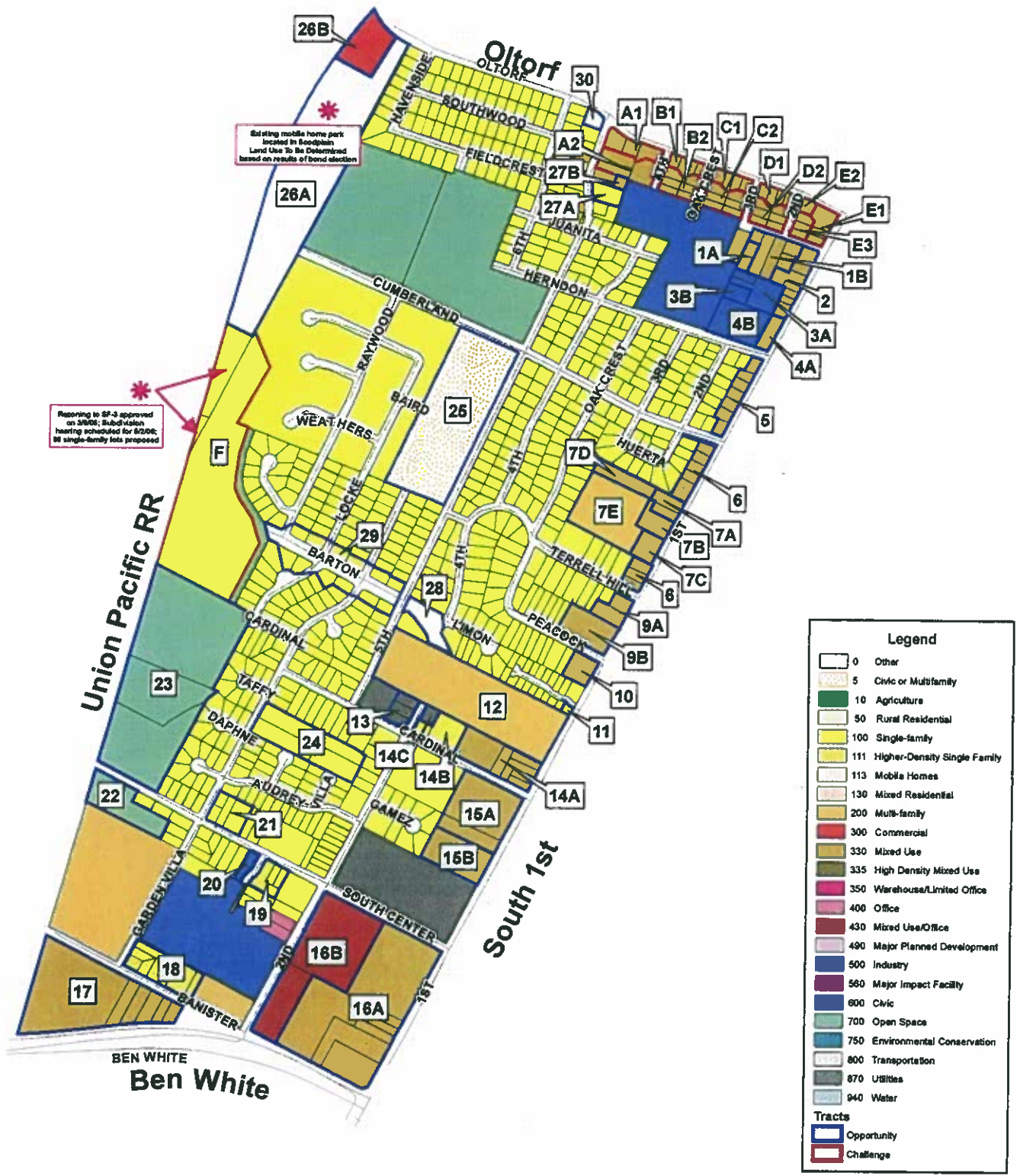
## Galindo Neighborhood Planning Area Future Land Use - Draft Scenario "B"

Created by NPZD  
11/28/05  
Updated 7/31/2006

1,000 500 0 1,000 Feet







# Galindo Neighborhood Planning Area Future Land Use - Draft Scenario "C"

Created by NPZD  
11/28/05  
Updated 7/31/2006

1,000 500 0 1,000 Feet



# 53

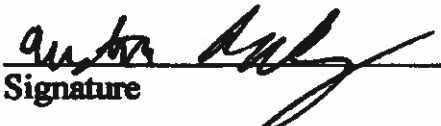
To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Austin Talley

  
Signature

828 Banister  
Address Lane

08/13/09  
Date

I, Austin Talley, who live at 828 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 08/13/09

Daytime Telephone: 830-456-4133

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name

Paul Kettinger  
Paul Kettinger

Signature

816 Banister  
Address Lane

8/15/09  
Date



I, Paul Rothman, who live at 816 Banister  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Paul Rothman Date: 8-13-09

Daytime Telephone: (512) 707-8084

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Stephen Bifulco II

SJB  
Signature

802 Banister Ln  
Address

8/13/09  
Date

I, Stephen Bidwell, who live at 802 Bannister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8/13/09

Daytime Telephone: 347-756-0812


To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Matias Siterio

  
Signature

834 Banister  
Address Lane

8-13-09  
Date

I, Matias Silerio, who live at 834 Banister  
(Print Name) (Address) Lane

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: August, 17, 2009

Daytime Telephone: (512) 736-9941

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name


Signature

840 Banister  
Address Lane

8-13-09  
Date

I, Ad Helg, who live at 840 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8-13-09

Daytime Telephone: \_\_\_\_\_

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name AMEE EADY

Amee Eady  
Signature

854 Banister  
Address Lane

8-13-09  
Date



I, AMEE Eady, who live at 854 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane, Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: AMEE Eady Date: 8-13-09

Daytime Telephone: 512-462-1978


To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Josh Reading

Signature 

814 Banister Lane  
Address

8/13/09  
Date

I, Josh Reeling, who live at 819 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8/13/09

Daytime Telephone: (512) 461-5557

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.


Name Marijula Lopez  
[Signature]  
Signature

848 Banister Ln  
Address

8/12/09  
Date

I, Mariela Lopez, who live at 848 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8/12/09

Daytime Telephone: 512 289 5115

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Thomas Jones  
Thomas Jones  
Signature

870 Banister #844  
Address

9-12-09  
Date

I, Thomas Jones, who live at 810 Banister #844  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane, Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: The Wife Date: 7-12-09

Daytime Telephone: 512-659-9967

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Jamie Harris

 842 Banister 8/12/09  
Signature Address Date



I, Jamie Harris, who live at 842 Bunker  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: [Signature] Date: 8/12/09

Daytime Telephone: 512 736 1034

**To the Honorable Mayor and Council Members:**

**I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:**

- \*It creates unsafe traffic for pedestrians and bicyclists.**
- \*It increases commercial traffic in a residential neighborhood.**
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.**
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.**

**I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.**

**Name**

Ana Villarreal  
Ana Villarreal

**Signature**

**Address**

842 Banister Ln

**Date**

8/12/09

I, Ana Villarreal, who live at 842 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8/12/09

Daytime Telephone: (512) 736-1054

I, Kenny Emerson, who live at 838 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Kenny Emerson Date: 8/12/09

Daytime Telephone: -

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

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- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Sarah Bate  
Sarah Bate  
Signature

858 Banister Ln  
Address

8/12/09  
Date

I, Sarah Bate, who live at 858 BANISTER LN.  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Sarah Bate Date: 8/12/09

Daytime Telephone: 512-372-8382

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name MARISSA EAST

Signature 

860 Banister Ln  
Address

8/12/09  
Date

I, Marissa Fajt, who live at 860 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 8/12/09

Daytime Telephone: 512.921.4647



To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

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- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Elena Ochoa

  
Signature

836 Banister  
Address Lane

8/12/09  
Date

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name ANDREA KEDCH

  
Signature

808 Banister  
Address Lane

8-12-09  
Date

I, ANDREW KEOWA II, who live at 808 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 08/12/09.

Daytime Telephone:

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

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- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Orion Robillard

  
Signature

888 Banister Ln  
Address

8/12/09  
Date

I, Orion Robillard, who live at 812 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature:  Date: 5/12/07

Daytime Telephone: 512 - 560 - 2017

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

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- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Emily Robillard

Emily J Robillard  
Signature

812 Banister Ln  
Address

8/12/09  
Date

I, Emily Robillard, who live at 812 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Emily J. Robillard Date: 8/12/09

Daytime Telephone: 512 699 4997

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

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- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Linda Ressler  
Linda Ressler  
Signature

814 Banister Ln  
Address

8/12/09  
Date



I, Linda Ressler, who live at 814 Banister Ln  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Linda Ressler Date: 8/12/09

Daytime Telephone: 512-443-2020

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Kathleen Riley  
[Signature]  
Signature

820 Banister  
Address

8/12/09  
Date

I, Kathleen Riley, who live at 820 Banister  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane, Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Kathleen Riley Date: 8/12/09

Daytime Telephone: 512.448.1611

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Naomi Escutia

Naomi Escutia  
Signature

804 Banister  
Address Lane

8-12-09  
Date

I, Naomi Escutia, who live at 804 Banister Lane  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse  
Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane,  
Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Naomi Escutia Date: Aug. 12, 2009

Daytime Telephone: 444-4034

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Loe Perry

Loe Perry  
Signature

888 Banister Ln.  
Address

8/12/09  
Date

I, Brit Perry, who live at 822 Banister Ln.  
(Print Name) (Address)

**do not support** the rezoning application by the Texas Association of Nurse Anesthetists from SF-3 to LO-MU-CO for the property located at 888 Banister Lane, Austin, Texas 78704. (Case Number: C14-2009-0059)

Signature: Brit Perry Date: 8/12/09

Daytime Telephone: (512) 443-9445

To the Honorable Mayor and Council Members:

I am opposed to the rezoning at 888 Banister Lane from SF-3 to LO-MU-CO. As a resident of the Galindo Elementary Neighborhood Association I support the current Neighborhood Plan to keep the inner core residential. Commercial development needs to be kept on the perimeter of the neighborhood for the following reasons:

- \*It creates unsafe traffic for pedestrians and bicyclists.
- \*It increases commercial traffic in a residential neighborhood.
- \*It alters the landscape and environment by removing trees and diminishing the aesthetic value.
- \*It promotes vagrancy in empty office buildings left vacant at night and on weekends.

I want the property at 888 Banister Lane to continue to be zoned as residential. Please consider the above and support the citizens of the Galindo Elementary Neighborhood Association.

Name Kenny Sommon

Kenny Sommon  
Signature

838 Banister  
Address Lane

8-12-09  
Date