

Item # 134

**Sirwaitis, Sherri**

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**From:** shaw hamilton [shawhamilton@msn.com]  
**Sent:** Wednesday, December 16, 2009 11:06 AM  
**To:** Sirwaitis, Sherri  
**Subject:** 13505 RR 620

Sherry, With this letter I would like to request that the city council send this case back to the Zoning and Platting commission for another public hearing. I have learned new information concerning the ownership of this property which may make a difference to the outcome of this case.

Thanks!

*Shaw Hamilton, president*

**Shaw Hamilton Consultants**  
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12/16/2009



December 16, 2009

Ms. Sherri Sirwaitis  
City of Austin – Neighborhood Planning and Zoning Dept.  
P.O. Box 1088  
Austin, TX 78767-1088

Re: File #C14-2009-0110  
13505 North FM 620 Road

#### REQUEST FOR POSTPONEMENT

Dear Ms. Sirwaitis,

While attending the December 15, 2009 meeting of the Zoning and Platting Commission, we learned that the hearing before City Council is scheduled for Thursday, December 17, 2009.

This case involves a request for GR (*Community Commercial District*), and granting of this request would bring significant changes in the uses allowed on the property. Our Zoning Committee would like additional time to prepare for presenting our concerns to the City Council.

We respectfully request a postponement from the December 17, 2009 date to the January 14, 2010 meeting of the Austin City Council.

Thank you for your consideration of our request.

Sincerely yours,

Cathy F. Mandell  
Chair, Zoning Committee

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2009-0110

**Z.A.P. DATE:** November 3, 2009  
November 17, 2009  
December 15, 2009

**ADDRESS:** 13505 North F.M. 620 Road

**OWNER/APPLICANT:** Hamid Zarafshani / American Adventure RV Rentals, LLC

**AGENT:** Shaw Hamilton Consultants (Shaw Hamilton)

**ZONING FROM:** GR-CO

**TO:** GR

**AREA:** 2.16 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR, Community Commercial District, zoning for this property.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

11/03/09: Postponed to November 17, 2009 at the neighborhood's request (7-0); D. Tiemann-1<sup>st</sup>, T. Rabago-2<sup>nd</sup>.

11/17/09: Postponed to December 15, 2009 at the neighborhood's request (6-0, D. Tiemann-absent); S. Baldrige-1<sup>st</sup>, T. Rabago-2<sup>nd</sup>.

12/15/09: Approved GR-CO zoning (Vote: 7-0, D. Tiemann-1<sup>st</sup>, P. Seeger-2<sup>nd</sup>), with following conditions: 1) No 24-hour uses; 2) Prohibit the following uses – Automotive Rentals, Automotive Repair Services, Automotive Sales, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling, Collection Facility, Exterminating Services, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home (Class II), Guidance Services, Residential Treatment.

### **DEPARTMENT COMMENTS:**

The property in question is developed with an automotive repair use (auto dent repair services) and a vacant service station/car wash use (former Shell Station). There is currently an illegal automotive rentals use (American Adventure recreational vehicle rentals) and automotive repair use (Dent Repair) on the site. The applicant is requesting GR, Community Commercial District, zoning to remove the conditional overlay on the property from zoning case C14r-86-060, that states the following:

- 1) *The Property shall be restricted to those permitted and conditional uses authorized in the "LR" Neighborhood Commercial district uses, except that a) Automotive Washing (automatic and mechanical) and b) Automotive washing (self service) uses as defined in Section 13-2-3 of the Austin City Code shall be permitted.*
- 2) *Filtration controls required by the Austin City Code of 1981 shall be located on the site.*