ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0162 (AAA Limousine)

ZAP DATE: February 2, 2010
February 16, 2010
March 2, 2010

ADDRESS: 11902 North I.H.-35 Service Road South Bound

OWNER: Mohammad Boujabadi

AGENT: A.E.C. Inc. (Phil Moncada), Hector Avila

ZONING FROM: LO **TO:** GR* **AREA:** 0.37 acres

* On January 26, 2010, the applicant submitted a letter to the staff stating that they were willing to amend their request to GR-CO zoning, limiting the property to Automotive Rentals as the only permitted GR district use and all other LR district uses (Please see Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial Services-Conditional Overlay District, zoning. The conditional overlay would allow Automotive Rentals as the only permitted 'GR' district use, permit all other 'LR' district uses, and limit the development intensity on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/02/10: Pulled off the agenda because of notification error. The case will be re-noticed for the February 16, 2010, Zoning and Platting Commission meeting.

2/16/10: Continued to March 3, 2010 by the Zoning and Platting Commission (7-0); T. Rabago-1st, D. Tiemann-2nd.

3/02/10: Approved the staff's recommendation of GR-CO zoning, with Automotive Rentals as the only permitted GR district use, allowing all other LR district uses and the following additional conditions: 1) no 24 hours uses permitted on the site, 2) a 25-foot vegetative buffer along the western property line adjacent to the residential neighborhood, 3) The placement of new trees within the 25-foot vegetative buffer as recommended by the City arborist, and 4) the preservation of tree wells on the site by removing pavement or asphalt within the drip line area for the existing trees on the property (with the City arborist is to sign off on the required area for the tree wells). Vote: 7-0; S. Baldrige-1st, P. Seeger-2nd.

ISSUES:

The City Arborist, Michael Embesi visited the site on Friday, March 12, 2010 at the Zoning and Platting Commission's request. Mr. Embesi's tree recommendations are included with this report as "Attachment C".

DEPARTMENT COMMENTS:

The property in question fronts onto the southbound service road of Interstate Highway-35, to the north of Sandpiper Avenue. The site is a fenced area that currently consists of a concrete slab with a small temporary building that is used as an office. The previous building on the property burned down and when the applicant approached the City for a site plan exemption he discovered that he required GR district zoning to rebuild a structure for an Automotive Rentals use. There is CS zoning (Media Science office use) and GR-CO zoning (Hertz automotive rentals use) to the north and LO zoning (J. Mitchell Builders office use) to the south of this property.

The applicant is requesting to change the zoning to bring the illegal Automotive Rentals use into compliance with the zoning regulations. The staff recommendation is to grant GR-CO, Community Commercial Services-Conditional Overlay District, zoning. The site under consideration meets the intent of the GR zoning district as it fronts onto a major arterial roadway, Interstate Highway-35. The property is located directly to the south of two parcels zoned for CS and GR-CO, respectively. The rezoning of this site will allow the applicant to bring the existing use on the property into conformance with Land Development Code regulations, while limiting any other new development on the site to all other LR (Neighborhood Commercial) district uses adjacent to the single-family residential area to the west.

This property is located within the North Lamar Area Study, which was completed in May of 1985. The Area Study recommends Commercial as the future land use designation for this particular tract of land.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Automotive Rentals (AAA Limousines)
North	CS, GR-CO	Office (Media Science), Automotive Rentals (Hertz)
South	LO	Office (J. Mitchell Builders)
East	Interstate Highway-35	Expressway
West	SF-1	Single Family Residences

AREA STUDY: North Lamar Area Study

TIA: Not required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Austin Monorail Project
Austin Parks Foundation
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
League of Bicycling Voters

Northeast Walnut Creek Neighborhood Association
North Growth Corridor Alliance
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
Walnut Creek Neighborhood Association, Inc.
Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0071 – Arrow A/C	LR to CS	10/20/09: Approved staff's recommendation of CS-CO, making Construction Sales and Services a conditional use, adding no outdoor storage to the proposed public restrictive covenant, permit all other 'LR' district uses, and limit the development intensity on the site to less than 2,000 vehicle trips per day. The public restrictive covenant will state that the applicant will provide signage on the site to prohibit heavy commercial vehicles with a loaded weight limit of 10 tons from entering the site from the Meadowlark Avenue driveway (7-0); G. Bourgeois-1st, P. Seeger-2nd.	11/05/09: Approved ZAP Commission rec. of CS-CO district zoning on 1st reading, with the following additional permitted uses: auto rentals and auto sales. There was a friendly amendment made by Council Member Riley to prohibit drive through service. Council Member Spelman's motion, Mayor Leffingwell's second (5-2, Morrison and Shade-Nay). 12/10/09: Approved SC-CO zoning (6-0, M. Martinez-absent); 2nd/3rd readings
C14-2008-0229 – Walnut Forest Motel	GO to GR-CO	1/06/09: ZAP approved GR-CO. The CO prohibits the following uses: A DRIVE-THROUGH USE AS AN ACCESSORY USE, AUTOMOTIVE RENTALS, AUTOMOTIVE REPAIR SERVICES, AUTOMOTIVE SALES, AUTOMOTIVE WASHING (OF ANY TYPE), BAIL BOND SERVICES, COMMERCIAL BLOOD PLASMA CENTER, COMMERCIAL OFF-STREET PARKING, COMMUNITY RECREATION (PRIVATE), COMMUNITY RECREATION (PRIVATE), CONGREGATE LIVING, CONSUMER CONVENIENCE SERVICES, FOOD SALES, FUNERAL SERVICES, GENERAL RETAIL SALES (GENERAL), GUIDANCE SERVICES, INDOOR ENTERTAINMENT, OUTDOOR SPORTS AND RECREATION,	2/12/09: Approved ZAP Commission rec. of GR-CO zoning (7-0); on all 3 readings

		PAWN SHOP SERVICES, RESIDENTIAL TREATMENT AND SERVICE STATION; LIMITING HEIGHT TO 35 FEET, AND LIMITING VEHICLE TRIPS TO 2,000 PER DAY.	
C14-2008-0214 – Tex-Tar	LR to LI-CO (Amended to CS-CO)	1/06/09: Approved staff's rec. to deny LI zoning (6-1, T. Rabago-No); D. Tiemann-1st, B. Baker-2nd.	2/12/09: Postponed to February 26, 2009 at the neighborhood's request (7-0) 2/26/09: Approved CS-CO zoning, with Construction Sales and Services as the only permitted CS use and permitting all other LR uses, on 1st reading only (5-0); S. Cole'-1st, B. McCracken-2nd. 3/26/09: Approved CS-CO zoning on 2nd/3rd readings (7-0); L. Morrison-1st, W. Wynn-2nd.
C14-05-0085 – Powers 20	GO to CS	11/15/05: ZAP approved LR-CO with conditions of: 2,000 Vehicle trips limit, Prohibit Consumer repair services, Off-site accessory parking, Community recreation (public), Guidance services, Private secondary educational facilities, Printing and publishing, Service station, Financial services, Community recreation (private), Congregate living, Hospital services (limited), Residential treatment, College and university facilities, and Drive-in service use is prohibited as an accessory use to a commercial use.	11/02/06: CC approved LR-CO with conditions of: 2,000 Vehicle trips limit, Prohibit Consumer repair services, Off-site accessory parking, Community recreation (public), Guidance services, Private secondary educational facilities, Printing and publishing, Service station, Financial services, Community recreation (private), Congregate living, Hospital services (limited), Residential treatment, College and university facilities, and Drive-in service use is prohibited as an accessory use to a commercial use.
C14-04-0174 – Lyly Fisher's Rezoning	LO to GR	12/07/04: Approved GR-CO, the CO limits the site to Automotive Rentals only and all other LO district uses and 2,000 vtpd (8-0, C. Hammond-ineligible to vote).	1/13/05: Approved GR-CO allowing only the following GR district uses: Automotive Rentals, Business Support Services, Consumer Convenience Services, Food Sales, General Retail Sales (Convenience), Personal Improvement Services, Research Services, Restaurant (Limited),

			Restaurant (General), and a 2,000 vehicle trip limit. (7-0); 1st reading 2/17/05: Approved GR-CO zoning with the following conditions: 2,000 vtpd limit, prohibit the following uses: Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Exterminating Services, Financial Services, Funeral Services, General Retail Sales (General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Service Station, Theater, Community Recreation (Private), Community Recreation (Public), Congregate Living, Guidance Services, Hospital Services (Limited), Private Secondary Educational Facility, Residential Treatment, Bail Bond Services, Printing and Publishing, College and University Facilities
C14-98-0149 - Lake Marine		10/27/98: Approved staff's rec. of GR-CO, with a CO for 2,000 vtpd and added the following conditions: 1) Prohibit Automotive Rental, Automotive Repair, Automotive Sales, Automotive Washing, Commercial Off-Street Parking, Exterminating Services, Financial Services, Food Sales, Funeral Services, General Retail Sales-Convenience, Hotel-Motel, Indoor Entertainment, Indoor/Outdoor Sports and Recreation, Medical Offices, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Personal Services, Research Services, Restaurant-Drive In-Fast Food, Restaurant-Limited, Restaurant-General, Service Station, and Theater;	12/03/98: Postponed to 12/10/98 (6-0) 12/10/98: Case withdrawn by applicant

		2) Limit the site to LO development standards (6-0, Almanza, Rawlins, Heimsath-absent)	

RELATED CASES: C14-98-0149 (previous zoning case on this site)

ABUTTING STREETS:

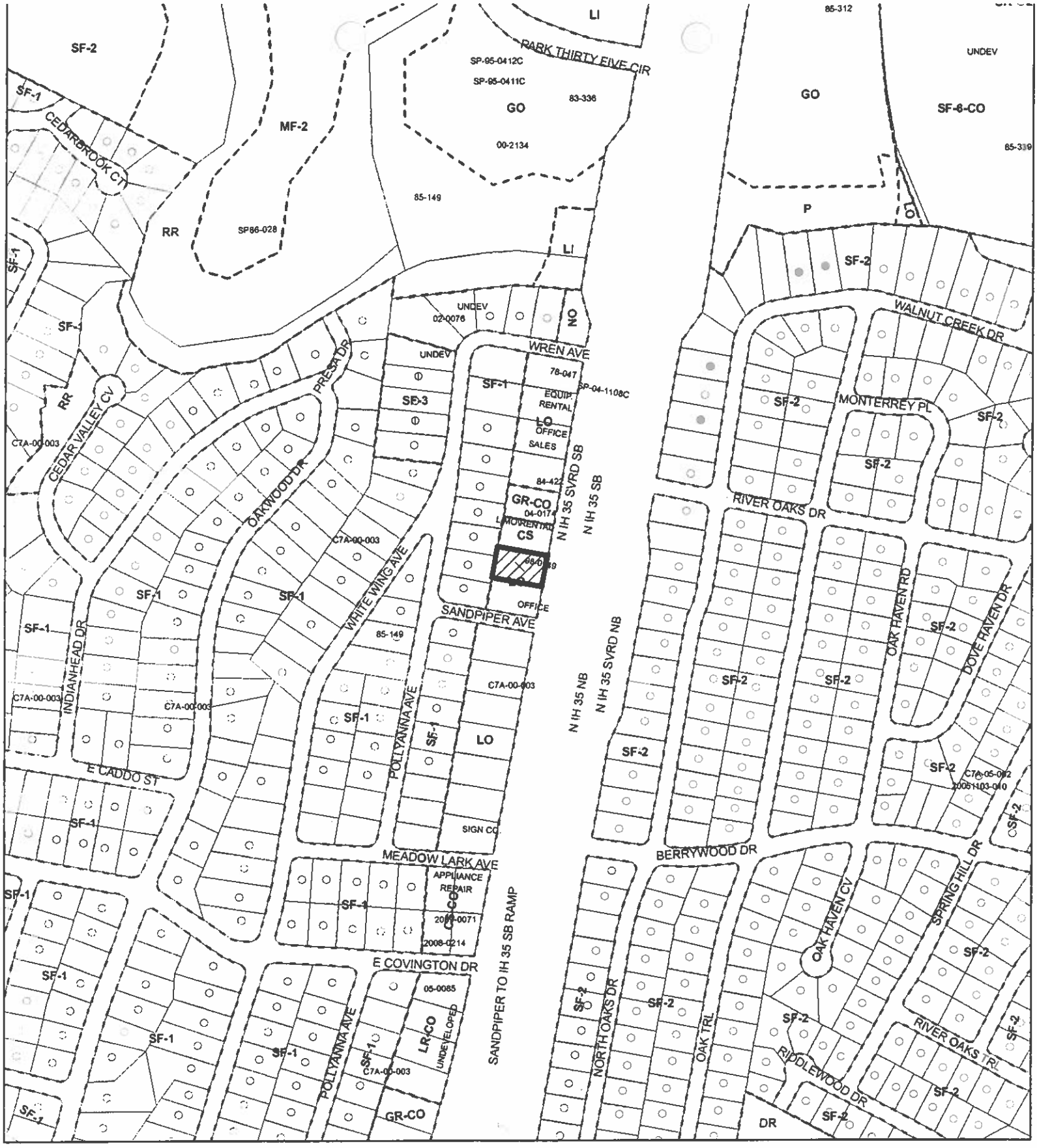
IH-35	300'	Varies	Freeway (FWY6)	175,000 (TxDOT, 2007)

CITY COUNCIL DATE: March 11, 2010 **ACTION:** Postponed at the staff's request to April 8, 2010 (7-0)

April 8, 2010 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING

ZONING CASE#:	**C14-2009-0162**
ADDRESS:	**11902 N IH 35 SVRD SB**
SUBJECT AREA:	**0.37 ACRES**
GRID:	**M32**
MANAGER:	**S. SIRWAITIS**

CITY OF AUSTIN FOUNDED 1839

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.

SUMMARY STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial Services-Conditional Overlay District, zoning. The conditional overlay would allow Automotive Rentals as the only permitted 'GR' district use, permit all other 'LR' district uses, and limit the development intensity on the site to less than 2,000 vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

   Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

   The site under consideration meets the intent of the GR zoning district as it fronts onto a major arterial roadway, Interstate Highway-35. This lot currently has driveway access to the southbound service road of Interstate Highway-35.

2. *Granting of the request should result in an equal treatment of similarly situated properties.*

   The property is located directly to the south of two parcels zoned for CS and GR-CO, respectively. There are other Automotive Rentals uses to the north of this site on the GR-CO zoned property (Hertz) and to the south of this site across Sandpiper Avenue (Limousines National).

3. *Zoning should allow for reasonable use of the property.*

   The proposed GR-CO zoning will permit the applicant to bring the existing non-conforming Automotive Rentals use on the property into conformance with zoning use regulations in the Land Development Code.

EXISTING CONDITIONS

Site Characteristics

The site under consideration fronts onto the southbound service road of Interstate Highway-35, to the north of Sandpiper Avenue. This lot currently consists of a concrete slab with a small temporary building that is surrounded by a decorative metal fencing. There is an office use (Media Science) an automotive rentals use (Hertz) to the north and an office use (J. Mitchell Builders) to the south of this property. To the east there is a major expressway, Interstate Highway-35 and to the west there is a single-family residential neighborhood.

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.

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

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

Numerous 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.

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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district is 90%. However, because the watershed impervious cover is more restrictive than zoning district's allowable impervious cover, the impervious cover is limited by watershed regulations as shown in the table below.

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

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

Site Plan Review

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

The site is subject to compatibility standards. Along the southern and western 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.

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

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
IH 35	300'	Varies	Freeway (FWY6)	161,000 (TxDOT, 2008)

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

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 35. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

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].

There are no existing sidewalks along IH 35.

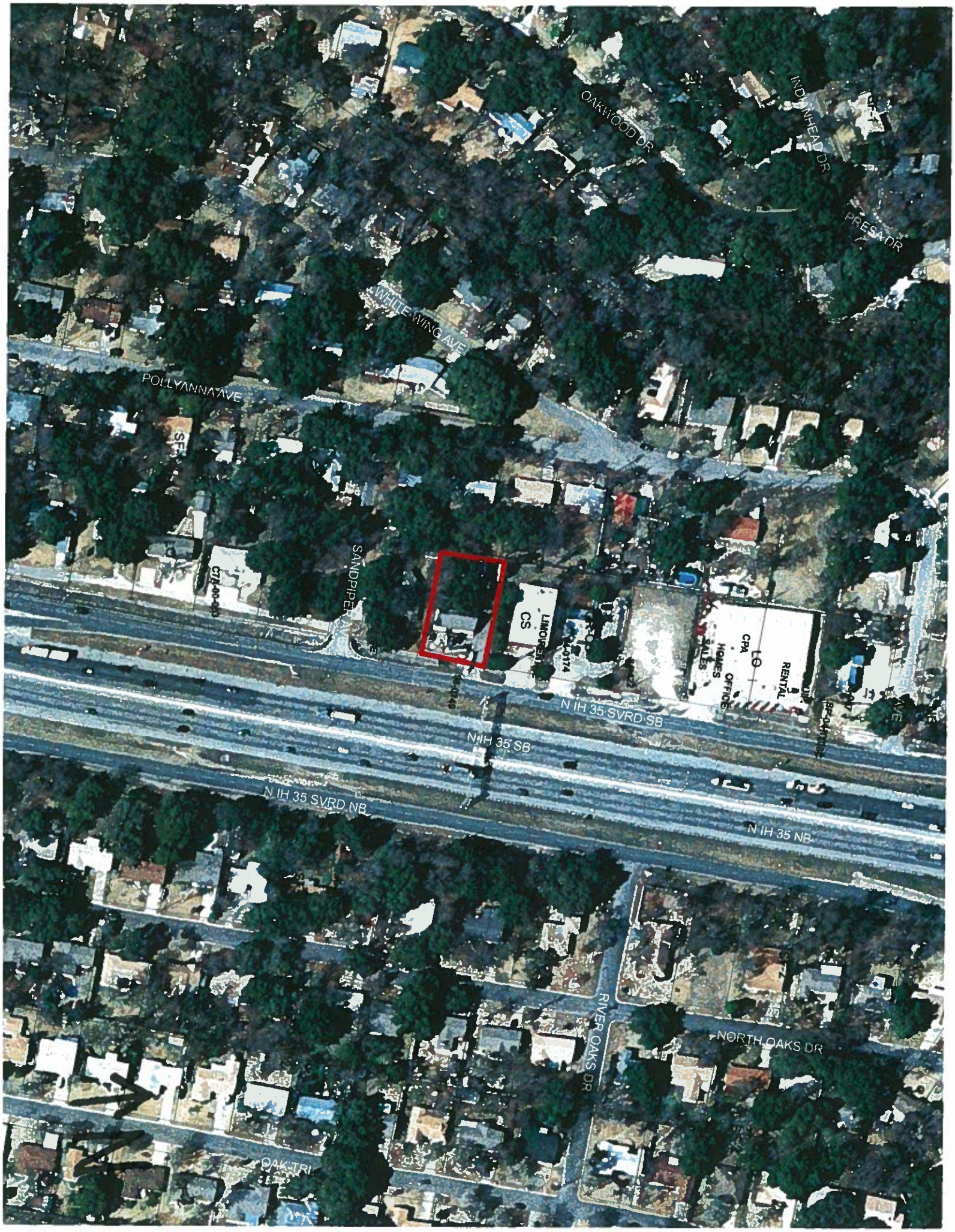
According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, no bicycle facility exists or is proposed on IH 35.

Capital Metro bus service is not available within 1/4 mile of this property.

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan 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.


SF-2
SF-1
SF-1
85-149
SF-1
C7A-00-003
SF-1
SF-1
SF-1
SF-1
RR
C7A-00-003
SF-1
85-149
SF-1
C7A-00-003
C7A-00-003
SF-1
SF-1
SF-1
SF-1
SF-1
SF-1
SF-1
C7A-00-003
SF-1
SF-1
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SF-1
SF-1


OAKWOOD DR
INDIANHEAD DR
PRESA DR
WHITE WING AVE
POLLYANNA AVE
SANDPIPER AVE
CS
LIMOUSINE
CPA
HOMES
SALES
OFFICE
RENTAL
N IH 35 SVRD SB
N IH 35 SB
N IH 35 SVRD NB
N IH 35 NB
RIVER OAKS DR
NORTH OAKS DR
OAK TRL

Attachment A

January 26, 2010

Austin City Council
PO Box 1088
301 W. 2nd Street
Austin, Texas 78701

RE: C14-2009-0162 / 11902 N. IH 35 SRVD SB

Dear City Council;

I am the Owner of the above referenced parcel. My name is Mohammad M. Boujabasi and I am requesting a rezoning of my property that will restrict its use for limousine service only. I am also willing to restrict the property to LR uses as well. Please feel free to contact me if you have any questions or need additional information. My # is 512-833-5466
Thank you in advance for your time.

Respectfully,

Mohammad M. Boujabasi

M.M

01-26-10

cc: file

Attachment B

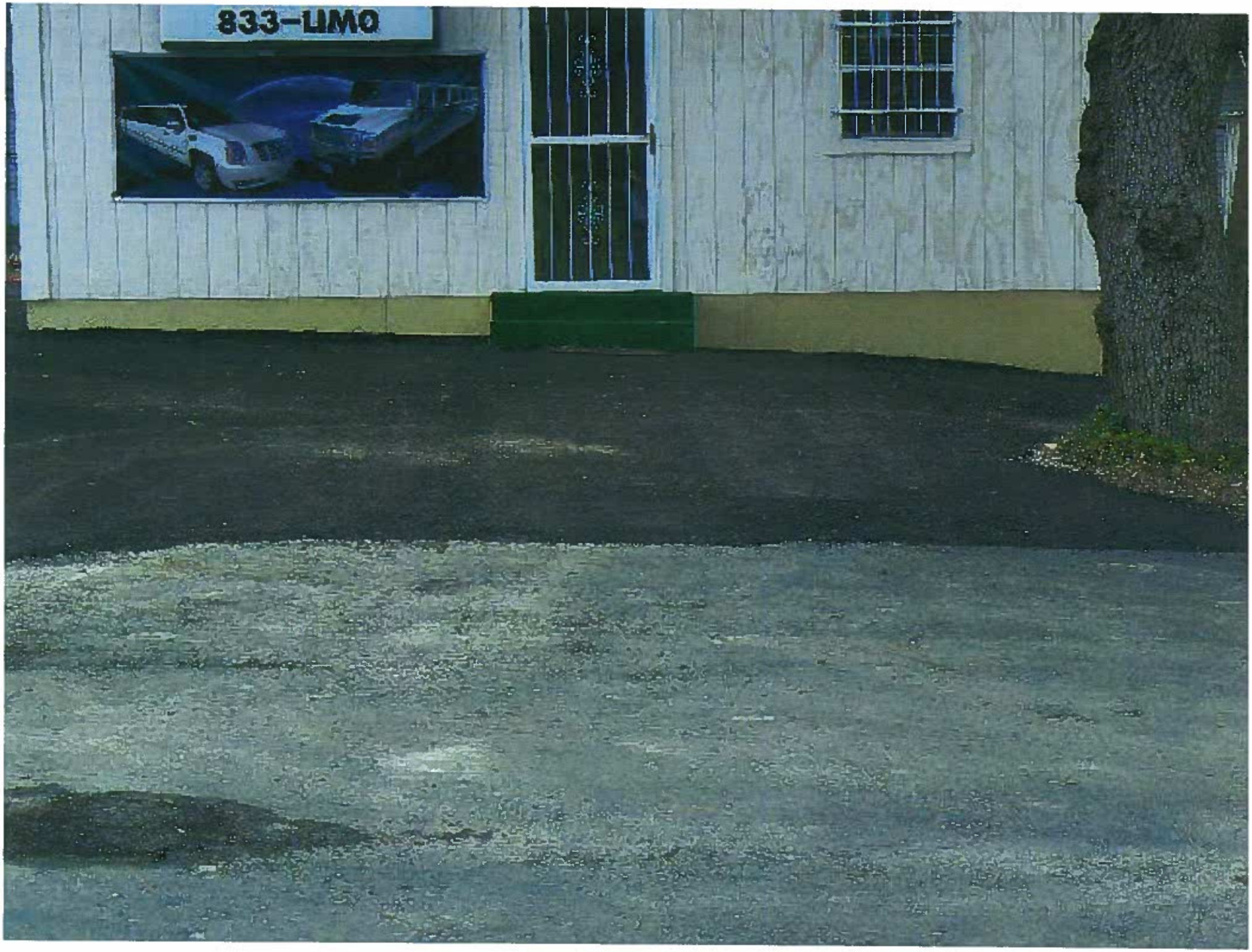
Sirwaitis, Sherri

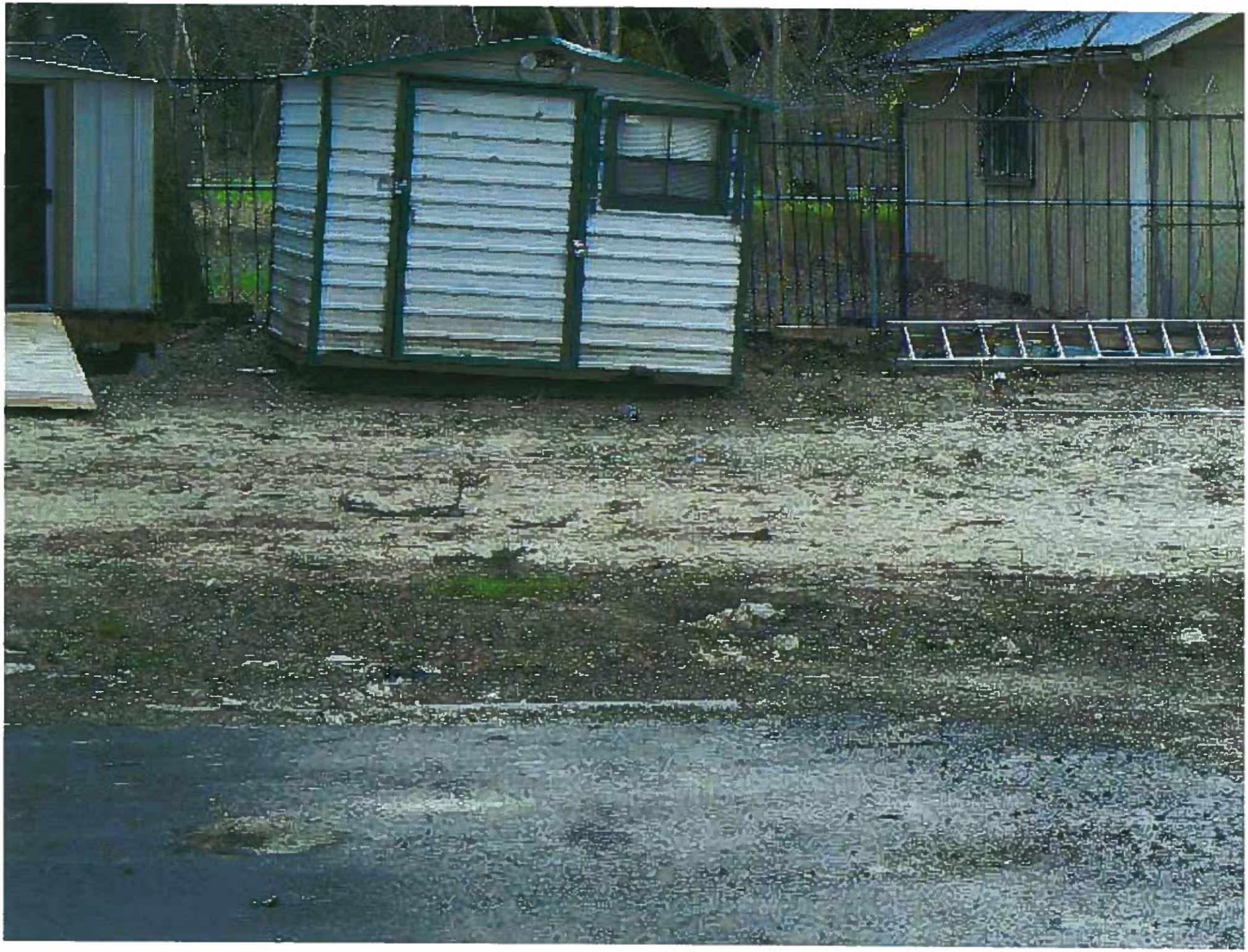
From: McTier, II, John
Sent: Monday, March 01, 2010 7:42 AM
To: Sirwaitis, Sherri
Subject: AAA Limousine Service. Photos of site.

Good Morning Sherri,

I was out at the site at 11902 N IH-35 Southbound Service d. last Friday and took some good photos showing the A/C (impervious cover) and the 3 temporary/portable structures. I can for ward them to you if you'd like. Just let me know.
John McTier II
Code Compliance
4-7223


AAALimousine.com
833-LIMO


833-LIMO








LIMO




CODE ENFORCEMENT

Sirwaitis, Sherri

From: McTier, II, John
Sent: Tuesday, March 02, 2010 2:44 PM
To: Sirwaitis, Sherri
Subject: AAA Limousine 11902 N IH 35 Southbound Service Rd.

Importance: High

Hey Sherri,
I hope you got the photos I sent. Just for clarification the area towards the southwest portion of the lot where the temporary building and sheds are measures approximately 55ft **W** x 56ft **L**. The sheds are (#1) 10 ft. **L** x 8 ft. **W** (#2) 6 ft. **W** x 9 ft. **L** and the temporary building (office) 25 ft **L** x 13 ft **W**. The most recently asphalted areas are 74 ft **W x** 76 ft **L** and 24 ft **W x** 30 ft. **W.** The previously existing asphalted area measures 24 ft. **W** x 161 ft. **L.**
If you need me to be at the hearing, I can arrange it.

John McTier
974-7223

Attachment C

Sirwaitis, Sherri

From: Embesi, Michael
Sent: Friday, March 12, 2010 3:47 PM
To: Sirwaitis, Sherri
Cc: 'AEC Inc Moncada'
Subject: AAA Limo

Mrs. Sirwaitis,

Thank you for sharing the particulars of this case and for inspecting the site with me today. Based upon advice form the Zoning and Platting Commission, please see the following tree recommendations:

- due to sound and visual enhancements, it is recommended that at least a 10-foot buffer be established along the western perimeter; this buffer should include enhancing the soil, and the planting of a minimum of eight, evergreen, utility compatible trees;
- to ensure proper care for the large live oaks, a radius of 17-feet should be established around the trunks of the tree; this buffer (also known as the 1/2 critical root zone) is to have the asphalt removed by hand tools, and a prescribed treatment from a certified arborist (likely to include soil amendments, aeration, and mulching);
- a certified arborist is to propose a pruning plan which would address the removal of dead and fire damaged branches; and,
- the particulars to each of these items can be established during the site plan or building permit phases of the project.

Thank you for your time and please contact me if I can assist you further,
Michael Embesi

City of Austin - Planning and Development Review Department
City Arborist
505 Barton Springs Road
Austin, TX 78704
Phone (512) 974-1876
Fax (512) 974-3010
Web Site www.ci.austin.tx.us/trees

Ef 8335452

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: C14-2009-0162
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 2, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

Stacy Pearson
Your Name (please print)

☑ I am in favor
☐ I object

11802 S. IH35 Austin TX 78753
Your address(es) affected by this application

Signature 1-31-10 *Date*

Daytime Telephone: 512 917 5777

Comments: This request seems very reasonable. This is the type of development that best suits this part of the neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Feb 03 10 10:41a Stacy (512)259-9489 p.1

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Case Number: C14-2009-0162
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 2, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

JOSHUA MITCHELL
Your Name (please print)

☑ I am in favor
☐ I object

704 SANDPIPER AVE. AUSTIN, TX 78753
Your address(es) affected by this application

J. W. [signature]
Signature

2-02-10
Date

Daytime Telephone: 512-833-7755

Comments: AS A REPRESENTATIVE OF J. MITCHELL BUILDERS, WE SUPPORT AND ARE IN FAVOR OF THE PROPOSED ZONING CHANGE. PLEASE FEEL FREE TO CONTACT US WITH FURTHER QUESTIONS.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

From: [redacted]
Sent: Wednesday, February 10, 2010 4:18 PM
To: Sirwaitis, Sherri
Subject: Case Number: C14-2009-0162

Sherri, the following is the information I shared with you today concerning my objections to this business location.

Our objections concern the possible hazard evolved in the return of the Limos to home base. I am speaking from experience with the following which could have caused serious injury my wife and I.

The Limos seem to have to use our neighborhood to return to home base. They have to use Wren St. to exit on-to South I 35 service road to return to 11902 N IH 35 SVRD SB. The Limos are to long to make the turn without covering both lanes of Wren St. to make their exit onto South I 35 service road. I am speaking from experience since my wife & I were exiting off of South I 35 service road one day on-to Wren St. and had to stop very abruptly because this had occurred. We were fortunate no one was behind us due to the fact we did not have our lane to turn onto Wren St. You should be able to imagine what could have happened if we had been rear-end.

Also, If it is true that there was gambling taking place in the previous establishment our neighborhood does not need this type of business.

Sincerely,

U. D. Adams
12001 Pollyanna Ave.
Austin, Texas 78753
Home - 512-836-0457
Cell - 512-217-6125
Email - [redacted]

PUBLIC HEARING INFORMATION

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Case Number: C14-2009-0162
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 16, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

L. D. Adams
Your Name (please print)

☐ I am in favor
☑ I object

12001 Pollyanna AVE
Your address(es) affected by this application

L. D. Adams 2/10/10
Signature *Date*

Daytime Telephone: 512-836-0457 or 217-6125

Comments: The Lights are going to cause a wreck turning off Levander St. onto Jollyville Road since they block our coming and going from this community. Turning from service Rd. onto Levander St. This happen to me and was lucky someone was behind me.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

WCNA
file copy

11803 Hornsby Street
Austin, TX 78753
February 16, 2010

Members of the Austin Planning Commission:

My name is Mary Hausmann. I would be here today if circumstances did not prevent it. I founded the Walnut Creek Neighborhood Association in 1975. I have worked ceaselessly to protect our fragile neighborhood since that time. Our greatest accomplishment was becoming part of the great city of Austin, secure in the knowledge that we would finally be protected from the encroachment of incompatible uses. *Without that, we would not have a viable space today.* There have been a few zoning cases with which we didn't agree, but nothing as egregious as this.

Yesterday I visited some neighbors on Pollyanna Street behind the property under discussion. Mrs. Walker would be here if it were possible. She was very upset when she learned of the impact this zoning would have on her property. The lot under discussion is small and the entire back of the lot is paved. There is no space for a retention pond. Vehicles will be parked there, and cars need servicing, e. g. cleaning, oil changes, etc., nor does "GR" enhance the value of adjacent residential property.

I spoke to her next door neighbor and he needed no explanation of the situation. He said he was very angry about it, but didn't want to get "involved".

No other neighbors were home except Mr. and Mrs. Adams. They were upset that the business representatives came by twice trying to convince them to sign. His letter is already in your file but he provided this copy for your convenience today. By the way, I walked in on a serious medical emergency. They were actually rushing their son to the hospital for surgery, but stopped long enough to make this copy. THAT is dedication.

In conclusion, a note from me. Our neighborhood has been here since the early 1950's. We have some of the problems often encountered in older neighborhoods. However, many young couples are moving in and remodeling our older homes because we are now a "close-in" neighborhood. It is beautiful area on Walnut Creek with large "SF-1" wooded lots and it really needs to be preserved.

Thank you for your attention.

Mary Hausmann

Mary Hausmann

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 16, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

GARY+MARGARET BREWER
Your Name (please print)

☐ I am in favor
☒ I object

11909 OAKWOOD DR 78753
Your address(es) affected by this application

Gary Brewer : 02-12-09
Signature *Date*

Daytime Telephone: 512-836-0282

Comments: This needs to remain LO since it borders/resides in our residential neighborhood. Also we do not need anymore zoning that will add more cut through traffic on Covington, Caddo, Hornsby from IH35 to LAMAR BLD.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 16, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

William Rickard
Your Name (please print)

☐ **I am in favor**
☒ **I object**

12001 OAKWOOD DR Austin 78753
Your address(es) affected by this application

William Rickard — 12FEB 2010
Signature — *Date*

Daytime Telephone: 512 837-2571

Comments: _____

If you use this form to comment, it may be returned to:
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Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 16, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

J. E. Shuberg
Your Name (please print)

☐ **I am in favor**
☒ **I object**

11907 OAKWOOD Dr
Your address(es) affected by this application

J. E. Shuberg
Signature

2/12/10
Date

Daytime Telephone: 836-0283

Comments: This would increase our cut through traffic and we have to much now.

If you use this form to comment, it may be returned to:
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Planning & Development Review Department
Sherri Sirwaitis
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Austin, TX 78767-8810

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(N)

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Case Number: C14-2009-0162
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 2, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

JOSHUA MITCHELL
Your Name (please print)

☑ **I am in favor**
☐ **I object**

704 SANDPIPER AVE. AUSTIN, TX 78753
Your address(es) affected by this application

J. W. Mitchell
Signature

2-02-10
Date

Daytime Telephone: 512-833-7755

Comments: AS A REPRESENTATIVE OF J. MITCHELL BUILDERS, WE SUPPORT AND ARE IN FAVOR OF THE PROPOSED ZONING CHANGE. PLEASE FEEL FREE TO CONTACT US WITH FURTHER QUESTIONS.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

@

Date: 2/15/2010

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Esmail Rashan

Signature: Esmail Rash

Address: 11606 IH 35

Are you an adjacent property owner? Yes or (No)

1

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 2, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

Esmaeil Rowshan
Your Name (please print)

☑ **I am in favor**
☐ **I object**

11606 N. IH 35
Your address(es) affected by this application

Esmaeil Rowshan
Signature

2/15/2010
Date

Daytime Telephone: (512) 832-1000

Comments:

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Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

(4)

Date: 2/11/10

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Andrew Boler

Signature:

Address: 11906 N. I.H. 35

Are you an adjacent property owner? Yes or No

(5)

Date: 2/14/2010.

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Hanh Nguyen

Signature:

Address: 706 WREN AVE, 78753.

Are you an adjacent property owner? (Yes) or No

(6)

Date: 2-15-10

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Mid-Tex Sales & Service

Signature: Jim D

Address: 11424 N. IH35

Are you an adjacent property owner? Yes or (No)

(7)

Date: _____

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: JOSHUA COX

Signature: [signature]

Address: 11304 N IH 35 Austin TX 78753

Are you an adjacent property owner? (Yes) or No

(8)

Date: 02/15/10

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: RIZ & NADI INC

Signature: [signature]

Address: 11300 N IH 35 (SHELL)

Are you an adjacent property owner? Yes or No

(4)

Date: 2-3-10

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

DITCH WITCH OF CENT. TX

Name: Wayne Orender, Jr

Signature: [signature]

Address: 12002 IH 35 North

Are you an adjacent property owner? Yes or No

(10)

Date: 2-3-2010

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Travis Wilkes

Signature: 

Address: 12012 IH 35 N

Are you an adjacent property owner? Yes or (No)

(IV)

Date: 02-02-10

REF: C14-2009-0162

We are aware that AAA Limousine located at 11902 North Interstate Hwy 35 S/B is proposing a zoning change from LO to GR-CO. I do not oppose the zoning change for this project.

Name: Helen G. Walker

Signature: Helen G. Walker

Address: 11903 Pollyanna Ave.

Are you an adjacent property owner? (Yes) or No H.G

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Feb. 16, 2010, Zoning & Platting Commission
Mar. 11, 2010, City Council

Helen G. Walker
Your Name (please print)

☐ **I am in favor**
☒ **I object**

11903 Pollyanna Ave. 78753
Your address(es) affected by this application

Helen G. Walker 2-13-2010
Signature *Date*

Daytime Telephone: 836-0427

Comments: Water - Rain flows thru my yard even though they built a berm, it still flows through my yard.
I signed a petition saying it was alright, but I didn't understand.

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Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810