

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0093 – 2203 & 2205 Western Trails **Z.A.P. DATE:** September 15, 2009
October 20, 2009
April 6, 2010
May 4, 2010
May 19, 2010
June 1, 2010

ADDRESS: 2203 and 2205 Western Trails Boulevard

OWNERS & APPLICANTS: Karl A. Burkett; Richard H. Einck, Jr.

ZONING FROM: SF-3 **TO:** NO-MU **AREA:** 0.4204 acres
(18,312.16 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood office – mixed use (NO-MU) combining district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 15, 2009: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 20, 2009.*

*[T. RABAGO; C. BANKS – 2ND] (4-0) S. BALDRIDGE – OFF THE DAIS;
D. TIEMANN, P. SEEGER – ABSENT*

October 20, 2009: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT.*

[D. TIEMANN; T. RABAGO – 2ND] (7-0)

April 6, 2010: *APPROVED A POSTPONEMENT BY THE APPLICANTS TO MAY 4, 2010.*

[P. SEEGER; G. BOURGEOIS – 2ND] (7-0)

May 4, 2010: *APPROVED NO-MU DISTRICT ZONING AS STAFF RECOMMENDED.*

[G. BOURGEOIS; S. BALDRIDGE – 2ND] (5-2) B. BAKER; D. TIEMANN – 2ND

May 19, 2010: *MOTION MADE TO RESCIND AND RECONSIDER ACTION OF MAY 4, 2010; DIRECTED STAFF TO SHOW HOW PARKING COULD BE PROVIDED ON-SITE AND TO RE-NOTIFY AND RE-POST FOR THE JUNE 1, 2010 MEETING.*

{P. SEEGER; T. RABAGO – 2ND] (5-1) G. BOURGEOIS – NAY; C. BANKS – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject platted lots are developed with two duplexes and has family residence (SF-3) district zoning. There are four duplexes adjacent to the west, a single family residence to the east (all SF-3), single family residences to the south within Western Trails subdivision (SF-3), and office uses with a parking area across Western Trails Boulevard to the north (LO; CS).

The Applicants have requested a zoning change to the neighborhood office – mixed use (NO-MU) district in order to have the opportunity to convert one or both the units to administrative and professional office use, while also retaining residential use of the property. The owners of three other lots to the west have also submitted a rezoning request to NO-MU with the same intentions (C14-2010-0044). The Applicants also approached the adjacent property owner to the west about joining the rezoning application to the NO-MU district, however the owner did not elect to participate. Unlike other sections of the Western Trails subdivision, the six duplex lots on Western Trails Boulevard are not subject to deed restrictions that limit the property to residential uses.

Western Trails Boulevard contains both residential and office uses, and a residential/office use would be compatible with the established land use character of the street. Therefore, Staff recommends NO-MU district zoning in the context of its location on a collector street, compatibility with the office zoning across Western Trails, and with the single family residences to the south that are deed restricted.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Two duplexes
<i>North</i>	LO; CS; CS-1	Parking; Offices
<i>South</i>	SF-3	Single family residences
<i>East</i>	SF-3	One single family residence
<i>West</i>	SF-3	One single family residence; Three duplex lots requested for NO-MU zoning (C14-2010-0044)

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 943 – Save Our Springs Alliance
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 1108 – Perry Grid 644
 1113 – Austin Parks Foundation
 1164 – Austin Southwest Association
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project
 1228 – Sierra Club, Austin Regional Group

SCHOOLS:

Joslin Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0044 – 2301, 2303 and 2305 Western Trails Boulevard	SF-3 to NO-MU	Scheduled for 6-1-10	Scheduled for 6-24-10
C14-05-0087 – 4611 Manchaca Road	SF-3 to LO	Granted LO-CO with CO for maximum building cover – 35%, impervious cover – 60%, maximum height 35 feet, 2 stories, maximum F.A.R. –0.11 to 1, 300 trips and list of prohibited uses.	Approved LO-CO as ZAP recommended (8- 4-05).
C14-04-0152 – 4607 Manchaca Road	SF-3 to LO	Granted as requested	Approved LO-CO with the CO limiting the F.A.R. to the existing building square footage; medical offices as the only LO use and all NO, Neighborhood Office uses; all NO development standards and 300 vehicle trips (1-13-05).
C14-04-0093 – Woodlawn Baptist Church	SF-3 to GO-CO, as amended	Case expired	Not applicable

RELATED CASES:

The subject zoning area is platted as Lot 12 of Western Trails, Section 9, a subdivision recorded on September 3, 1964 (C8-64-036) and Lot 11-A of the Resubdivision of Lot 9, Block F, Western Trails Section Two and Lot 11, Block F, Western Trails Section 9, a subdivision recorded on June 8, 1965 (C8s-65-045). Please refer to Exhibits B and C.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Western Trails Boulevard	68 feet	35 feet	Collector	5,414 (COA, 05/18/04)

- There are existing sidewalks along Western Trails Boulevard.
- According to the Austin 2009 Bicycle Plan Update approved by the Austin City Council in June 2009, a bicycle facility is not proposed on Western Trails Boulevard.
- Capital Metro bus service (route numbers 5, 30, 328 and 331) is available along Western Trails Boulevard.

CITY COUNCIL DATE: October 22, 2009

ACTION: Approved a request for Indefinite Postponement by the Applicant (7-0).

May 27, 2010

ORDINANCE READINGS: 1st

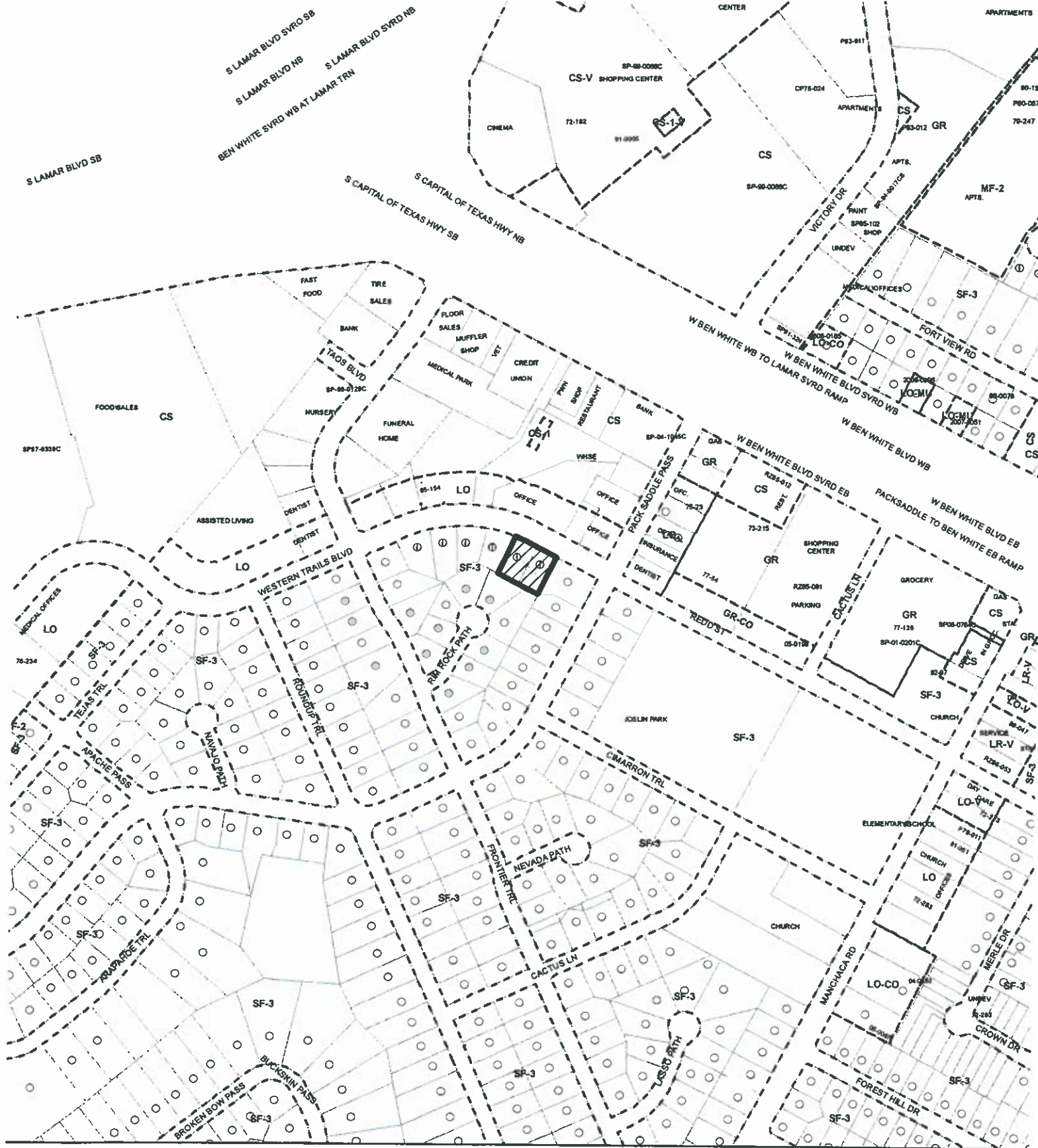
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

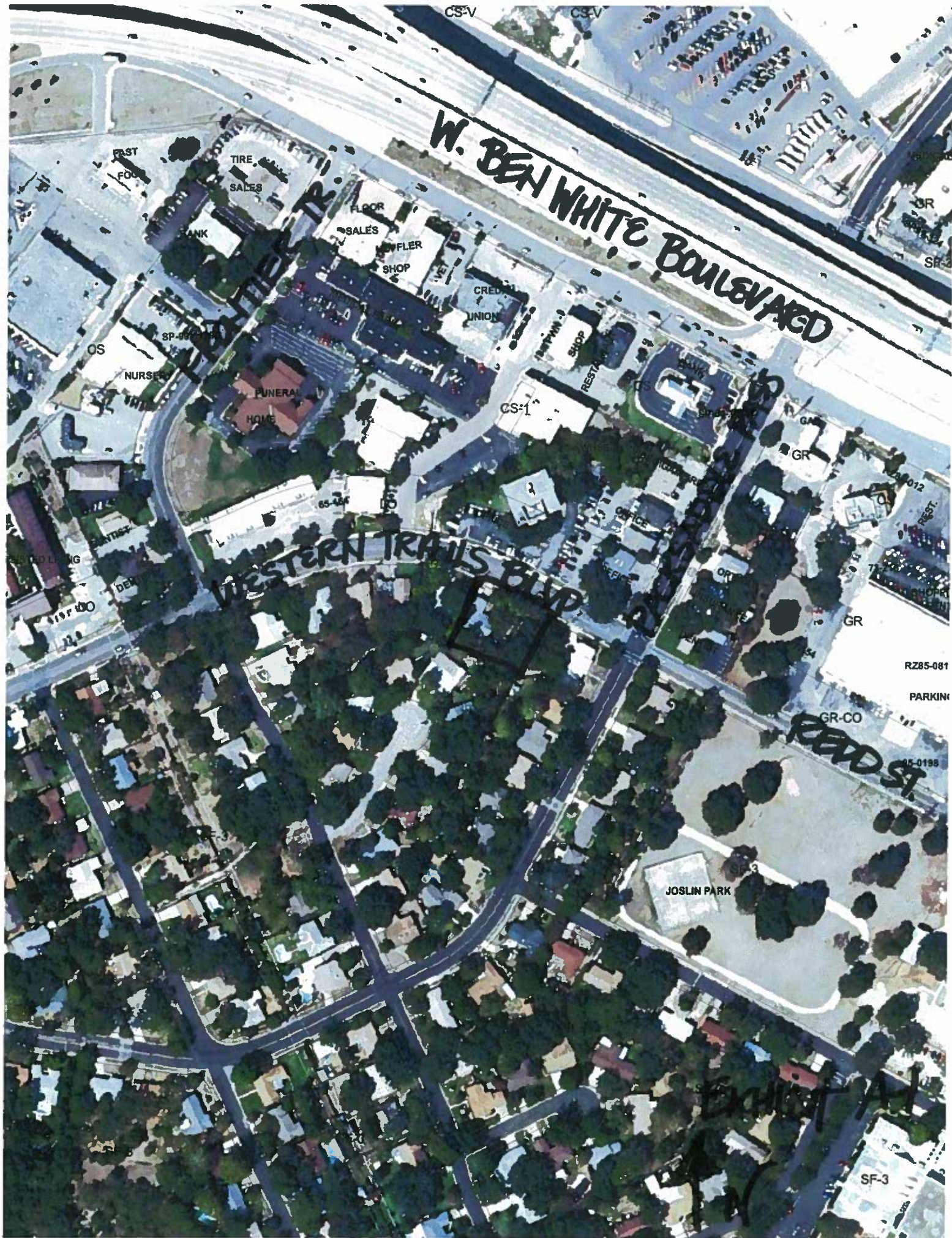
ZONING CASE#: C14-2009-0093
 ADDRESS: 2203 & 2205 WESTERN TRAILS BLVD
 SUBJECT AREA: 0.4204 ACRES
 GRID: F19
 MANAGER: W. RHOADES

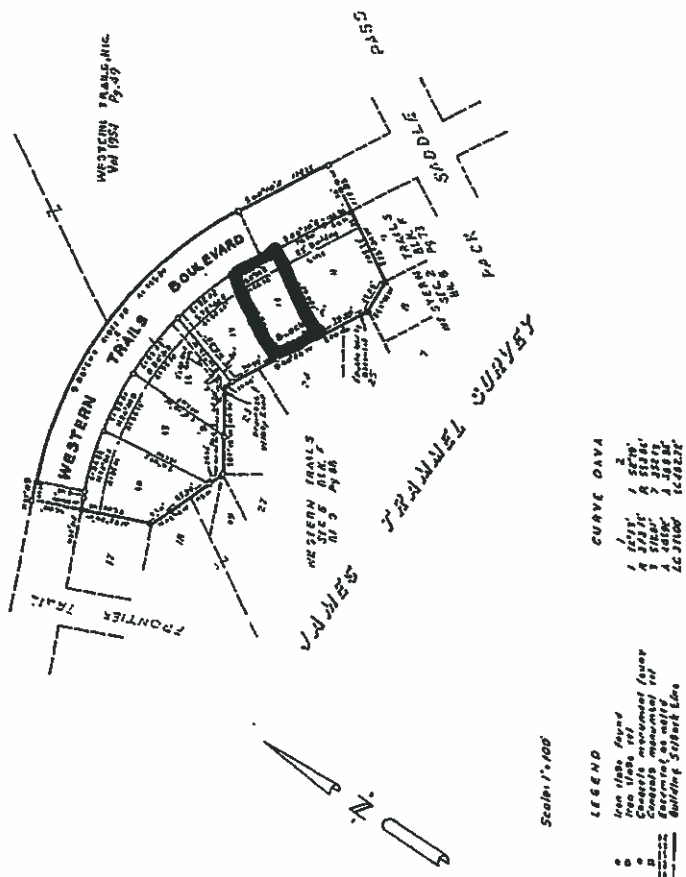
Exhibit A



1" = 400'

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.





WESTERN TRAILS

SECTION 9

EXHIBIT B
RECORDED
PLAT

1. STATE AND ALLEGED
FACTS AND STATE THE

JOSE BLANCO, by ARTHUR BERENSON. This defendant was the son of the late Jose, a carpenter organized and leader under the name of "Tano," acting herein by and through its officers, Miguel Hernandez, Ray E. Hirsenti, and William O. De Berency, candidate 1277 area out of the Jones Street Survey No. 1, Trieste County, Texas, and being a portion of the defendant 1277 area out of the Jones Street Survey No. 1, Inc., by the Trieste Street Development Company by deed recorded in Volume 151, page 763 of the Jones County records. The defendant, Blanco, and the defendant, Tano, and the hereby named defendant, Tano, are hereby named as joint obligors to be bound to the defendant, Tano, and to satisfy the demands and payment as shown thereon to the use of the estate.

“I SHALL NOT WRITE INTO THE BOOK OF LIFE.”

William D. Lewis
allison b. leola, vice president

JOHN WILLY & SONS,

Ray H. Flower, Secretary-Treasurer

**1. CHAIRMAN ALBERT
E. BROWN AND
THE STATE OF TEXAS**

WYOMING, say the undersigned authorities, Henry Public is and for Travis County, Texas, on this day solemnly sworn before me, H. E. Stewart, and William B. Lewis officers of the NOTARIAL PUBLIC, INC., each known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that the same was the act and deed of the said NOTARIAL PUBLIC, INC., and that they executed the same for the purposes and considerations therein expressed,

OFFICE UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of June, A.D., 1864

Thos. B. Watts (Seal)
Ministry Building to send for Travis County, Texas

APPROVED FOR ACCEPTANCE:

DATE Sept 2, 1964

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS,
this 10th day of September, A.D. 1961.

W. S. L. Lewis
Secretary

FILM FOR RECORD
 at H and 6 M., this the 3

Emilia Dandberg
Miss Lillian Lisberg, Clerk, County Court,
Trevi County, Texas

THE SPATZ OF YFLLAS,
COUNTRY OF TRAILIA.

I, Daniel Lambert, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was duly filed on the 3^d day of Aug., A.D., 1904, at 1 o'clock P.M., and duly recorded on the 3^d day of Aug., A.D., 1904, at 2 o'clock P.M., to be the first husband of said County in last book, 27.

WITNESS MY HAND AND SEAL OF THIS COUNTY COURT of said County, and the date last writing above.

Frieda Wacker
Deputy

Franklin County, Maine

THIS IS TO CERTIFY THAT AUTULIN CITY
CODE CHAPTER 13.27 OF 1991 MAY BE
COMPLIED WITH.

[illegible]

NEW YORK - CLEVELAND 1 NC.

11. UNITED PACIFIC INDUSTRIES
Date: 1 June 1978

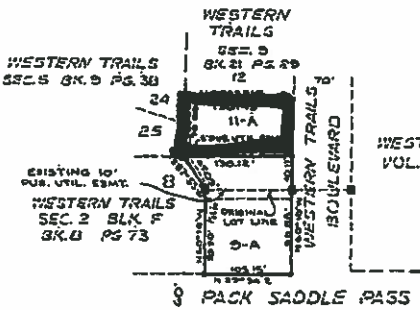
95-1-7101

509 3-61 R.C.H. B 8782 757

Qum - 8-65 HCH A 7798 # 4.50

RESTRICTIVE NOTE:

The building site for Lot 24 will be exclusive of all public utility easements shown hereon until and unless such easements are vacated. The costs of any utility relocation will be the responsibility of the owner of Lot 24.



Scale: 1"=100'

LEGEND:
 • IRON PIN FOUND
 ○ IRON PIN SET
 ■ CONC. MON. FOUND

**RESUBDIVISION OF LOT 9, BLOCK "F" WESTERN TRAILS SECTION 2
 & LOT 11, BLOCK "F" WESTERN TRAILS SECTION 9**

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That WESTERN TRAILS, INC., acting by and through its President, Buford Stewart, owner of Lot 11 Block "F" of WESTERN TRAILS, Section 9 and Louis M. Bonnell, Jr., owner of Lot 9 Block "F" of WESTERN TRAILS, Section 2, both subdivisions to the City of Austin, Texas, respectively recorded in Book 71, Page 29; Book 8, Page 73 of the Plat Records of Travis County, Texas, do hereby resubdivide said Lots 9 and 11 as shown on this Plat and adopts this Plat dedicating to the public use the streets and easements shown hereon.

WITNESS OUR HANDS this the 26th day of APRIL, A.D., 1965.

WITNESSES:

Roy B. Stewart
 Roy B. Stewart, Secretary-Treasurer

WESTERN TRAILS, INC.

Buford Stewart
 Buford Stewart, President

Louis M. Bonnell, Jr.
 Louis M. Bonnell, Jr.

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, Notary Public in and for Travis County, Texas, on this day personally appeared Buford Stewart, President of WESTERN TRAILS, INC., known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that the same was his act and deed, and that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of APRIL, A.D., 1965

Thos B. Watts
 Notary Public, in and for Travis County, Texas

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, Notary Public in and for Travis County, Texas, on this day personally appeared Louis M. Bonnell, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that the same was his act and deed, and that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th day of APRIL, A.D., 1965.

Thos B. Watts
 Notary Public, in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

Date June 7, 1965

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS this the 7th day of June, A.D., 1965

David B. Brown
 Secretary

David B. Brown
 Chairman

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, Miss Emille Limberg, Clerk of the County Court, within and for its County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office of the 8 day of June, A.D., 1965 at 10 o'clock A. M., and duly recorded on the day of June, A.D., 1965 at 10:00 o'clock A. M., in the Plat Records of said County in Plat Book 24 Page 37.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County the date last written.

Travis Wacker
 Deputy



Emille Limberg
 Miss Emille Limberg, Clerk, County Court
 Travis County, Texas

FILED FOR RECORD: At 10 o'clock A. M., this the 8 day of June, A.D., 1965.

Emille Limberg
 Emille Limberg, County Clerk
 Travis County, Texas

Travis Wacker
 Deputy

THIS IS TO CERTIFY that Austin City Code Chapter 23.27 of 1959 has been complied with.

April 12, 1965
 Date

Nolan A. Pusee
 Nolan A. Pusee
 Registered Professional Engineer

SURVEYED BY:

KAYANT-CURLINGTON INC.



CBS-65-45

EXHIBIT C
 RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood office -- mixed use (NO-MU) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The neighborhood office (NO) district is intended for offices predominantly serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Offices in the NO district would typically locate on collector streets with a minimum of 40 feet of pavement width, and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

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

Western Trails Boulevard contains both residential and office uses, and a residential/office use would be compatible with the established land use character of the street. Therefore, Staff recommends NO-MU district zoning in the context of its location on a collector street, compatibility with the office zoning across Western Trails, and with the single family residences to the south that are deed restricted.

EXISTING CONDITIONS**Site Characteristics**

The subject property is developed with two duplexes. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the NO-MU zoning district would be 60%, which is based on the more restrictive zoning regulations.

Environmental

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

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

According to flood plain maps, there is 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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

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

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].

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 with the change of zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

New development is subject to Commercial Design Standards, Subchapter E. The Principal Street is Western Trails, and is a Suburban Roadway.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the south, east and west property lines, the following standards apply:

- No structure may be built within 19.5 feet of the rear and side yard property line.
- No structure in excess of two stories and 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- A building must have a front building line setback of at least 25 feet from the right of way if the tract adjoins single family property, zoned or used for residential use.
- No parking is allowed within 13 feet of the property line.
- No driveways are allowed within 8 feet of 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.



These six properties are duplexes. All other properties, except ● (three), are facing the cross streets, not Western Trails.

Medical Offices
Not multi-family

three commercial
properties marked
as SF; optical
sales, insurance,
dentist.

assisted living
retirement or
apartment complex

proposed re-zoning

Westgate Neighborhood Planning Area

0.2 0 0.2 Miles



Landuse

- Large Lot Single-family
- Single-family
- Mobile Homes
- Multi-family
- Commercial
- Office
- Industry

- Mining
- Civic
- Open Space
- Transportation
- Utilities
- Undeveloped
- Water
- Unknown































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: C14-2009-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Sept. 15, 2009, Zoning & Platting Commission
Oct. 22, 2009, City Council

Your Name (please print) Karl Burkett

☒ I am in favor
☐ I object

Your address(es) affected by this application 4501 Rim Lock Path

9/25/09
Date

Signature [Signature]
Daytime Telephone: 512 804 2350

Comments:

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Sept. 15, 2009, Zoning & Platting Commission
Oct. 22, 2009, City Council

Karl Burkett
Your Name (please print)

☒ I am in favor
☐ I object

2205 Western Trails Blvd
Your address(es) affected by this application

K Burkett 9/25/09
Signature Date

Daytime Telephone: 512 554 4150

Comments:

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2009-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Sept. 15, 2009, Zoning & Platting Commission
Oct. 22, 2009, City Council

Martha Jean Butler
Your Name (please print)

4502 Rim Rock Path
Your address(es) affected by this application

Wendy Rhoades
Signature

9-9-09
Date

Daytime Telephone: 512 444-2208

Comments:

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

☒ I am in favor ☐ I object
--

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Case Number: C14-2009-0093

Contact: Wendy Rhoades, 512- 974-7719

**Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 27, 2010, City Council**

M. Jean Butler
Your Name (please print)

4502 Rim Rock Path
Your address(es) affected by this application

M. Jean Butler
Signature

3-29-10
Date

Daytime Telephone: 512 444-2208

Comments:

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

☒ I am in favor ☐ I object
--

PUBLIC HEARING INFORMATION

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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

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Case Number: C14-2009-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Sept. 15, 2009, Zoning & Planning Commission
Oct. 22, 2009, City Council

Janes M. Crane

Your Name (please print)

2312 Western Trails Blvd. D-404

Your address(es) affected by this application

[Signature] 9-17-09

Signature

Date

Daytime Telephone: 512-633-7482

Comments: I am against this zoning change as this side of the road is all residential. I don't think that the "NO" parking requirement can be met and if approved, the office visitors will end up using nearby office parking for their use, thus creating a problem. Also, the nursing home across the street has residents who walk to services & add'l. traffic would be dangerous to them.

Thank you
[Signature]

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City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Sept. 15, 2009, Zoning & Planning Commission
Oct. 22, 2009, City Council

LLOYD E. BRITTIAN

Your Name (please print)

4501 FRONTIER TRAIL

Your address(es) affected by this application

Lloyd E. Brittan

Signature

Date

Daytime Telephone: 444-1661

Comments:

I object to the proposed changes. Businesses and offices are already across the street and we had rental residences for this area. Parking would create problems going in and out onto a busy street, preventing traffic flow and safety.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2009-0093

Contact: Wendy Rhoades, 512- 974-7719

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission

May 27, 2010, City Council

Lloyd E. Brittan

Your Name (please print)

4501 FRONTIER TRAIL

Your address(es) affected by this application

Lloyd E. Brittan

Signature

Date

3-27-10

Daytime Telephone:

512-444-1661

Comments:

See attached letter.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Lloyd E. Brittan
4501 Frontier Trail
Austin, Texas 78745

March 29, 2010

RE: Case Number C14-2009-0093

City of Austin
Planning & Development Review Dept.
P.O. Box 1088
Wendy Rhoades
Austin, Texas 78767

Dear Ms. Rhoades;

I object to the above referenced zoning/rezoning request. This area has always been a residential neighborhood on this side of the street. Commercial businesses are located on the opposite side of the street. Mixed use would be disrupting the needed residential usage.

We do not want commercial use since there is available space across the street. More traffic is certainly undesirable and backing out into the flow is hazardous. With two commercial areas, residential would soon be all commercial with unwanted noisy congestion.

Please contact me if you have any questions at 512-444-1661.

Sincerely,


Lloyd E. Brittan