

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2008-0224 – 13642 Research

**P.C DATE:** April 6, 2010  
April 20, 2010

**ADDRESS:** 13642 Research Boulevard

**OWNER/APPLICANT:** Cathyville, Ltd. (William Pohl)

**AGENT:** Thrower Design (Ron Thrower)

**ZONING FROM:** SF-2, Unzoned     **TO:** GO-CO, GR-CO

**AREA:** 4.766 acres (207,606 sq. ft.)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends GO-CO (General Office -Conditional Overlay) and GR-CO (General Retail) district zoning with conditions. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. Staff also recommends that access to Caldwell Drive be prohibited as a condition of zoning. The applicant and neighborhood representatives have further agreed to prohibit certain uses (see below).

**ZONING AND PLATTING COMMISSION RECOMMENDATION:** 4/20/10: Staff recommendation with additional conditions:

- removal of Counseling Services as a prohibited use
- removal of prohibited access to Caldwell Drive as a condition of zoning
- limit access to 183 frontage and to the existing joint use access to the tract to the immediate South of the subject property

**DEPARTMENT COMMENTS:** Staff recommends the proposed prohibited uses under GR and GO zoning as offered by the applicant:

### **GR Prohibited Uses**

Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing (of any type)  
Bail Bond Services  
Commercial Off-Street Parking  
Communications Services  
Drop-Off Recycling Collection Facility  
Drive Trough Services  
Exterminating Services  
Indoor Entertainment  
Indoor Sports and Recreation  
Outdoor Sports and Recreation  
Pawn Shop Services  
Service Station  
Theater  
Counseling Services  
Group Home, Class I (General)  
(cont.)

### **GO Prohibited Uses**

Communications Services  
Counseling Services  
Group Home, Class I (General)  
Group Home, Class I (Limited)  
Group Home, Class II  
Guidance Services  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities

Group Home, Class I (Limited)  
Group Home, Class II  
Guidance Services  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Residential Treatment

**ISSUES:** The neighborhood representatives have requested an additional list of prohibited uses:

**GR Prohibited Uses**

Consumer Convenience Services	Day Care Services (General)
Financial Services	Day Care Services (Limited)
Food Preparation	Family Home
Funeral Services	Hospital Services (General)
Hotel-Motel	Hospital Services (Limited)
Off-site Accessory Parking	Residential Treatment
Outdoor Entertainment	Safety Services
Restaurant (General)	Urban Farm
Club or Lodge	
Community Recreation (Private)	
Community Recreation (Public)	
Congregate Living	
Day Care Services (Commercial)	

**GO Prohibited Uses**

Off-site Accessory Parking	Day Care Services (Commercial)
Restaurant (Limited)	Day Care Services (General)
Club or Lodge	Day Care Services (Limited)
Community Recreation (Private)	Family Home
Community Recreation (Public)	Hospital Services (General)
Congregate Living	Hospital Services (Limited)
Convalescent Services	Residential Treatment
	Safety Services
	Urban Farm

The neighborhood has also requested the following site development standards:

- restrict the property to a minimum building setback of 50ft from TxDOT right-of-way on US 183 as required under Williamson County regulations.
- maximum building height of 35 feet

Staff does not recommend the additional site development standards as requested by the neighborhood.

The neighborhood has also requested the applicant to construct an 8 ft. solid fence along the property lines adjoining the residential properties, and to limit the hours of operation in any business on the property to 7:00 AM and 10:00 PM. Staff has advised the parties to explore a private restrictive covenant to govern these issues.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Auto repair/Retail
<i>North</i>	SF-2/LO	Single Family/Office
<i>South</i>	SF-2/GR-CO	Single Family/Retail/Undeveloped
<i>East</i>	SF-2	Single Family
<i>West</i>	GR-CO/CS	Retail/Office/Hotel/Restaurant

**NEIGHBORHOOD PLAN:** N/A**TIA:** Waived**WATERSHED:** Lake Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Ash Creek Homes, Inc.

Acres West Homeowners Association

Homebuilders Association of Greater Austin

Bull Creek Foundation

Community Arboretum Park Master Condominium Association

Anderson Mill Neighborhood Association

Long Canyon Homeowners Association

2222 Coalition of Neighborhoods Association

Austin Parks Foundation

Long Canyon Phase II &amp; I Homeowners Association;

River Place Residential Community Association

**CASE HISTORIES**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
C14-2005-0043	SF-2 to GR	6/7/05: APVD STAFF ALT REC OF GR-CO W/CONDS (9-0)	7/28/05: APVD GR- CO (7-0); ALL 3 RDGS

**BASIS FOR RECOMMENDATION*****1. Zoning should allow for reasonable use of the property.***

The recommended zoning will locate retail zoning along a major transit corridor and serve the adjacent residential community.

***2. Zoning changes should promote a balance of intensities and densities.***

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

## EXISTING CONDITIONS

### **Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek Watershed, 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>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

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 this rezoning case. Please be aware that an approved rezoning status does not eliminate the 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 rim rock, 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.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

### **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 site plan or subdivision application.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

If the requested zoning is granted, it is recommended that access to Caldwell Drive be prohibited as a condition of zoning because of mostly single-family development along Caldwell Drive.

#### **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro</b>
US 183	400'	Varies	Freeway	No	No	No
Caldwell Drive	57'	21'	Local	No	No	No

### **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.

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

- No structure may be built within 25 feet of the property line zoned or used SF-5 or more restrictive.
  - 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.
  - 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.

**CITY COUNCIL DATE:** May 27, 2010

**ORDINANCE READINGS:** 1st

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**ACTION:**

2<sup>nd</sup>

3<sup>rd</sup>

**PHONE:** 974-7604

[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)



DATE: April 12, 2010

TO: Stephen Rye, Planning and Development Review Department

FROM: Cindy Barron

RE: Cathyville Zoning  
C14-2008-0224

Stephen,

Below is the list of **prohibited** uses we have proposed to Ron. In addition to his offering of prohibited uses shown in black, we have added prohibited uses shown in red. Consideration was given to uses that would limit hours of operation, prohibit the sale of alcohol, minimize traffic impact on each of the three neighborhoods, and minimize noise and air pollution to adjoining residential properties.

## GR

Automotive Rentals	Hospital Services (Limited)
Automotive Repair Services	Private Primary Educational Facilities
Automotive Sales	Private Secondary Educational Facilities
Automotive Washing (of any type)	Public Primary Educational Facilities
Bail Bond Services	Public Secondary Educational Facilities
Commercial Off-Street Parking	Religious Assembly
Communications Services	Residential Treatment
Consumer Convenience Services	Safety Services
Drop-Off Recycling Collection Facility	Custom Manufacturing
Exterminating Services	Urban Farm
Financial Services	
Food Preparation	
Funeral Services	
Hotel-Motel	
Indoor Entertainment	
Indoor Sports and Recreation	
Off-site Accessory Parking	
Outdoor Entertainment	
Outdoor Sports and Recreation	
Pawn Shop Services	
Restaurant (General)	
Service Station	
Theater	
Club or Lodge	
Community Recreation (Private)	
Community Recreation (Public)	
Congregate Living	
Counseling Services	
Day Care Services (Commercial)	
Day Care Services (General)	
Day Care Services (Limited)	
Family Home	
Group Home, Class I (General)	
Group Home, Class I (Limited)	
Group Home, Class II	
Guidance Services	
Hospital Services (General)	



## GO

Communications Services

Off-site Accessory Parking

Restaurant (Limited)

Club or Lodge

Community Recreation (Private)

Community Recreation (Public)

Congregate Living

Convalescent Services

Counseling Services

Day Care Services (Commercial)

Day Care Services (General)

Day Care Services (Limited)

Family Home

Group Home, Class I (General)

Group Home, Class I (Limited)

Group Home, Class II

Guidance Services

Hospital Services (General)

Hospital Services (Limited)

Private Primary Educational Facilities

Private Secondary Educational Facilities

Public Primary Educational Facilities

Public Secondary Educational Facilities

Religious Assembly

Residential Treatment

Safety Services

Urban Farm

In addition, we are requesting the following as conditions to be included in the zoning:

- Traffic generated by cumulative uses shall not exceed 2,000 trips per day.
- Drive-in services are prohibited as an accessory use to a commercial use.
- Access to Caldwell Drive is prohibited.
- An 8ft. permanent, solid fence is required to be constructed and maintained along property lines adjoining residential properties.
- Minimum building setback of 25ft. from residential properties.
- Minimum building setback of 50ft. from TxDOT ROW.
- Maximum building height of 35ft.
- Any permitted use will be limited to operational hours between 7:00 AM and 10:00 PM daily.

Have you been provided metes and bounds for the zoning district boundaries?

Vegetative screening behind the back building is still open for discussion. The Cottages at Lake Creek HOA would like to see a 25ft. vegetative, landscaped buffer be required at the back property line.

Material used for fencing is also open for discussion. Our preference, as you are quite aware, is for architecturally-complimentary, dual-faced, maintenance-free masonry. We will continue to work with Ron on this.

As you review the prohibited uses, keep in mind...we did accommodate Ron's request for medical, retail and restaurant uses. Also, the maximum building height of 35ft. would allow the 46ft. height he requested for sign display above the canopy of the trees that could be seen from US 183. It is our understanding that a parapet or false building front for signage is a design feature that falls under Subchapter E, requires earning points, and can extend up to 50% higher than the height of the building from grade to roof.

Give me a call if you have any questions or comments.

Thanks,

Cindy Barron

ACRES WEST HOMEOWNERS ASSOCIATION

258-2142

# Thrower Design

4608-A South Lamar Boulevard  
Austin, Texas 78745  
(512) 476-4456 • Fax (512) 476-4454

## MEMORANDUM

DATE: April 13, 2010  
TO: Cindy Barron  
FROM: Ron Thrower  
RE: Cathyville Rezoning

Cindy,

Thanks for your memo dated April 8, 2010. I've gone through the list that you are proposing and have the following comments:

When Acres West and myself worked through the list of prohibitive uses for the abutting "Broz" property, there was an agreed upon list of 34 prohibitive uses. Your list expands the list of prohibitive uses to 47 for the proposed front "GR" portion of the rezoning. I believe this is excessive, especially considering that the "Broz" property is closer to the neighborhood and a part of the Acres West subdivision. I can not agree to your expanded list and federal law will not allow for the prohibition of Religious Assembly.

Your expanded list of prohibited uses for the proposed rear "GO" portion of the rezoning adds in uses that are compatible with land use of the area. It's important that we look at land use from many perspectives and the expanded list of prohibitive uses can and do function in harmony with similarly situated properties. I can not agree to your expanded list and federal law will not allow for the prohibition of Religious Assembly.

Traffic generation – We are exploring the possibility of a restriction to be added as a Conditional Overlay to limit the amount of vehicle trips per day to 2,000 trips unless a Traffic Impact Analysis is provided in conjunction with a new site plan or change of use.

Drive-in services – We agree that drive-thru services as an accessory use should be prohibited on the property.

Caldwell Drive - The rezoning area does not have frontage on Caldwell Drive, nor will Caldwell Drive ever be extended so as to provide frontage to the rezoning area. There is an intervening

L A N D P L A N N E R S

property between the rezoning area and Caldwell drive. While my client is purchasing that intervening property it is residentially zoned and residentially deed restricted. We can not have a commercial driveway across the residential lot. Therefore, we can not agree to prohibit access to Caldwell Drive.

Eight foot fence – We can not agree to an 8' solid fence along the property lines adjoining residential properties. There is a huge amount of 6' privacy fences in the area that were adequate during the time the use of the rezoning area was an auto repair facility. Compatibility standards require screening between commercial and residential property coupled with a setback. The existing fencing and new 6' fencing where none may exist plus the existing vegetation within the setback area is double the amount required by code for a large portion of the perimeter of the property that abuts existing residential properties.

Twenty-five foot setback - The Compatibility standards require the 25' setback mentioned. Except that improvements can be placed within the setback where existing improvements are located today, provided that there is not any increase in non-compliance. In particular the area along the southern property line there are 2 vacant residential lots, one of which is to be purchased by my client. The existing buildings abutting those two lots are within the 25' setback. While we are not proposing any building improvements in that area and only have pavement in that area I do not want to preclude the option of adding in any maintenance sheds or the like which are typically shoved to the sides of properties just like residential homes have their sheds. There is not any other improvements within the 25' compatibility setback that has any impact on any existing single-family homes. I can not agree to this condition.

US 183 setback - I can not agree to the limitation of a building setback of 50' along US 183.

Maximum height of 35' – I can not agree to this as the compatibility standards should be the sole condition to govern the height on all commercial properties. I understand the Commercial Design Standards height limits, but can not agree with placing this height limit on the property. Design of buildings has become way too limited in Austin. Regulating design is a major issue for which Austin will suffer.

Hours of operation – We are looking into this matter and get back with you.

Metes and Bounds – Attached are the field notes you requested.

Should you have any questions, please contact me at my office.

Ron Thrower



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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission

Nov. 19, 2009, City Council

Atheine Morse

Name (please print)

3601 CALDWELL DRIVE AUSTIN 78750-2204

Address(es) affected by this application

Atheine Morse

October 13, 2009

Signature

Date

Time Telephone: (512) 258-2455

Comments: My objections are:

Safety: There are 96 homes w/ one ingress/egress! which is Caldwell Drive. Majority of people are retirees or widowed persons. Availability of emergency vehicles? Access would be greatly hindered w/ any added businesses w/ access to Caldwell Dr. The use for their entrance must be on Hwy 183.

Aesthetics: This neighborhood has been here for over 38 years & we have kept it clean & new. Excess businesses (other than office) will destroy this. There are many other issues to be considered but safety should not must be #1.

City of Austin

Planning & Development Review Department

Stephen Rye

Box 1088

Austin, TX 78767-8810

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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission

Nov. 19, 2009, City Council

BLECKER L MORSE, JR

Your Name (please print)

13601 CALDWELL DR AUSTIN TX 78758

Your address(es) affected by this application

B L Morse

Signature

Date

Daytime Telephone: 258-2455

Comments: (1) Plot map is wrong - doesn't show true outline of home. (2) Doesn't show true outline of street. (3) There are no homes in subdivision that have one in lot and out lot. (4) CS zoning by the city is a statement in not compatible with residential. (5) The passage of this would automatically devalue the property value of our home.

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

## 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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission

Nov. 19, 2009, City Council

HARRIS GORDON

Your Name (please print)

13604 Calverly Drive, Unit 50

Your address(es) affected by this application

[Signature]

Signature

10-15-09

Date

Daytime Telephone: 512-335-5537

Comments:

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

## 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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission

Nov. 19, 2009, City Council

Joe & Sandra Coffey  
Your Name (please print)

☐ I am in favor  
☒ I object

13609 CALDWELL DR, AUSTIN TX,

Your address(es) affected by this application

Joe M Coffey  
Signature

10-10-09  
Date

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

Comments: Needs entry ONE CURB CUT

Needs Privacy Fence

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810



## 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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission  
Apr. 29, 2010, City Council

LAURIE STEGEMUELLER

Your Name (please print)

13604 CALDWELL DR #41, AUSTIN TX 78750

Your address(es) affected by this application

Laurie Stegemueller

Signature

Date

Daytime Telephone: 512-680-3884

Comments:

I AM NOT AGAINST THE ZONING  
CHANGE BUT I AM AGAINST  
ANY DEVELOPMENT PLAN THAT  
HAS AN ENTRANCE OR EXIT  
LOCATED ON CALDWELL DR.

ANY ENTRANCE TO THE BUSINESS

SHOULD BE ON THE RESEARCH BLVD

FRONTAGE ROAD. AN ENTRANCE ON CALDWELL

WILL AFFECT THE RESIDENT'S QUALITY OF  
LIFE

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

WHO LIVE ON  
CALDWELL.

PLEASE, PLEASE DON'T  
ALLOW IT!!!



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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission  
Nov. 19, 2009, City Council

LOTTIE DITTRICH

☐ I am in favor  
☒ I object

13515 Caldwell Ave Austin TX 78750

Our address(es) affected by this application

Lottie D. Dittrich

10-13-09

Signature

Date

Daytime Telephone: 858 1476

Comments: Will be a distraction  
to our peaceful life and  
lower our property values

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

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission  
Nov. 19, 2009, City Council

BRECKEN L MORSE, JR

☐ I am in favor  
☒ I object

13601 CALDWELL DR Austin TX 78758

Your address(es) affected by this application

B. S. Morse Jr

10-13-09

Signature

Date

Daytime Telephone: 258-2455

Comments: (1) That map is wrong - doesn't show  
true outline of home - (2) Broom it shows  
true outline of street - (3) There are no  
home in subdivision that has an  
one in lot and out lot - (4) CS joining  
by the street and statement is not  
true (5) The passage of this would  
automatically devalue the property  
value of our home -

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

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission  
Nov. 19, 2009, City Council

FRED L. DITRICH

Your Name (please print)

☐ I am in favor  
☒ I object

13515 LACROCE DR Austin TX 78750

Your address(es) affected by this application

Fred Ditrach

Signature

10-13-09

Date

Daytime Telephone: 258 1476

Comments: Not comparable to

Neighborhood.

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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: C14-2008-0224

Contact: Stephen Rye, 512-974-7604

Public Hearing: Oct. 20, 2009, Zoning & Platting Commission  
Nov. 19, 2009, City Council

Catherine Morse

Your Name (please print)

☐ I am in favor  
☒ I object

13601 CHANDLER DRIVE Austin 78750-220

Your address(es) affected by this application

Catherine Morse

Signature

October 13, 2009

Date

Daytime Telephone: (512) 258-2455

Comments: My objections are:

1. Safety: There are 96 homes w/ one ingress/egress which is Chandler Drive. Majority of people are retirees or widowed persons. Availability of emergency vehicles access would be greatly hindered w/ any added businesses w/ access to Chandler Dr. The use for store entrance must all be on Hwy 183.

2. Aesthetics: This neighborhood has been here for over 38 years & we have kept it clean & new. Egress

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

destroy this - There are many other issues to be considered but safety should not must be #1.