

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0077 – Woodlawn 4

Z.A.P. DATE: August 3, 2010

ADDRESS: 4600 Manchaca Road

OWNER: Woodlawn Baptist Church
(Lane Northcut)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-3

TO: LO-MU-CO

AREA: 4.840 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 22, 2010, as provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 3, 2010: *APPROVED LO-MU-CO DISTRICT ZONING WITH CONDITIONS AS STAFF RECOMMENDED.*

[G. BOURGEOIS; S. BALDRIDGE – 2ND] (6-0) T. RABAGO - ABSENT

ISSUES:

Representatives of the Western Trails Neighborhood Association and the Southwood Neighborhood Association have provided letters of non-opposition for the proposed zoning change. Several comment forms in favor and in opposition to the Applicant's request have also been received. All correspondence is attached at the back of the Staff packet.

DEPARTMENT COMMENTS:

The subject property consists of a church, a single family residence on Manchaca Road owned by the church, and the rear portions of adjacent single family residence lots also owned by the church, and is zoned family residence (SF-3) district. Access is presently taken by way of Manchaca Road, Cimarron Trail and Cactus Lane. The property borders on single family residences within the Western Trails subdivision to the south and west (SF-3). There is an elementary school and City park to the north (SF-3), and office (LO; LO-CO) and single family residences to the east, across Manchaca Road (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested limited office – mixed use – conditional overlay (LO-MU-CO) in order to proceed with a church addition of an entryway, foyer and anteroom near the Cimarron Trail / Manchaca Road intersection. Additional driveways to the church site are not proposed. As requested by the Applicant, the MU and CO overlays limit development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000. Staff recommends the Applicant's request as the limited office base district is appropriate for a site that has access to an arterial and a collector street, and represents an incremental change to the existing zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Religious assembly; Single family residence
<i>North</i>	SF-3	Elementary school; Park
<i>South</i>	SF-3	Single family residences within the Western Trails subdivision
<i>East</i>	LO-CO;	Offices; Religious assembly; Single family residences
<i>West</i>	SF-3	Single family residences within the Western Trails subdivision

AREA STUDY: N/A

NTA: Is required – please refer to Attachment A

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 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
 950 – Southwood Neighborhood Association
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1108 – Perry Grid 644 1113 – Austin Parks Foundation
 1200 Super Duper Neighborhood Directors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Joslin Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0087 – 4611 Manchaca Road	SF-3 to LO	To Grant LO-CO with the CO for 35% building coverage; 60% impervious cover; 35' and 2 story height limit; FAR of 0.11 to 1; 300 trips per day; and prohibit college and university facilities, convalescent services, cultural services, hospital services (ltd), communication services, and medical offices greater than 5,000 square feet	Approved LO-CO as Commission 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).

RELATED CASES:

On June 14, 2010, the Board of Adjustment granted variances from the maximum compatibility height requirement of Section 25-2-1063 (C) (2) from three stories and 40 feet to 87 feet (to the peak of the spire only) and from the maximum compatibility height requirement of Section 25-2-1063 (C) (3) from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from property zoned "SF-5" or more restrictive to 48 feet (to ridge peak of sanctuary) (Case No. C15-2010-0051).

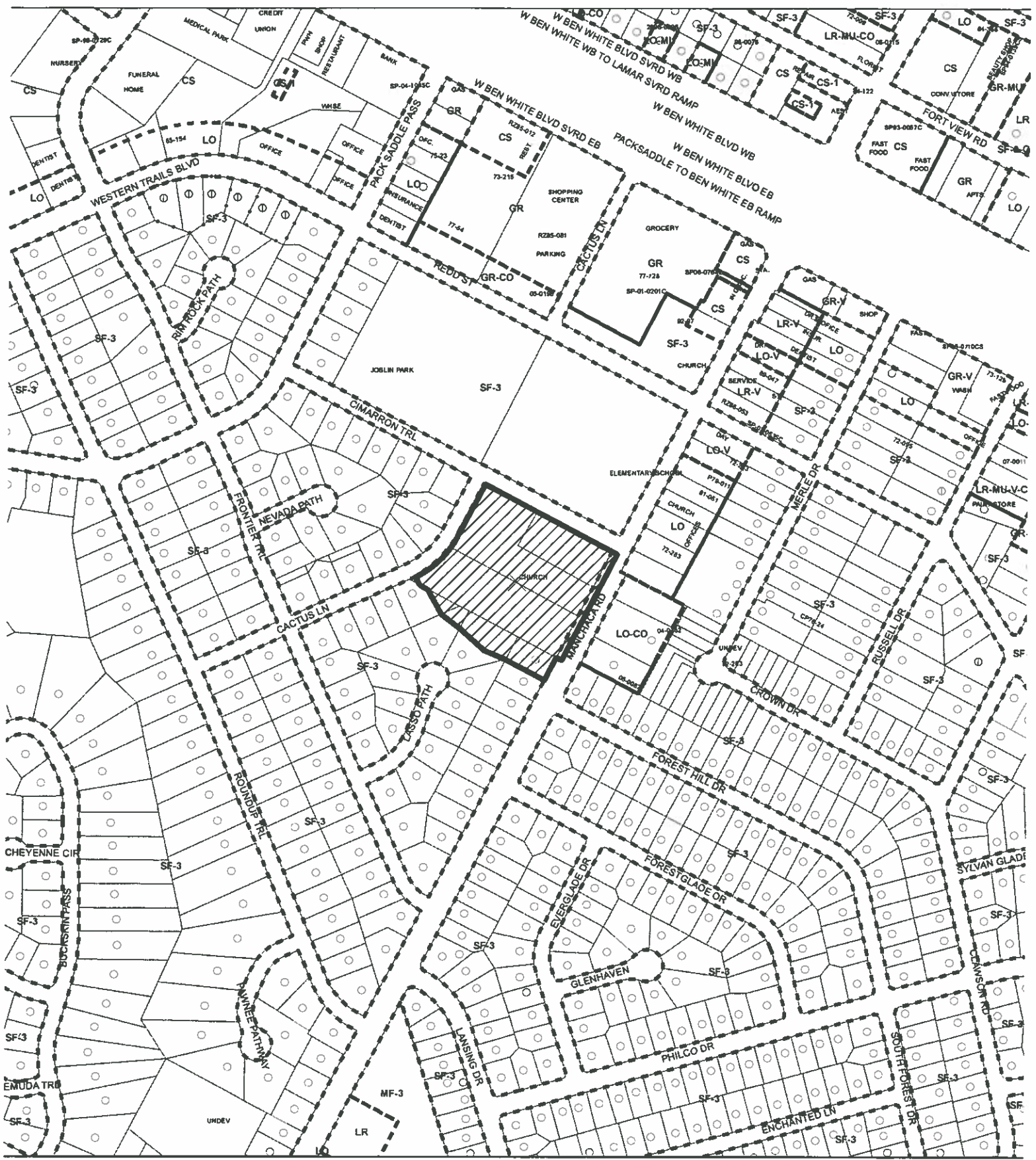
As shown in Exhibit B, the Applicant proposes to resubdivide the property to include the existing Woodlawn Baptist Church and portions of Lot 5, 13-16, 31-32 of Western Trails, Section 1 (C8-2010-0066.0A). Please refer to Exhibit B.

A previous rezoning case from SF-3 to GO-CO, as amended for 4600 Manchaca Road was not forwarded to the Zoning and Platting Commission or City Council and expired (C14-04-0093).

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Manchaca Road	77 feet	MAU 4	Arterial	Yes	3, 484, 103	Yes
Cimarron Trail	54 feet	27 feet	Local	No	No	No
Cactus Lane	50 feet	27 feet	Local	No	No	No

CITY COUNCIL DATE: August 26, 2010**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



ZONING

EXHIBIT A

ZONING CASE#: C14-2010-0077
 LOCATION: 4600 MANCHACA RD
 SUBJECT AREA: 4.840 ACRES
 GRID: F18-19 & G18-19
 MANAGER: WENDY RHOADES



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



50 0 50 100 150 Feet





MEMORANDUM

TO: Wendy Rhoades, Case Manager
CC: Members of the City Council

FROM: Shandrian Jarvis, Transportation Planner
DATE: June 22, 2010
SUBJECT: Neighborhood Traffic Analysis for Woodlawn Four Development Case # C14-2010-0077

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 4.84-acre tract is located in south Austin near the intersection of Manchaca Road and Cimarron Trail. The site is currently zoned Single Family-3 (SF-3) and the current land use is religious assembly. It is surrounded by primarily single family residences with some retail services and limited office units along Manchaca Road. Joslin Elementary and Joslin Park are located just north of the site across Cimarron Trail.

The zoning request is for limited office-mixed use with a conditional overlay (LO-MU-CO). In order to get a more accurate analysis of the impact of the site on Cactus Lane and Cimarron Trail, the neighborhood traffic analysis incorporates the entire site that could consist of approximately 210,830 square feet of office uses.

Roadways

Manchaca Road would provide access to the site from the east side of the property. It is classified as a major arterial in the Austin Metropolitan Area Transportation Plan (AMATP). The road is currently a four-lane undivided section and has a right-of-way width of approximately 77 feet. Manchaca Road is identified in the adopted Bicycle Plan and it is listed as a route in the Capital Metro transit system.

Cimarron Trail would provide access to the site from the north side of the property. It is classified as a local street since at least 50 percent of its frontage is zoned for SF-3 to SF-6 uses. Cimarron Trail has a right-of-way width of 54 feet and a pavement width of 27 feet. The street is not identified in the Bicycle Plan and it is not included as a route in the Capital Metro transit system.

Cactus Lane would provide access to the site from the west side of the property. It is also classified as a local street. Cactus Lane has a right-of-way width of 50 feet and a pavement width of 27 feet. The street is not identified in the Bicycle Plan and it is not included as a route in the Capital Metro transit system.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 210,830 square foot site could generate up to 7,587 vehicle trips per day. However, since the applicant has agreed to limit the site to less than 2,000 trips per day, an overall trip limit of 2,000 vpd is assumed to be generated by the site.

Table 1 represents a breakdown of existing traffic, proposed site traffic, estimated total traffic after development and percentage increase in traffic on the adjacent roadways.

Table 1.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic (%)	Overall Traffic	Percentage Increase in Traffic
Manchaca Road	26,225 ¹	1,000 (50%)	27,225	3.8%
Cimarron Trail	369 ²	600 (30%)	969	162.6%
Cactus Lane	129 ²	400 (20%)	529	310.1%

1. CAMPO. July 1, 2008

2. Source: GRAM Traffic Counting, Inc. June 8, 2010.

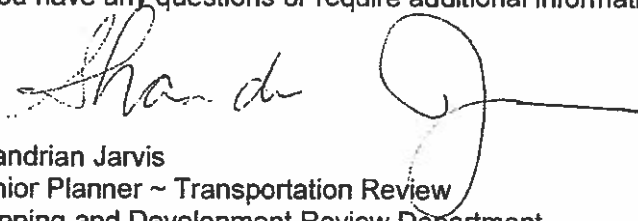
It is assumed that approximately 30 percent (600 vpd) of the site traffic would access the property from Cimarron Trail, and 20 percent (400 vpd) would access the site from Cactus Lane. Under this scenario, traffic on these two local streets would increase by approximately 263 percent and 410 percent, respectively.

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In the current configurations, both Cimarron Trail and Cactus Lane are expected to operate at acceptable levels with the increase in volumes.

Recommendations/Conclusions

1. In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning should be limited to less than 2,000 unadjusted vehicle trips per day. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
2. No additional right of way is needed at this time. However, additional right of way may be required at a later phase of development.
3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.

A handwritten signature in black ink, appearing to read "Shandrian", followed by a large, stylized flourish that extends to the right.

Shandrian Jarvis
Senior Planner ~ Transportation Review
Planning and Development Review Department

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 22, 2010, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject property is adjacent to a neighborhood that is largely single family.

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

Staff recommends the Applicant's request as the limited office base district is appropriate for a site that has access to an arterial and a collector street, and represents an incremental change to the existing zoning.

EXISTING CONDITIONS**Site Characteristics**

The subject property contains a church, parking area and a single family residence (the latter is located on Manchaca Road). There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *LO zoning district* is 70%, which is based on the more restrictive watershed 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.

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.

Transportation

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

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].

A Neighborhood Traffic Analysis is required and has been performed for this project by the Transportation Review staff [LDC, Sec. 25-6-114]. Results are provided Attachment A.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his 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.

Site Plan and Compatibility Standards

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 southwest property line, 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.

FYI - Site plan review and approval cannot be finalized until the lot(s) is/are legal by recorded plat or grandfathered by Land Status Determination (Section 25-1-61).

FYI – This site is located within the Westgate Neighborhood Planning Area. Please visit the following website for further information about this future neighborhood plan - <http://www.ci.austin.tx.us/planning/neighborhood/westgate.htm>

July 28, 2010

Regarding Case Number C14-2010-0077

The Western Trails Neighborhood Association (WTNA) has been involved in on going discussions with Woodlawn Baptist Church concerning their plans for changes to the church property and structures. The request for rezoning, as filed, seems to coincide with what has been discussed with representatives of the WTNA. Therefore, the WTNA Board has unanimously voted to not oppose the current petition for rezoning as filed by the Woodlawn Baptist Church.

Specifically, WTNA does not oppose granting limited office - mixed use - conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

As long as the agreements between Woodlawn Baptist Church and the WTNA board are being honored, we will not oppose the proposed rezoning to the Woodlawn Baptist Church property.

Leann Land
President
Western Trails Neighborhood Association

To: The City of Austin City Council and the Zoning and Platting Commission
From: The Western Trails Neighborhood Association
Date: June 17, 2010
RE: Rezoning application by Woodlawn Baptist Church

I am writing on behalf of the Western Trails Neighborhood Association (WTNA) regarding the pending application for rezoning submitted by Woodlawn Baptist Church. The church has made a concerted effort to solicit neighborhood input and include WTNA representatives in the rezoning process, including hosting an informational meeting to which the entire neighborhood was invited and subsequent smaller meetings with officers and other members of the WTNA. To my knowledge there is no significant opposition within the Western Trails neighborhood regarding the proposed Woodlawn rezoning. Further, we have been assured by Woodlawn that the neighborhood will continue to be updated on new developments in the rezoning process. As such, the WTNA is not opposed at this time to the proposed rezoning application submitted by Woodlawn Baptist Church.

Respectfully,
Bryan Hebert
Zoning Committee Chair
Western Trails Neighborhood Association

Rhoades, Wendy

From: Missy Bledsoe [missy.bledsoe@gmail.com]
Sent: Monday, July 19, 2010 8:22 AM
To: Rhoades, Wendy
Cc: sandy@heimsath.com; Dawn Leach; Angie Castilleja; Josh Maxwell; Joan Owens
Subject: Woodlawn Baptist

Hi Wendy,

On behalf of Southwood NA, I am writing to let you know that representatives from Woodlawn and Heimsath Architects attended our last general meeting on July 8th, 2010. At this time, there is no objection to their project as they described it.

We appreciate their time and effort in coming to our meeting.

Sincerely,
Missy Bledsoe
President, SNA

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Brenda Schmidt
Your Name (please print)

☒ I am in favor
☐ I object

9900 Willers Way Aus. TX 78748
Your address(es) affected by this application

Brenda Y Schmidt 7/31/10
Signature Date

Daytime Telephone: 825-8805

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

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

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

GLENN M. WILKINSON

Your Name (please print)

4502 PACKSADDLE PASS

Your address(es) affected by this application

Glenn M. Wilkin

Signature

7/29/2010
Date

Daytime Telephone: _____

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Planning Commission

Aug. 26, 2010, City Council

Paula Stewart

Your Name (please print)

4712 Roundup Trl Austin, TX 78745

Your address(es) affected by this application

Paula Stewart

Signature

8/1/2010

Date

Daytime Telephone: 512-664-9861

Comments: Exciting growth for the church with the expansion. Woodlawn has been a part of Western Trail neighborhood for many many years. I have lived at the above address 19 years and can't imagine Western Trail neighborhood without Woodlawn Baptist Church.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council**

Hugh Wilder

Your Name (please print)

4625 Philco Dr Austin TX 78745

Your address(es) affected by this application

July 31, 2010

Date

Signature

512-751-9149

Daytime Telephone:

Comments: Woodlawn Baptist Church's transparency with

neighbors concerning this project is admirable. They followed through on promises and went the extra mile to assure this project will enhance the value of the neighborhood.

I am impressed with the missions and ministries of Woodlawn- helping those in need and at-risk youth.

If allowed this enhancement, I predict Woodlawn will become an even more valuable neighbor- a real gem in South Austin.

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: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Landis L. Haven

Your Name (please print)

Wendy Rhoades, 512-974-7719

Your address(es) affected by this application

4400 Manchaca Rd. Austin 78745

Signature

Date

Daytime Telephone: *(512) 291-1840*

Comments:

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P. O. Box 1088
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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.

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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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Cynthia A. Haven
Your Name (please print)

☒ I am in favor
☐ I object

Wendy Rhoades, 4000 N. Lamar Blvd., Austin 78745
Your address(es) affected by this application

Cynthia A. Haven *07-28-2010*
Signature Date

Daytime Telephone: *(512) 291-1840*

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

DAVID F HARLOW
Your Name (please print)

4538 PACKSADDLE PASS

Your address(es) affected by this application

David F. Harlow

Signature

Date

Daytime Telephone: 512 441-1116

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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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Jack & Janet Burton

Your Name (please print)

5006 Buckskin Pass

Your address(es) affected by this application

Janet Burton 7/26/10

Signature

Date

Daytime Telephone: 512-447-5250

Comments:

We strongly support
this action because we
believe a strong, growing
church benefits society
and enhances property
values

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Diane Quinones

Your Name (please print)

4703 Round Up Trail

Your address(es) affected by this application

Diane Quinones

7-27-2010

Signature

Date

Daytime Telephone: 512. 447. 5435

Comments:

I have lived in my home in the Western Trail neighborhood for more than 30 years. I totally support the church's plans. I think the plans will be an asset for our neighborhood.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Mary Molloy

Your Name (please print)

2614 Chockaw Trail

Your address(es) affected by this application

Mary Molloy

Signature

Date

Daytime Telephone: 750 8035

Comments:

☒ I am in favor
☐ I object

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Cliff Jackson

Your Name (please print)

2614 Creston Rd

Your address(es) affected by this application

8-3-10

Date

Signature

Daytime Telephone: 512-376-4231

Comments:

☒ I am in favor
☐ I object

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

City of Austin

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Wendy Rhoades

P. O. Box 1088

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

George and Delonn Bowie
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Clorget Bowie 07.29.10
Signature Date

Daytime Telephone: 512.291.5924

Comments:

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

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Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Tom Hancock

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Wendy W. Rhoades

7-27-2010

Date

Signature

Daytime Telephone: 512-773-2015

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

Rhoades, Wendy

From: HELEN ROCKENBAUGH [mailto:helen.rockenbaugh@cityofcolumbiacolorado.com]
Sent: Friday, May 28, 2010 9:43 PM
To: Rhoades, Wendy
Cc: missy bledsoe; southwoodneighbors@yahogroups.com
Subject: Woodlawn Baptist Church

RE request for Zoning from SF3 to LO-CO. I would oppose this on the grounds that the church has to follow the same rules as I do when I build, add or get permits in the City. When the church pays taxes (like I do) I would consider a variance. Until then my opinion is "No."

Helen Rockenbaugh

6/1/2010

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

MATT SCHILLER

Your Name (please print)

2101 Cimarron Terrace

Your address(es) affected by this application

Matt Schiller

Signature

07-26-2010

Date

Daytime Telephone: 512-845-8813

Comments:

I object to any zoning changes for this property. Church can use existing properties and zoning to accomplish upgrades to facilities.

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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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

STEPYL BEHNE

Your Name (please print)

2103 Cimarron Trail

Your address(es) affected by this application

Stepyl Behne

Signature

7-27-10

Date

Daytime Telephone: 512

Comments:

I object to zoning change L.O.M.U.C.O.

I want the zoning to remain at SF3

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Carly Roebuck-Wiggins
Your Name (please print)

☐ I am in favor
☒ I object

2105 Cimarron Trail Austin 78743

Your address(es) affected by this application

Carly Roebuck-Wiggins
Signature

7-26-10
Date

Daytime Telephone: _____

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Jason Knoblach
Your Name (please print)

☐ I am in favor
☒ I object

2107 Cimarron Trail Austin 78743

Your address(es) affected by this application

Jason Knoblach
Signature

7/25/10
Date

Daytime Telephone: 512 633 4309

Comments: No zoning changes please!

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

VERA NEWATNY
Your Name (please print)



2109 CIMARRON TRAIL AUSTIN, TX 78745
Your address(es) affected by this application

Vera Newatny 7-26-10
Signature Date

Daytime Telephone: 442-4841

Comments: I am opposed to the re-
zoning of the area I live in.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

LEROY & FRIEDA ANDERSON
Your Name (please print)



4502 CACTUS LN.

Your address(es) affected by this application

Frieda Anderson 7-26-2010
Signature Date

Daytime Telephone: (512) 444-3386

Comments:

We are opposed to changing the zoning
of 4600 Manchaca Road from
SF-3 to LOMU-CO.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

BETH SMALLWOOD

Your Name (please print)

4504 CACTUS LANE, AUSTIN 78745

Your address(es) affected by this application

Beth Smallwood

Signature

Daytime Telephone: 512-445-5060

Date

JUL 26, 10

Comments: I am opposed to any zoning change. My house is directly behind the church and it is driveway access to Cactus. Any zoning change would impact me and my quality of life. This property was belonged to my family since 1974 and it is my hope to live here for the rest of my life. Neighbors on Belmont with the church on July 9th and were told the property would only be used as a church or as single families. If that is true, there is no need for "MV" zoning.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Robert Leeman Harla

Your Name (please print)

4600 Cactus Ln Austin TX 78745

Your address(es) affected by this application

Rob Harla

Signature

Date

Daytime Telephone: 817-980-3233

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

JOANN & JOE L. RAY

Your Name (please print)

4602 CACTUS LANE
AUSTIN, 78745

Your address(es) affected by this application

Joann Ray (Jo L Ray)

Signature

Date

07-25-10

Daytime Telephone: 512 444-8008

Comments:

WE OBJECT TO THE
PROPOSED ZONING CHANGE
FROM SF3 TO LO-MU-CO

WE OBJECT TO ANY AND ALL
ZONING CHANGES.

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

HARON DORITY

Name (please print)

607 CACTUS LANE, 78745

address(es) affected by this application

Haron DORITY

Signature

Date

me Telephone: 512 ~~444-8008~~ 326-3023

nents:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Sati Varin & Noah Edelstein

Your Name (please print)

4108 Cactus Lane, Austin, TX 78746

Your address(es) affected by this application

W. Varin, W. Edelstein 7-26-2010

Signature

Date

Daytime Telephone: 512-944-8334

Comments: We are against both the LO & the MU zoning changes for Woodlawn Church. We are a residential neighborhood and want to preserve it that way. LO-CO & LO-MU-CO would only encourage future non-residential development. Since the church is trying to build a large steeple to advertise itself (unnecessary, they have adequate signage) and also wants to build a new auditorium, we can only assume they wish to increase their growth, which is incompatible with the neighborhood. If you use this form to comment, it may be returned to: 4108 Cactus Lane, Austin, TX 78746. That is already negatively impacted by the church traffic, parking and lack of adequate drainage.

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

ATTN: To the Zoning Commission

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

NOE + Aurora Diaz

Your Name (please print)

4600 Nevada Path

Your address(es) affected by this application

NOE + Aurora Diaz 7-28-10

Signature

Date

Daytime Telephone: 512-442-7959

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: C14-2010-0077
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

William Conn

Your Name (please print)

4602 Nevada Path

Your address(es) affected by this application

William Conn

Signature

Daytime Telephone: 512 442-8609

Date

7-24-10

☐ I am in favor
☒ I object

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: C14-2010-0077
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Hector R. Rubio

Your Name (please print)

4603 Nevada Path

Your address(es) affected by this application

Hector Rubio

Signature

Daytime Telephone: 512-228-7006

Date

07-26-10

☐ I am in favor
☒ I object

Comments:

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

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Bonnie Gibson

Your Name (please print)

Hilbert Nevada Yeth

Your address(es) affected by this application

Bonnie Gibson

Signature

Date

Daytime Telephone: 512.443.5375

Comments:

☐ I am in favor
☒ I object

7-26-10

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Robert N. Ashmore

Your Name (please print)

4605 Nevada Path

Your address(es) affected by this application

Austin TX 78745 Robert Ashmore

Signature

Date

Daytime Telephone: 512-707-1125

Comments:

☐ I am in favor
☒ I object

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Planning & Development Review Department

Wendy Rhoades

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Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

VERA ECKARDT

Your Name (please print)

4523 FRONTIER TR.

Your address(es) affected by this application

Vera Eckardt

Signature

Daytime Telephone: 442-4762

Comments: _____

☐ I am in favor
☒ I object

7/24/10

Date

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

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Numero de caso : C14-2010-0077

Persona designada : Wendy Rhoades, 512-974-7719

Audiencia Publica : Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Carole Barasch

Su nombre (en letra de molde)

4601 Fentich Trail

Su domicilio(s) afectado(s) por esta solicitud

Carole Barasch

Firma

Daytime Telephone: 512-440-1995

Comments: I object to the
change from SF 3 to LO-MU
CO

☐ I am in favor
☒ I object

7-26-10

Fecha

Si usted usa esta forma para proveer comentarios, puede retornarlos a:

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

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Case Number: C14-2010-0077
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Alejandro Villalobos Caudenas
Your Name (please print)

☐ I am in favor
☒ I object

4602 Frontier Trl. Austin TX 78745
Your address(es) affected by this application

[Signature] 7/26/10
Signature Date

Daytime Telephone: 512 922-5594

Comments: No more change

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: C14-2010-0077
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

James L Smith
Your Name (please print)

☐ I am in favor
☒ I object

4701 Frontier Trail Austin TX 78745
Your address(es) affected by this application

James L Smith 7-26-10
Signature Date

Daytime Telephone: 512 442-2959

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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

David S. Gruell

Your Name (please print)

☐ I am in favor
☒ I object

4704 Frontier Trail

Your address(es) affected by this application

David S. Gruell

Signature

7/24/2010
Date

Daytime Telephone: 512-632-8396

Comments:

The mixed use designation will allow retail/commercial applications that will critically affect residential life in my neighborhood. The church's activities already disrupt the lives of residents within 500 ft of their property.

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

City of Austin

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Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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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

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

William Waller
Your Name (please print)

4605 CACTUS AUSTIN, TX

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-496-7451

Comments:

Please do not grant this zoning request. Residential property taxpayers must be respected. Our taxes are very high. If you grant this zoning variance, please request a compromise from the church requiring heavy church street traffic be diverted away from residential roads such as CAPS. Make the church give up something if they get this variance. Please respect

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Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

property owners
in Western TRAILS
affected by the church's
traffic patterns

Thanks,

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Planning Commission
Aug. 26, 2010, City Council

David Markaverich

Your Name (please print)

4604 Lasso Path

Your address(es) affected by this application

[Signature]

Signature

7-28-10

Date

Daytime Telephone: 512-466-1872

Comments: I object to the church taking away land from the current residential lots to add to their parking lot. I believe there needs to be a buffer b/w the residential back yards and the parking lot. Plus, I do not agree that they are demolishing a house on Manchaca to accomplish this expansion. This is a residential neighborhood; when it's all going to stop. I feel these changes would potentially devalue my property.

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P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Lauren Markaverich
Your Name (please print)

4604 Lasso Path Austin, TX 78745
Your address(es) affected by this application

Lauren Markaverich
Signature

Date

Daytime Telephone: 512-466-1200

Comments: I object to taking land away from our cul-de-sac. If we open it up to change now, more could change later to take more away. The Church has plenty of room for your changes.

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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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Christina Kopp
Your Name (please print)

☐ I am in favor
☒ I object

4818 Roundup Trail Austin TX 78745

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-551-3625

08/02/10

Comments:

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

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Wendy Rhoades
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Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Ernest Salaz
Your Name (please print)

☐ I am in favor
☒ I object

4811 ROUNDUP TRAIL

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-917-2429

8-2-10

Comments: NO ZONING CHANGE

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

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

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Numero de caso : C14-2010-0077

Persona designada : Wendy Rhoades, 512-974-7719

Audiencia Publica : Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Griselda Juarez

Su nombre (en letra de molde)

4717 Frontier Trl. Austin, TX, 78745

Su domicilio(s) afectado(s) por esta solicitud

Griselda Juarez

Firma

7/27/10

Fecha

Daytime Telephone: 512-844-1852

Comments: I Am against any

zoning change

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso : C14-2010-0077

Persona designada : Wendy Rhoades, 512-974-7719

Audiencia Publica : Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Griselda Juarez

Su nombre (en letra de molde)

4800 Manchaca Rd, Austin, TX, 78745

Su domicilio(s) afectado(s) por esta solicitud

Griselda Juarez

Firma

7/27/10

Fecha

Daytime Telephone: 512-844-1852

Comments: I Am against any

zoning change

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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

ANN M WILLIAMS
Your Name (please print) AUGUSTIN 78745
4722 FRONTIER TRL

☐ I am in favor
☒ I object

Your address(es) affected by this application

8-2-10

707-7544

Date

Ann M. Williams

Signature

Daytime Telephone: 707-7544

Comments: OBJECT to COMMISSION
ZONING

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Willy Singleton

Your Name (please print)

4500 WERLE DR. Austin 78745

Your address(es) affected by this application

Willy Singleton

Signature

Daytime Telephone: 632-0173

Date

7/31/10

Comments: NO TO A ZONING CHANGE

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

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Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Dorothy Schuetzberg

Your Name (please print)

4520 merle Dr

Your address(es) affected by this application

Dorothy Schuetzberg 7-31-10

Signature

Date

Daytime Telephone: _____

Comments: I have been in this house
since 1955 - do not want a
zoning change.

(owner)

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

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Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Sohn Ballard

Your Name (please print)

4507 MERLE DR
AUSTIN TX 78745

Your address(es) affected by this application

John Ballard

Signature

Date

Daytime Telephone: 743-4609

Comments: Lived here several
years - no zoning change

(owner)

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

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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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission
Aug. 26, 2010, City Council

Holly Gordon

Your Name (please print)

4505 merle Dr

Your address(es) affected by this application

Holly Gordon

Signature

7-31-10

Date

Daytime Telephone: 507-0912

Comments: LIVED here 15 years -

NO TO zoning change.

(I AM LISTED ON THE TRAVIS
CENTRAL APPRAISAL DISTRICT
AS OWNER OF THIS PROPERTY.)

(owner)

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

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Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

August 3, 2010
Regarding Case Number: C14-2010-0077

To: Members of the zoning and Platting Commission

My husband and I are opposed to the proposed zoning change of property at 4600 Manchaca Road from SF3 to LO-MU-CO. We have lived at 4602 Cactus Lane for 32 years. There is one Cimarron Trail and four Cactus Lane properties that are directly across the street from the church and their parking lot, and our property is one of these. Of all the neighborhood properties our homes would be the most impacted by a commercial office and mixed retail use zoning. One home is directly across from the driveway which is highly used by the church and cut through traffic at all hours day and night. After I got my first LO-CO zoning notice from the City I was extremely angry and hurt that my neighbors and I knew nothing about this case. I met one of the church representatives at this meeting and he invited the Cactus Lane home owners to a meeting at church. With most questions or comments we were told they would get back with us or we could check on various issues ourselves. AT that time we asked if they would close the driveway on Cactus Lane since they have two others, do landscaping to prevent dirt runoff when it rains where there is little or no vegetation. We have heard nothing from them and have not seen anything in writing.

I attended the original meeting between the church and our neighbors. At that time we were only told that they wanted to remodel the church and change the steeple height. I did not have a problem with that, but I was uneasy due to their request five years ago. I specifically asked the church representatives to keep me informed since I live on Cactus Lane, and that our street and Cimarron Trail is highly impacted already with noise, traffic, speeders, day care centers, an elementary school, several churches and much commercial retail use within a few blocks. I told them that my neighbors around us were very interested and wanted to be kept informed. After the meeting I told our WTNA president to please let me know if she should hear from the church and she agreed to do so and I told her I would do the same. That same night I asked if she would schedule an association meeting and she said she would wait till she heard from the church. Property owners on Cactus Lane, Cimarron Trail and Nevada Path who are within the 500 foot area were never contacted by the church or the WTNA president.

We found out recently that the WTNA president, a chair person, a few people living on or near Lasso Path, a few people who happened to hear about it, church members and the church have been having meetings kept secret from us homeowners. Our section has never been invited to meetings together with others. We also learned that our WTNA representatives and the church met with the Southwood association. Again we were not informed.

Correspondence was sent to the city and the church by our WTNA president and a chair person stating that the Western Trails Neighborhood Association has been involved in ongoing discussions and that WTNA does not oppose the LO-MU-CO zoning. "This simply is not true." Our association has been dormant for a while and the officers never called a meeting and association members never were allowed a vote on the proposed changes. These few people do not represent the neighbors who never got a chance from the beginning to voice their opinions. To this day we have not been invited to their meetings.

When I received the first LO-CO zoning notice from the city I called the WTNA president and told her we needed to have a meeting and she stated that the WTNA officers had been working very hard, had been meeting and in correspondence with city and church and they had already made decisions and agreements. I told her that I was angry and she should have contacted me from the beginning and she knew that I wanted to be included. All negotiations were done in secret meetings with no votes or input from our uninformed group which is a large group in the 500 foot area.

Page 2 of 2
August 3, 2010

Regarding Case Number: C14-2010-0077

To: Members of the Zoning and Platting Commission

The WTNA officers and the Lasso Path residents are only concerned about the rent houses. They are afraid that if the church does not get the zoning passed they will tear down the houses. I do not think that would happen unless they plan on selling it to a large developer. They would have too much of a monetary loss. I have not seen anything in writing that they will keep the houses and sell them as residential homes only. The only written covenant between the WTNA officers and the church is about renters, cats and dogs. There are three rent houses on our street one of which the church owns so I do know what it is like to be close to rental property. I would not mind if the church did away with the house across the street from me as long as it was a parking lot and it had about 25 feet of green landscaping between the street and parking lot. I would not want a holding pond as was proposed 5 years ago. Almost anything would be better than mixed retail zoning.

The city had sent two notices of LO-CO, then 10 days ago they sent for the first time one that had a LO-MU-CO. Never once did the city or church ever mention the MU portion. That was kept a big secret and "the chosen few" did not even know about MU till then. Again they worked it out with the church without the opinions of our neighborhood section.

I am told that the city is sticking MU into all LO zonings now. Who is to say that if the church gets this zoning, then one day the city sticks in PU or Pay-O, and all of a sudden it is not the church asking for anything, they just get a gift from the city. Once zoning is changed from residential to commercial it will not be back.

From the city—

I obtained a list of home owners within the 500 foot group and found that several home owners that have owned the property and been paying taxes— some for 15 years or more are not on the list, but lots of renters are listed as home owners. At one address it shows the home owner and renter at the same address, but the renter said that the owner has never lived at that address while he has been renting. One home owner was angry and got on her computer and showed me that she is listed on the Travis County Central Tax Dept. She looked at the list and could not find her name. Three other of her neighbors were not on the list. There were lots of duplicates. All these addresses were within the 500 foot area. I hope when the city is checking for correct home owners they will use a true list and not the one they gave me.

I will close with saying all of this with the church, city and, the WTNA president has been very unethical, and I will use a legal term— with OBFUSCATION (to HIDE INFORMATION, to confuse, TO BEWILDER THE MIND, to make obscure.)

I hope you will consider the facts of this case and make a just decision .

I know that most long letters are not read nor appreciated, but I hope you see the unfairness. Thank you for your time and your consideration.

Joann Ray

Joann Ray
(512) 444-8008
4602 Cactus Lane
Austin, TX 78745

PS. The traffic study was done June 8, 2010 - School was out Tue is the slowest day used would have been a more fair day since it is between Tuesday and Sunday. The least busy & busiest we have double that traffic during

**August 2, 2010
Regarding Case Number C14-2010-0077**

To: Members of the Zoning and Planning Commission, City of Austin, Texas

My wife and I, living in the Western Trails neighborhood, are opposed to the proposed zoning change of the property located at 4600 Manchaca Road from SF-3 to LO-MU-CO.

We are not opposed to the improvements Woodlawn Baptist Church intends to make to their existing campus. We have lived directly across the street from Woodlawn Baptist Church for the past 46 years and there has not been any conflict or disagreements with them for all of these years.

Our concern is once the zoning is changed from SF-3, zoning changes in the future will become easier to change. In the future, new members on the Zoning Commission or new members of the City Council may interpret the new zoning in a different manner. We just want to keep this area zoned as single family residences.

Late last week I was given a copy of a letter the Western Trails Neighborhood Association apparently sent to the Zoning Commission which stated that they did not oppose the rezoning of the Woodlawn Baptist Church property. Please note that in the letter it states that the Western Trails Neighborhood Association Board voted unanimously not to oppose the rezoning. It does not say that the Western Trails Neighborhood Association voted not to oppose the rezoning.

Thanks for the opportunity to express our concerns.


**Leroy Anderson
4502 Cactus Lane
Austin, Texas 78745
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August 2, 2010 Case numbers C14-2010-0077 and SP-2010-0158C

I propose that the Woodlawn Baptist Church be granted a variance instead of rezoning, to which I am opposed because I do not trust that the agreements and the conditions will be honored in the future. Behavior of the neighborhood officers and zoning committee (WTNA), representatives of the Woodlawn Baptist Church, and the Austin Zoning and Platting Commission/Planning Commission and other city agencies do not instill trust in me because:.

1) WTNA officers and zoning committee have met with and entered into a covenant with the Woodlawn Baptist Church with neither input from nor endorsement by most of the homeowners within 200 feet of the Church.

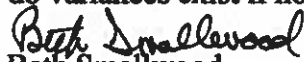
2) At a July 9th meeting between the Woodlawn Baptist Church and the homeowners on Cactus Lane, the homeowners asked that the Church close the driveway onto Cactus, erect a privacy fence, and do landscaping to retard erosion into our gutters and street. No mention of these items has been in any agreement.

3) We were told at that meeting that the Church would have to sell their rental properties on Cactus Lane, Lasso Path, and Manchaca in order to fund the building and that the houses would be sold off slowly over the next three years, yet they plan to start building in October.

4) We were told that the only reason the Church was seeking LO-CO zoning was the City of Austin would not let them enlarge their sanctuary or enclose their breezeway unless the zoning was changed or some of the houses were torn down because of the problem of impervious cover. No mention was made by any of the parties of a rezoning application of anything but LO-CO until a letter was received from the City of Austin on July 24th announcing the filing of application for administrative approval of a site plan for zoning LO-MU-CO. The Church bulletin of August 1st mentions a zoning of LO-lite office only.

5) The traffic analysis done by GRAM Traffic Counting, Inc. on June 8th was done on a Tuesday, the slowest traffic day of the week.

My house is directly behind the Church and across from the driveway onto Cactus so this decision directly impacts me. Texas, especially Austin, has always had a reputation of protecting its homeowners. Are the rights of the homeowners no longer important? Why do variances exist if not to be used in this situation?


Beth Smallwood
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