

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0070 – Bergstrom Duplex Rezoning **Z.A.P. DATE:** August 2, 2011

ADDRESS: 2508 Mitchell Lane

OWNER: Cara Griswold

AGENT: Land Answers, Inc.
(Jim Wittliff)

ZONING FROM: DR; SF-2

TO: SF-3-CO

AREA: 2.27 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits development of Lot 27 to one duplex residential use and all SF-2 district uses, and Lot 26 to one (1) two-family residence use and all SF-2 district uses.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 2, 2011: *TO GRANT SF-3-CO DISTRICT ZONING AS STAFF RECOMMENDED [G. BOURGEOIS; G. ROJAS – 2ND] (5-1; B. BAKER – NAY) C. BANKS – ABSENT*

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject two lots are located on the cul-de-sac of Mitchell Lane is developed with one duplex and a garage that straddles the common lot line. Lot 27, the western lot that contains the duplex is zoned development reserve (DR) district and Lot 26, the eastern lot is zoned single family residence standard lot (SF-2) district. There is a single family residence on a large tract to the north (DR), single family residences to the east and south (SF-2), and single family residences to the west within the Bauerle Ranch subdivision (SF-2-CO).

The Applicant has requested a zoning change to the family residence – conditional overlay (SF-3-CO) district in order to bring the existing duplex on Lot 27 which was brought to the property in January 1997 (prior to annexation) into conformance with the Code, and would also allow all permitted SF-2 uses. Lot 26 is proposed to allow for the development of one (1) two-family residence use on Lot 26, and would also allow for all permitted SF-2 uses. A two-family residence use allows for a single family residence in addition to an unconnected second dwelling unit that may not exceed a gross floor area of 850 square feet (or 550 square feet on a second story), and is limited to 30 feet and two stories in height (LDC Section 25-2-774). Duplex residential use would be prohibited on Lot 26. The Applicant also intends to prepare an amended plat to relocate the common property line so that the existing garage serving the duplex would be entirely situated on Lot 27.

Staff recommends the Applicant’s request as SF-3-CO zoning brings a non-conforming use into compliance with the Zoning Code (Lot 27) and a two-family residence on Lot 26 is compatible with the existing single family residences and represents an incremental change over what the current zoning allows.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR; SF-2	One duplex
<i>North</i>	DR	One single family residence
<i>South</i>	DR; SF-2-CO	Undeveloped; Single family residences
<i>East</i>	SF-2	Single family residence
<i>West</i>	SF-2-CO	Single family residence within the Bauerle Ranch subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 742 – Austin Independent School District
- 786 – Home Builders Association of Greater Austin
- 943 – Save Our Springs Alliance
- 1037 – Homeless Neighborhood Association
- 1075 – League of Bicycling Voters
- 1113 – Austin Parks Foundation
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1214 – Bauerle Ranch Homeowners Association
- 1224 – Austin Monorail Project
- 1228 – Sierra Club, Austin Regional Group

SCHOOLS:

- Kocurek Elementary School
- Bailey Middle School
- Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0171 – Page Rezoning – 10318 Old Manchaca Road	SF-2 to SF-3-CO	To Deny SF-3-CO	Approved SF-3-CO (2-13-03).
C14-01-0122 – Hidden Forest – 2507 Mitchell Lane	DR to SF-2	To Grant SF-2-CO with the CO for a minimum one acre lot size	Approved SF-2-CO (10-25-01).

C14-99-2059 – Bauerle Development – 2700-3300 Squirrel Hollow	I-RR to SF-2	To Grant RR for Tract 1 and SF-2 for Tract 2 with conditions of the TIA	Approved RR-CO for Tract 1 and SF-2-CO for Tract 2 with the CO for the conditions of the TIA and restricting access to Squirrel Hollow to emergency access (2- 1-01).
---	--------------	--	---

RELATED CASES:

The rezoning area is platted as Lots 26 and 27 of Ford Oaks Annex, a subdivision recorded on June 1954 (C8-54-020). Please refer to Exhibit B.

Lot 26 was annexed on November 15, 1984. Lot 27 was annexed on December 31, 1997.

ABUTTING STREETS:

Name	ROW	Pavement	Class
Mitchell Lane	50 feet	18 feet	Local Street
Wommack Road	Varies	20 feet	Local Street
Riddle Road	Varies	24 feet	Collector Street, 2,987 vpd

- Riddle Road is classified in the Bicycle Plan as Bike Route No. 25.
- Capital Metro bus service (Routes No. 3 and No. 10) is available along Slaughter Lane.
- There are no existing sidewalks along Mitchell Lane, Riddle Road and Wommack Road.

CITY COUNCIL DATE: August 25, 2011

ACTION:

ORDINANCE READINGS: 1st

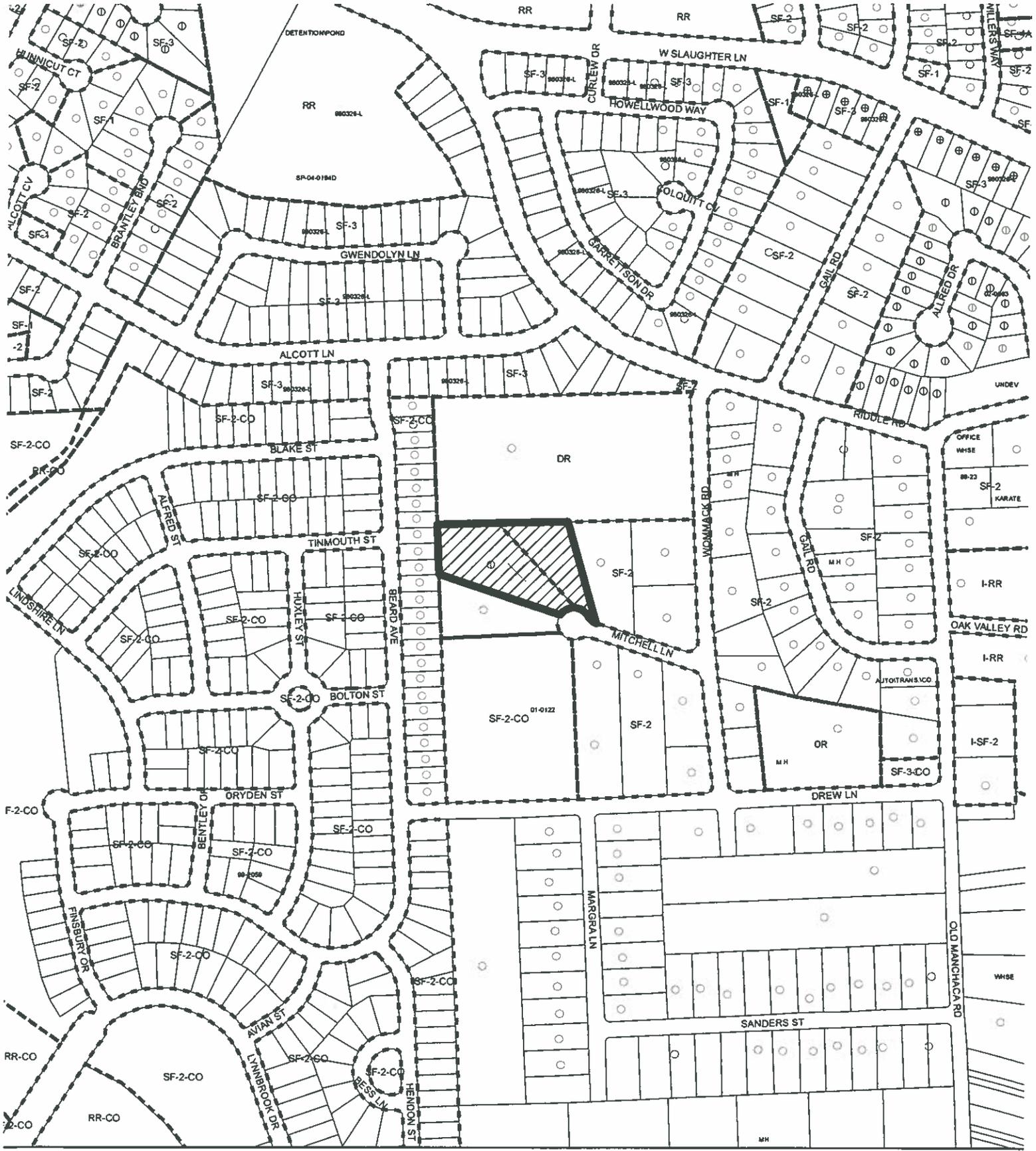
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



ZONING

Exhibit A

ZONING CASE#: C14-2011-0070
 LOCATION: 2508 MITCHELL LN
 SUBJECT AREA: 2.270 AC.
 GRID: D14
 MANAGER: WENDY RHOADES



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 500'

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.



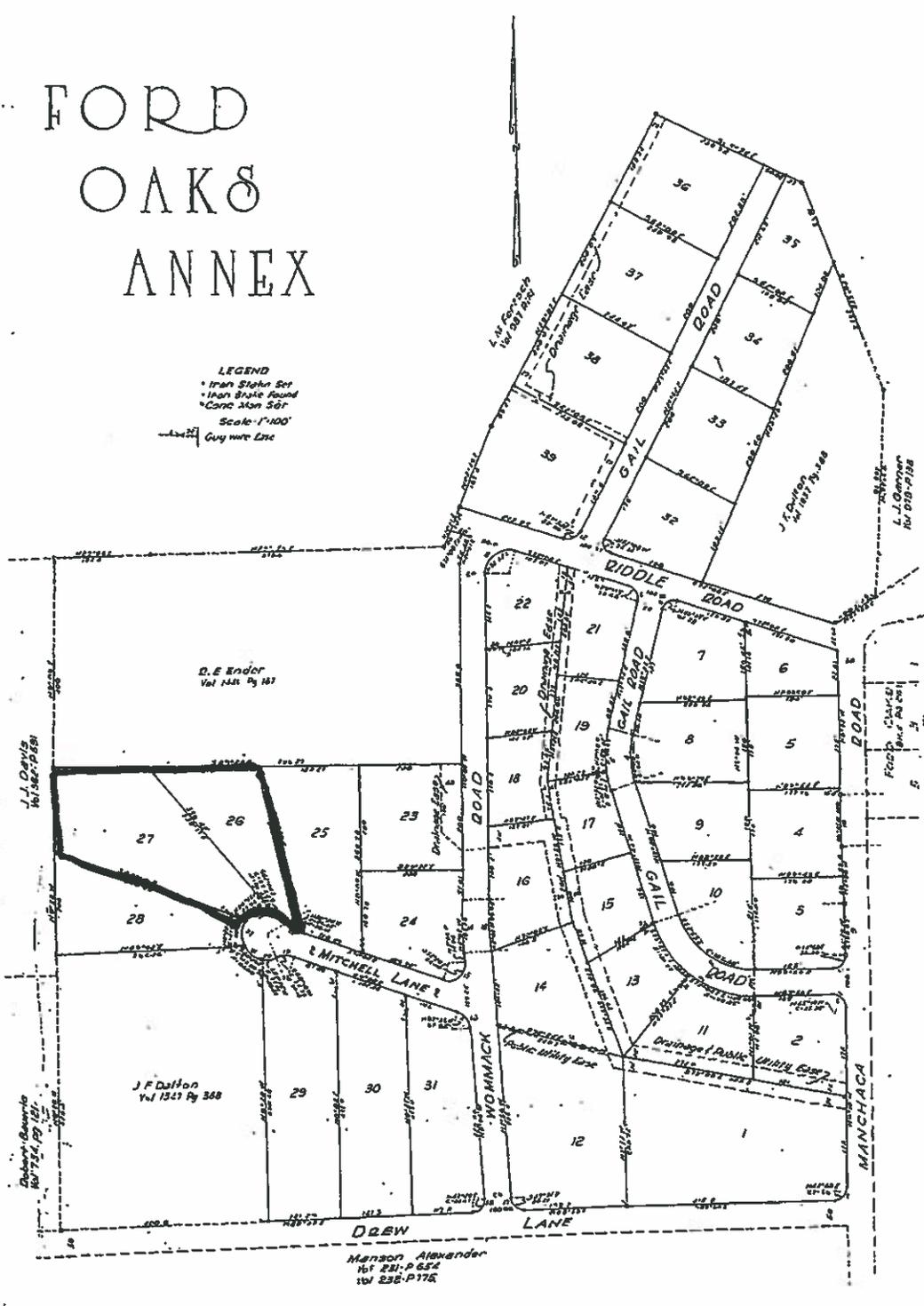
MICHIGAN

EXHIBIT A
NORTH

11 12 13 14 15 16 17 18 19
20 21 22 23 24 25
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42
43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200
201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300
301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400
401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500
501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600
601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700
701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800
801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900
901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

FORD OAKS ANNEX

LEGEND
 Iron Stake Set
 Iron Stake Found
 Corner Mark Set
 Scale: 1"=100'
 Guy wire Line



NOTICE

THE LOTS IN THIS SUBDIVISION ARE ALLOCATED TO SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTICE

THE LOTS IN THIS SUBDIVISION ARE ALLOCATED TO SECTIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DRAINAGE EASEMENT

NO.	ACRES	FRONT	DEPTH	DEPTH	ACRE
1	5.00	35.00	25.00	35.00	37.50
2	72.30	154.00	115.00	115.40	81.00
3	11.00	21.00	21.00	21.00	21.00
4	31.24	173.79	1.00	17.00	17.00
5	31.10	171.79	15.70	15.70	15.70
6	31.10	171.79	15.70	15.70	15.70
7	15.22	26.25	25.00	25.00	25.00
8	100.00	42.50	80.00	75.00	75.00
9	2.20	155.22	50.10	50.10	50.10
10	100.00	293.34	100.00	100.00	100.00
11	30.00	30.10	15.00	15.00	15.00
12	30.00	155.22	15.00	15.00	15.00
13	30.00	155.22	15.00	15.00	15.00
14	112.00	11.22	50.00	51.00	50.00
15	57.00	37.00	25.00	25.00	25.00
16	97.00	26.26	25.00	26.00	26.00
17	12.00	23.00	23.00	23.00	23.00
18	67.24	50.00	10.00	10.00	10.00
19	31.54	90.00	41.31	37.00	37.00
20	57.00	60.00	26.10	26.10	26.10
21	57.00	60.00	26.10	26.10	26.10
22	64.00	60.00	31.00	31.00	31.00

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, J. F. Dalton, Surveyor, do hereby certify that the above and foregoing plat was duly recorded in my office on the 10th day of June, 1954, at 10:00 o'clock a.m. and that the same is a true and correct copy of the original as filed in my office.

J. F. Dalton
 Surveyor

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Austin, Texas, this 10th day of June, 1954.

J. F. Dalton
 Surveyor

APPROVED FOR RECORD - REC'D
 DATE: June 24, 1954

J. B. Hill
 County Clerk

ACCEPTED AND RECORDED FOR RECORD BY THE CITY PLANNING COMMISSION
 CITY OF AUSTIN, TEXAS, THIS DATE 24

John B. Hill
 Chairman

Mr. Helen Mitchell
 Secretary

I HEREBY CERTIFY THAT ALL THE RIGHTS AND INTERESTS IN THE LANDS SHOWN ON THIS PLAT HAVE BEEN FULLY ADJUSTED TO THE SURVEY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.

John B. Hill
 Surveyor

FILED FOR RECORD IN PLAT CLASS
 NO. 28
 DATE OF RECORD
 JUNE 24, 1954

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, J. F. Dalton, Surveyor, do hereby certify that the above and foregoing plat was duly recorded in my office on the 10th day of June, 1954, at 10:00 o'clock a.m. and that the same is a true and correct copy of the original as filed in my office.

J. F. Dalton
 Surveyor

EXHIBIT B

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits development of Lot 27 to one duplex residential use and all SF-2 district uses, and Lot 26 to one (1) two-family residence use and all SF-2 district uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends the Applicant's request as SF-3-CO zoning brings a non-conforming use into compliance with the Zoning Code (Lot 27) and a two-family residence on Lot 26 is compatible with the existing single family residences and represents an incremental change over what the current zoning allows.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is developed with one duplex. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45% which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter 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.

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

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

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

Transportation

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

A traffic impact analysis is not required for this case because the traffic generated by the proposed land use will not exceed the threshold of 2,000 vehicle trips per day. LDC, 25-6-113.

Water and Wastewater

The property is in the City's water and wastewater service area. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

There are no Site Plan Review comments for this rezoning case.

2508 Mitchell Lane, Austin TX 78748
E-Mail: Griswold.cara@gmail.com

Date: June 2, 2011
City of Austin Zoning Department
505 Barton Springs Rd # 175
Austin, TX 78704-1245

To Whom It May Concern:

We are neighbors living within 500 feet of 2508 Mitchell Lane, Austin TX 78748 (lot 26 and 27 of the Ford Oaks Annex). We understand that the owner of this property, Carrie (Cara) Griswold is requesting that this property be re-zoned from DR and SF-1 to SF-3. We have had no complaints about this property, which has functionally been a duplex during the 14 years that this structure has occupied lot 27. We have no objection to this zoning change.

Sincerely,

BRENDA J. WATSON
[Signature] 2505 Mitchell Lane, Lot 24

H. L. BAKER 2504 Mitchell Lane, Lot 25

H. L. Baker
BRIAN WINTERDUND 2507
GERYL WINTERDUND ~~2509~~ Mitchell Lane, Lot 28
[Signature]

Charles E. Clinger 2503 Mitchell Lane, Lot
Charles E. Clinger 6/2/11

2508 Mitchell Lane, Austin TX 78748*
E-Mail: Griswold.cara@gmail.com

- Patricia M Hohertz 2500 Mitchell Lane, ~~2500~~

Patricia M. Hohertz

- _____ 2513 Mitchell Lane, Lot 30

- _____ 2515 Mitchell Lane, Lot 31

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0070

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

Bessieann Dobson

Your Name (please print)

10404 Wommack Austin, TX, 78748

Your address(es) affected by this application

Bessieann Dobson

Signature

Date

7-23-11

Daytime Telephone: 512-280-0241

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

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: C14-2011-0070
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

I am in favor
 I object

Willis A. Carley
Your Name (please print)

10300 WDMACK Rd AUSTIN, TX 78748
Your address(es) affected by this application

Michelle Oakley 28 July 2011
Signature Date

Daytime Telephone: 512 282 4536 / 512 913 5054

Comments: Already has a display on it.

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

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: C14-2011-0070

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

MICHAEL L LACAR

Your Name (please print)

10405 BEARD AVE.

Your address(es) affected by this application

Michael L. Lacar

Signature

Daytime Telephone: 587 8245

Date

7/29/11

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0070

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

Charles E. Clinger

Your Name (please print)

2503 Mitchell Ln, Austin, TX 78748

Your address(es) affected by this application

Charles E. Clinger

Signature

Daytime Telephone: 512. 282. 1374

29 July 2011
Date

I am in favor
 I object

Comments: Subject property includes lots
26 & 27. Recommend both lots be
zoned as SF-2. Changing to SF-3-CO
will possibly disturb single-family
neighborhood characteristics - allowing
3 families to live in a home AND
duplex per lot.

Thanks.

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

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: C14-2011-0070
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

DWIGHT WYMORE
Your Name (please print)

I am in favor
 I object

10228 BEARD STREET, AUSTIN
Your address(es) affected by this application

[Signature]
Signature

7-21-2011
Date

Daytime Telephone: 310 780 6937

Comments: ALMOST ALL surrounding zoning is SP 2. Some lots are even SP-1 to the north. Object to increasing density by allowing duplexes. Reduces quality of living and home value. Am 2 lots from zone where change is opposed.

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: billy-judy1@juno.com

Sent: Monday, August 01, 2011 6:15 PM

To: Rhoades, Wendy

Cc: Rhoades, Wendy

The subject tract that is referred to is actually two lots. Lot 26 & 27. The way it is written up I think the neighbors think Cara Griswold is trying to just rezone lot 27 which is far from the truth.

They are calling the house on lot 27 a duplex and it is built like one, but it has one electric meter and one sewer tap and one water meter. I think if this is rezoned they will call it a house and proceed to build another house on the lot in the back part of the lot.

I don't want to change zoning to do that.

I don't want the any changes on lot 26.

Thanks I hope this is considered. Billy Boyd on lot 28 531-9533 C14-2011-0070

57 Year Old Mom Looks 27!

Mom Reveals \$5 Wrinkle Trick That Has Angered Doctors!

ConsumerLifestyles.org

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0070

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

HERMAN K. BAKER
Your Name (please print)

2504 MITCHELL LN (LOT 25)
Your address(es) affected by this application

AUSTIN, TX 78748

Signature

Date

Daytime Telephone: 282-1150

Comments: THIS REZONING REQUEST INCLUDES TWO SEPARATE LOTS & ADDRESSES LOTS 26 & 27 AT 2506 + 2508 MITCHELL LN. I AGREE WITH REZONING LOT 27 TO LEGALIZE THE DUPLEX THAT IS ALREADY THERE. I THINK LOT 26 @ 2506 MITCHELL LN SHOULD REMAIN SF-2.

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> 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

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

Zoning & Platting Commission on Aug. 2, 2011

City Council August 25, 2011

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: C14-2011-0070

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: August 2, 2011, Zoning and Platting Commission

August 25, 2011, City Council

Billy & Judy Boyd
Your Name (please print)

I am in favor
 I object

2509 Mitchell LN Lot 28
Your address(es) affected by this application

Billy Boyd
Signature

7/30/11
Date

Daytime Telephone: *512-531-9533*

Comments: *We object to lot 26 being named SF-3-CO. For the simple reason it would be two rentals just as the duplex is two rentals. It may not be called a duplex but the subjects are the same - two rentals. We bought our lot for our retirement home after checking with the neighbors & found it to be a nice street. The duplex was the only problem. They had a not kept & is an eyesore. So why would we want another double rental. Would you want to live next door to four rentals? Two is already too much.*

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

We hope you take this into consideration.

Please keep it simple family. Thanks UTM

In reference to Case Number C14-2011-007, project location 2508 Mitchell Lane, owner Cara Griswold, applicant Land Answers, Inc.:

I am writing in opposition to the proposed change in zoning for this case. As a homeowner living within 500 feet of the proposed change, I not only feel such a change would adversely affect my own property values, but I feel this is an inappropriate designation for the following reasons.

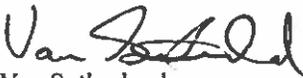
Within three-quarters of a mile of the property identified in this case, there are already 289 lots zoned SF-3, representing 578 duplex units. This to me is a rather high proportion for a neighborhood, and could present a safety hazard. I can provide photographs showing multiple vehicles parked in the drives of the existing duplex units, along with additional vehicles parked along both sides of the street. Most of the families occupying these units seem to have multiple vehicles, and by doubling the lot occupancy, the increase in vehicles is substantial.

While the current SF-3 housing is along wider streets (approximately 40' width), the property identified in this case sits at the end of a much narrower (approximately 16' width) lane. My own neighborhood has streets only about 20' across, and with cars parked along both curbs it is difficult for an automobile to get through. Unless the city intends to widen the street network, I would question how first responders such as firefighters would be able to negotiate a potentially crowded roadway with their larger vehicles.

Those who occupy the nearby duplexes do so at least partly out of financial necessity, being unable to afford to purchase a single-family home. Automobile ownership represents a large percentage of a family's budget, therefore it should be a priority for the city to consider the availability of public transit whenever approving such changes to zoning. Given that the nearest full service bus stop (all-day service) is located one mile away, and requires walking narrow streets lacking sidewalks, and crossing either Slaughter Lane or Manchaca Bouvelard, I feel that you are forcing an undo hardship on any future occupants of the proposed area.

The area should not be rezoned for anything higher than single-family, and there should be no provision allowing duplexes.

Sincerely,



Van Sutherland
10232 Beard Ave
Austin, TX 78748

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0070
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing: August 2, 2011, Zoning and Platting Commission
August 25, 2011, City Council

Van Sutherland
Your Name (please print)

I am in favor
 I object

10232 Beard Ave Austin TX 78748
Your address(es) affected by this application

Van Sutherland 8/15/2011
Signature Date

Daytime Telephone: (512) 369-6296

Comments: see attached sheet

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