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1

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0023 (1601 Cedar Bend Drive)

Z.A.P. DATE: May 3, 2011
June 7, 2011
August 2, 2011
September 6, 2011

ADDRESS: 1601 Cedar Bend Drive

OWNER/APPLICANT: Jack Cearley

AGENT: Lenworth Consulting
(Nash Conzaes)

ZONING FROM: RR

TO: LR-CO

AREA: 5.032 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LO-MU-CO, Limited Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay would limit development on the site to 1,400 vehicle trips per day.

In addition, the recommendations for the Neighborhood Traffic Analysis in this case (please see NTA Memorandum – Attachment A) will be placed in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/03/11: Postponed to June 7, 2011 at the staff's request (6-0); D. Tiemann-1st, P. Seager-2nd.

6/07/11: Postponed to August 2, 2011 at the staff's request (5-0, G. Bourgeois-absent); P. Seager-1st, D. Tiemann-2nd.

8/02/11: Postponed to September 6, 2011 at the staff's request (6-0, C. Banks-absent); P. Seager-1st, D. Tiemann-2nd.

DEPARTMENT COMMENTS:

The site in question is currently undeveloped. There are residential uses (duplexes, townhouses and single-family homes) to the north and west of this site. The tract of land to the east is developed with a primary school (River Oaks Elementary School). The property to the south is undeveloped. In this case, the applicant is requesting LR zoning so that he may develop retail uses at this location.

The staff recommends Limited Office-Mixed Use-Conditional Overlay district zoning for at this location. The LO-MU-CO combining district would allow the applicant to develop this site with office or a mixture of uses that would provide services to and be compatible with a residential environment. There is a precedent in this area for LO zoning as there is currently LO and LO-CO district zoning at the intersection of Running Bird Lane and Cedar Bend Drive. The proposed LO-MU-CO district would permit low intensity uses adjacent to the school to the east (River Oaks Elementary) and the developing single-family residences on Cedar Bend Cove to the west.

The proposed site is located within the North Lamar Area Study. The Study recommends that this property be designated for civic land use.

The applicant agrees with the staff recommendation.

cl/2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-2	Duplexes
<i>South</i>	RR	Undeveloped
<i>East</i>	SF-2, RR	Primary School (River Oaks Elementary School), Undeveloped
<i>West</i>	SF-6-CO, RR	Townhouses, Undeveloped Tract, Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA:

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 Austin Parks Foundation
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 North Growth Corridor Alliance
 Pflugerville Independent School District
 River Oaks Estates Neighborhood
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0199 (12195 Metric Boulevard- Texan Market Store Car Wash)	LR to GR	1/31/06: Approved GR-CO zoning for the area of 5,750 sq. ft. with car wash as the only GR district use, all other LR uses; 8-feet masonry wall to be constructed from the existing pavement south past the new improvements; public RC to limit the hours of the car wash from 6:00 a.m. to 10:00 p.m. (8-0, J. Gohil-absent)	3/02/06: Approved GR-CO with conditions (7-0); all 3 readings
C14-05-0016 (12251 Running Bird	SF-6 to SF-6 (Tracts A & B) and LO (Tract C)	10/18/05: Approved RR zoning for floodplain, SF-6 zoning for Tracts A & B, and	11/17/05: Approved SF-6 (Tracts A& B), LO-CO (Tract C), and Tract D to remain RR (7-0); all 3

C1/3

Lane)		LO-CO zoning for Tract C, with the following conditions: prohibit Communications Services, Medical Offices, Club or Lodge, Convalescent Services, Cultural Services, and Hospital Services (Limited). In addition, Tracts A, B, and C shall have a 450 trip limit per day. Vote: 9-0; JM-1 st , MH-2 nd .	readings
C14-04-0106 12100 block of Metric Boulevard-Walnut Creek Greenbelt at Metric)	MF-2 to P	8/03/04: Approved P zoning by consent (8-0, J. Pinnelli-absent)	9/02/04: Approved P zoning (7-0); all 3 readings
C14-03-0183 (12041 Bittern Hollow-St. Albert The Great Catholic Church)	SF-2 to LO-CO	2/03/04: Approved LO-CO zoning with 2,000 vtpd limit and prohibiting the following uses: Art and Craft Studio (Limited), Communications Services, Medical Offices, Convalescent Services, Cultural Services (9-0)	3/04/04: Approved LO-CO zoning (6-0); all 3 readings
C14-02-0048 (1709 W. Parmer Lane-Boston Market)	LR to GR	5/21/02: Approved staff's recommendation of GR-CO zoning, with a CO for a 2,000 vtpd, by consent (8-0, A. Adams-Not yet arrived); J. Matinez-1 st , N. Spelman-2 nd .	6/27/02: Approved GR-CO (7-0); all 3 readings
C14-01-0044 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center))	GR to CS	5/8/01: Approved staff rec. of CS-CO by consent (8-0)	7/19/01: Approved CS-CO w/ addition of prohibiting pawn shops (6-0); all 3 readings
C14-01-0043 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS-1	5/8/01: Approved staff rec. of CS-1-CO w/ conditions, prohibit free standing CS-1 use (8-0)	7/19/01: Approved CS-1-CO w. addition of prohibiting pawn shops (6-0); all 3 readings
C14-00-2033 (W. Parmer Lane-Little	SF-3 to GR	3/28/00: Approved staff's rec. of LR-MU-CO by consent (5-0); limit vehicle trips to 315	5/11/00: Approved PC rec. of LR-MU-CO by consent (7-0); all 3 readings

CL/4

Steps Child Care Center)		per day	
C14-00-2023 (1418 Cardinal Hill Road)	SF-1 to LO	4/18/00: Deny LO zoning (8-0)	6/01/00: Denied rezoning request (4-3, KW/BS/DS-Nay)
C14-99-2067 (W. Parmer Lane)	GR, GO to GR	1/18/00: Approved GR-CO by consent (9-0)	2/17/00: Approved GR-CO (7-0); all 3 readings
C14-98-0021 (12424 Scofield Farms Drive)	MF-2 to GR	4/14/98: Approved GR-CO w/ conditions (8-0)	5/14/98: Approved GR-CO w/ conditions (5-0); all 3 readings
C14-96-0062 (E. Parmer Lane-Brake Specialists)	LR to GR	6/4/96: Approved GR (8-0)	7/11/96: Approved GR-CO w/ conditions (6-1); 1 st reading 8/22/96: Approved GR-CO w/ conditions (5-2); 2 nd / 3 rd readings

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

CITY COUNCIL DATE: June 9, 2011

ACTION: Postponed to August 18, 2011 at the staff's request (7-0); S. Cole-1st, M. Martinez-2nd.

August 18, 2011

ACTION: Postponed on consent to September 22, 2011 at the staff's request (6-0, S. Cole-off dais); B. Spelman-1st, L. Morrison-2nd.

September 22, 2011

ACTION:

ORDINANCE READINGS: 1st

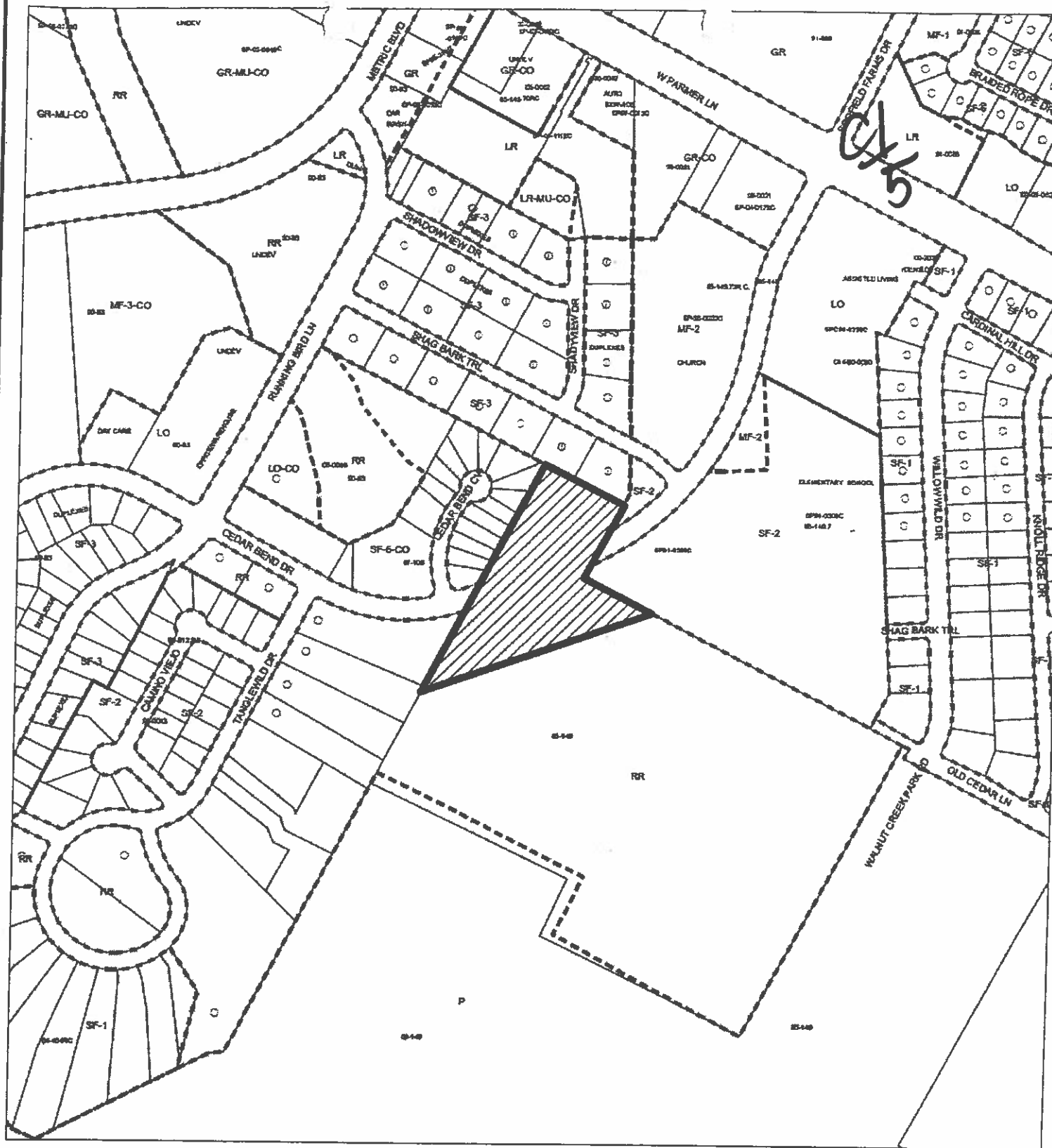
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

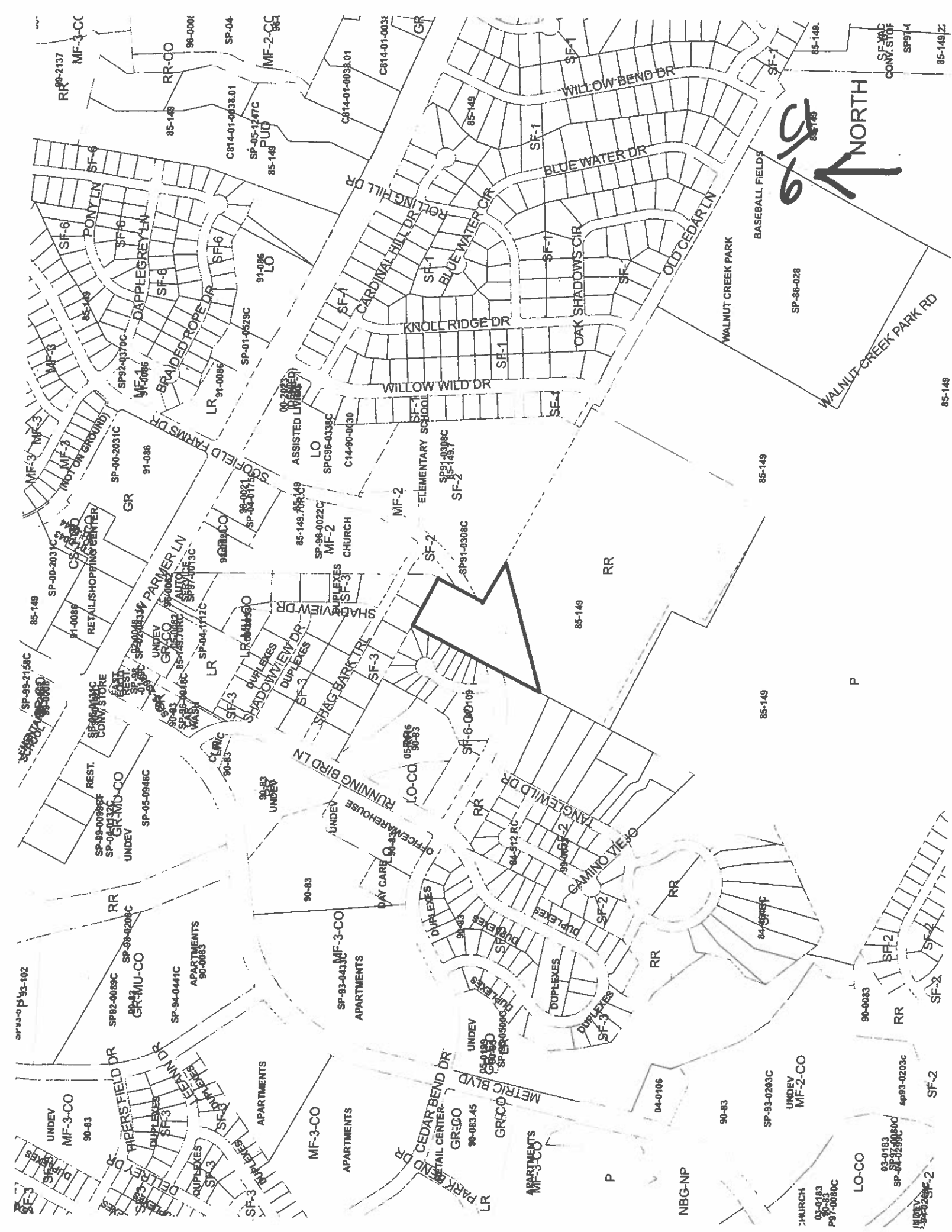
ZONING CASE#: C14-2011-0023
 LOCATION: 1601 CEDAR BEND DR
 SUBJECT AREA: 5.032 ACRES
 GRID: L34
 MANAGER: SHERRI SIRWAITIS



-  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.





C/8

STAFF RECOMMENDATION

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In addition, the recommendations for the Neighborhood Traffic Analysis in this case (please see NTA Memorandum – Attachment A) will be placed in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LO-MU-CO district would permit low intensity uses adjacent to the school to the east (River Oaks Elementary) and the developing single-family residences on Cedar Bend Cove to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The LO-MU-CO combining district would allow the applicant to develop this site with office or a mixture of office, civic and residential uses that would provide services to and be compatible with the surrounding residential environment.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently undeveloped. There are residential uses (duplexes, townhouses and single-family homes) to the north and west of this site. The tract of land to the east is developed with a primary school (River Oaks Elementary School). The property to the south is undeveloped.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of

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the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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

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

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

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

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Impervious cover is limited to 30% in the Water Quality Transition Zone.

Note: The most restrictive impervious cover limit applies.

Site Plan

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

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

Compatibility Standards

- a. The site is subject to compatibility standards. Along the North & East property line, the following standards apply:

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10

- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. A landscape area at least 25 feet wide 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.
- g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

If the requested zoning is granted for this site, 70 feet of right-of-way should be dedicated for the extension of Scofield Farms Drive to connect with Cedar Bend Drive and for the future extension of Old Cedar Lane to intersect with Scofield Farms Drive in accordance with the Transportation Criteria Manual [LDC, Sec. 25-6-55; TCM, Tables 1-7, 1-12]. The dedication of right-of-way may be deferred to the time of subdivision.

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].

The site will access a collector street that serves predominantly single-family residential uses and the proposed zoning is expected to generate over 300 trips per day. [LDC, Sec. 25-6-114]. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo.

Scofield Farms Drive and Cedar Bend Drive are classified in the Bicycle Plan as Bike Route No. 120. Parmer Lane is classified as Bike Route No. 2. Metric Blvd. is classified as Bike Route No. 47.

Capital Metro bus service (Routes No. 1 and No. 142) is available along Metric Blvd.

There are existing sidewalks along both sides of Parmer Lane, Metric Blvd., and Scofield Farms Drive. There are existing sidewalks along one side of Cedar Bend Drive.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Scofield Farms Dr.	70'	48'	Collector Street	2,579
Cedar Bend Drive	70'	41'	Collector Street	4,487
Shag Bark Trail	50'	30'	Local Street	2,107
Parmer Lane	150'	MAD-6	Major Arterial	47,000
Metric Boulevard	100'	MAD-4	Major Arterial	24,233

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the 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.



MEMORANDUM

C1
12

TO: Sherri Sirwaitis, Case Manager
CC: Nash Gonzalez, Agent
FROM: Ivan J. Naranjo, Transportation Planner
DATE: August 30, 2011
SUBJECT: Neighborhood Traffic Analysis for Cedar Bend Dr. and Scofield Farms Dr.
 Zoning Case: C14-2011-0023

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The subject 5.032-acre tract proposes two (2) General Office uses and the proposed zoning for the development is LO. The site is located in north Austin at the area between the existing Cedar Bend Dr. and Scofield Farms Dr. roadways. The subject tract is currently zoned Interim Rural Residence (IRR). Surrounding the tract to the west and northwest is single family, to the north is the River Oaks Elementary School, and to the south and east is vacant undeveloped land which is also zoned Interim Rural Residence (IRR). Cedar Bend Dr. and Scofield Farms Dr. both currently end on opposite sides of the subject property. The proposed development will have vehicular access to Cedar Bend Dr. and Scofield Farms Dr. thus closing the gap between these two streets. Due to the construction of the street connecting Cedar Bend Dr. and Scofield Farms Dr., two lots will be created for this tract.

Roadways

Cedar Bend Drive is classified as a collector street with 70' of right-of-way and 41' of pavement. The current traffic volume based on recent traffic counts is approximately 2,207 vehicles per day (vpd).

Shag Bark Trail is classified as a local street with 50' of right-of-way and 30' of pavement. The current traffic volume based on recent traffic counts is approximately 1,876 vpd.

Scofield Farms Drive is classified as a collector street with 70' of right-of-way and 48' of pavement. The traffic volume based on the latest traffic counts available is approximately 2,579 vpd.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation Manual (8th Edition), the proposed development at the time of site plan may generate approximately 1,400 vehicles per day (vpd) if it is developed to the maximum capacity that is allowed under the LO zoning.

Trip Generation		
LAND USE	SIZE	VPD
General Office Site 1	53,700 SF	828
General Office Site 2	33,300 SF	572
TOTAL	87,000 SF	1,400

Distribution of trips was estimated as follows:

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13

Street	Site Traffic
Cedar Bend Drive	52%
Scofield Farms Drive	48%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Cedar Bend Drive	2,207	728	2,935
Scofield Farms Drive	2,579	672	3,251

LDC, Section 25-6-116 specifies desirable operating levels for residential local or collector streets. These streets will operate at a desirable level if they do not exceed the following levels:

Pavement Width	Vehicles per Day
Less than 30 feet	1,200
30 feet to less than 40 feet	1,800
40 feet or wider	4,000

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the proposed development will exceed the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Cedar Bend Dr. and Scofield Farms Dr. are classified as collector streets.
2. The traffic along both Cedar Bend Dr. and Scofield Farms Dr. will not exceed the levels established in Section 25-6-116. The estimated traffic along Cedar Bend Dr. will be 2,935 vpd while the estimated traffic along Scofield Farms Dr. will be 3,251 vpd.
3. Staff recommends that right-of-way dedication and street improvements be required during the subdivision stage for Cedar Bend Dr. to be built properly and connect with Scofield Farms Dr.
4. This site should be limited through a conditional overlay to 1,400 trips per day. This would allow for both lots to be developed and would limit the traffic on Cedar Bend Dr. and Scofield Farms Dr.
5. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from the project does not have a significant effect on the residential or collector streets.

If you have any questions or require additional information, please contact me at 974-7649.

Ivan J. Naranjo

Sr. Transportation Planner ~ Transportation Review

Planning and Development Review Department

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: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission
June 9, 2011, City Council

Theresa Goldston

Your Name (please print)

1615 Shay Bark

Your address(es) affected by this application

Sherri S. Goldston

Signature

8-23-11

Date

Daytime Telephone: 512-517-1282

Comments: I have no objection to this request.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

9/14

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Case Number: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission

June 9, 2011, City Council

Sharon Jones

Your Name (please print)

1615 Shea Back Trls #3

Your address(es) affected by this application

Sharon Jones

Signature

Date

Daytime Telephone: 512-658-2343

Comments:

I have no objections to this zoning change

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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5

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission
June 9, 2011, City Council

JOE R. MORENO

Your Name (please print)

1717 SHAG BARK TRAIL AUSTIN TX 78758

Your address(es) affected by this application

Joe R. Moreno

Signature

8/23/11

Date

Daytime Telephone: (512) 832-1674

Comments:

I like the idea of another street opening.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C/16

PUBLIC HEARING INFORMATION

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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: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission
June 9, 2011, City Council

WINIE PIGOTT
Your Name (please print)

1619 A SHAG BARK TR
Your address(es) affected by this application

Winie Pigott
Signature

Aug 24, 11
Date

Daytime Telephone: 512 837-1013

Comments: I don't object.

☒ 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

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

9/17

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.

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Case Number: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission
June 9, 2011, City Council

Theresa Goldston

Your Name (please print)

1615 A Shay Bark

Your address(es) affected by this application

Theresa S. Goldston

Signature

Date

4-26-11

Daytime Telephone:

Comments:

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

CL
18

☒ I am in favor
☐ I object

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Case Number: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission

June 9, 2011, City Council

Peggy Franz

Your Name (please print)

1619 Shag Bark B

Your address(es) affected by this application

Peggy Franz

Signature

4-26-11

Date

Daytime Telephone: 512-836-9723

Comments: I have no objections to Mrs.

Cashy's proposed change, but
there is potential for problems
with the drainage of the creek and
a sinkhole behind my property at
1619 Shag Bark. If it isn't properly
built & maintained, water from
these cracks up into my yard with
a large rain.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

2/19

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0023

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2011, Zoning and Platting Commission
June 9, 2011, City Council

☒ I am in favor
☐ I object

Your Name (please print) Sherri Sirwaitis

1615 Stacy Park Blvd

Your address(es) affected by this application

Sherri Sirwaitis Signature

Date

Daytime Telephone: _____

Comments: _____

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

20/01