

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0055 (Kessler Zoning Change)

Z.A.P. DATE: July 19, 2011
October 18, 2011

ADDRESS: 12502 and ~~12504~~* Tomanet Trail

OWNER/ APPLICANT: Illan David Kessler

ZONING FROM: SF-1

TO: LR*
NO-MU

AREA: ~~1.3276~~ acres*
0.6563 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to deny LR, Neighborhood Commercial District, zoning for this site.

***The staff recommends the applicant's amended request of NO-MU-CO, Neighborhood Office-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [per LDC, 25-6-117].**

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/19/11: Approved staff's recommendation for denial (6-0); D. Tiemann-1st, B. Baker-2nd.

10/18/11:

ISSUES:

*** On August 4, 2011, the applicant sent the staff an e-mail amending his rezoning request to NO, Neighborhood Office, for the property located at 12502 Tomanet Trail. The property at 12504 Tomanet Trail was removed from this rezoning request (Please see Request Letter-Attachment A). The applicant added a MU, Mixed Use Combining District, to his amended request through an e-mail to the staff on September 21, 2011. At the City Council meeting on September 22, 2011, the applicant asked the Council to send his case back to the Zoning and Platting Commission so that they could reconsider his amended rezoning request. The City Council voted to indefinitely postpone this case so that it could be re-noticed for a future Zoning and Platting Commission meeting and City Council date.**

DEPARTMENT COMMENTS:

The properties in question currently contain an undeveloped lot and single family residence that has been converted into a day care facility (Four Season's Community School). According to city records, this area was annexed by the City of Austin on November 12, 1984 (case C7A-84-020), de-annexed through the provisions of State Bill 962 on September 21, 1989 (case C7AD-89-141), and re-annexed by the City of Austin on December 31, 1996 (case C7A-96-002). During the hearing for zoning case C14-04-0201, the staff was directed by the Zoning and Platting Commission to initiate cases to establish permanent SF-1 zoning for all properties that had the interim-rural residential (I-RR) designation on Cindy Lane, Tomanet Trail, and Silver Spur Streets. These properties are located within the North Lamar Area Study, which was adopted by the City Council on October 3, 1985. The study recommends single-family land use for this area located to the south of Parmer Lane (North Lamar Area Study-Map 4, page 16). A conditional use permit for a day care facility was approved

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for 12504 Tomanet Trail by the Zoning and Platting Commission on July 28, 2009 (case SPC-2009-0064A). The conditions of the CUP limit the day care to a maximum of 35 children.

The staff is recommending denial of the applicant's request because the property is located within an existing single-family neighborhood. The lots under consideration meet the intent of the SF-I district. The property fronts onto a residential street, Tomanet Trail, and is surrounded by single-family uses and SF-I zoning to the south and east. There is an established depth of office/commercial zoning transitioning away from Parmer Lane to the north. The staff's recommendation will preserve residential housing opportunities in this area of the city.

The staff recommends NO-MU-CO zoning at this location because the property meets the intent of the Neighborhood Office-Mixed Use District. The property in question has been vacant for at least 10 years. The proposed NO-MU-CO zoning is appropriate for this site because this lot is located between a commercial day care facility to the north, a retail center that fronts onto Parmer Lane to the south, and a City of Austin Fire/EMS station at the rear of the property to the west. NO-MU-CO zoning will provide a transition in zoning/land use intensity away from Parmer Lane to the north. The proposed zoning category will permit the applicant to develop low intensity office and/or residential uses that are compatible with the single-family uses to the north and east.

The applicant agrees with the staff's revised recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	Undeveloped Lot, Day Care Facility (Four Season's Community School)
<i>North</i>	SF-I	Single-Family Residence
<i>South</i>	GR-CO	Retail Center (EZ Loans, Jumbo Donuts, Cricket Wireless, Fed Ex/Kinko's)
<i>East</i>	SF-I	Single-Family Residences
<i>West</i>	P	City of Austin Fire/EMS Station

AREA STUDY: North Lamar Area Study

TIA: Waived

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
- Lamplight Village Area Neighborhood Association
- League of Bicycling Voters
- North Growth Corridor Alliance

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0166 – (12412 Tomanet Trail)	NO to GR* *On 1/03/10, the applicant amended their request to the staff's rec. of GO-CO	1/04/11: Approved the staff's recommendation of GO-CO zoning on consent (5-0, B. Baker-absent); G. Bourgeois-1 st , S. Baldrige-2 nd .	2/10/11: Approved GO-CO zoning on consent on all 3 readings (6-0, Martinez- absent); Spelman-1 st , Morrison-2 nd .
C14-2010-0058 (2209 W. Parmer Lane)	NO to LR-CO	6/15/10: Approved the staff's recommendation of LR-CO zoning by consent (7-0); P. Seeger-1 st , S. Baldrige-2 nd .	7/29/10: Approved LR-CO on consent (7-0); L. Morrison-1 st , M. Martinez-2 nd .
C14-2010-0030 (12500 Limerick Ave.)	NO-MU to GO* *The applicant amended his re-zoning request to LO zoning at the 5/04/10 ZAP Commission meeting.	5/04/10: Approved LO-CO zoning with the following conditions: limit the building size on the site to 2,000 sq. ft. and limit the site to less 200 vehicle trips per day (4-3, D. Tiemann, P. Seeger and B. Baker-No); S. Baldrige-1 st , T. Rabago-2 nd .	5/13/10: Denied LO-CO zoning (6-1, L. Leffingwell-No); B. Spelman-1 st , L. Morrison-2 nd .
C14-2009-0078 (Limerick: 12412 Limerick Ave.)	NO to LR* *The applicant sent an e-mail to the staff on 4/29/10 asking to amend his re-zoning request to the GO zoning.	4/20/10: Recommended denial of the applicant's re-zoning request (7-0); D. Tiemann-1 st , P. Seeger-2 nd .	9/23/10: Denied the re-zoning request (6-0, S. Cole-off dais); L. Morrison-1 st , M. Martinez-2 nd .
C14-2009-0005 (Tomanet: 12408 Tomanet Trail)	SF-1 to NO	2/17/09: Approved staff's recommendation to deny 'NO' district zoning (6-0, R. Evans-absent); C. Hammond-1 st , B. Baker-2 nd .	3/26/09: Denied the request for 'NO' zoning (6-0, B. McCracken-off the dias); J. Morrison-1 st , R. Shade-2 nd .
C14-07-0027	SF-2 to NO	4/03/07: Approved the staff's recommendation of NO-MU zoning on consent (6-0, J. Gohil-abstained; K. Jackson and S. Hale-absent)	5/03/07: Approved NO-MU zoning by consent (7-0); all 3 readings
C14-06-0097 (Cody Pools: 2300 West	I-RR to: GR CS* * On June 6,	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit	8/31/06: Approved LR-CO zoning on 1 st reading (7-0); J. Kim-1 st , L. Leffingwell-2 nd .

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Parmer Lane)	2006, the staff received an e-mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and Services use that currently exists on the site.	per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1 st , B.Baker-2 nd .	9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2 nd /3 rd readings
C14-05-0054 (Tomanet Estates Zoning #4, City Initiated: 2206-2310 Cindy Lane)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0053 (Tomanet Estates Zoning #3, City Initiated: 12503-12609 Silver Spur)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0052 (Tomanet Estates Zoning #2, City Initiated: 12505-12605 Tomanet Trail, 12502-12610 Silver Spur)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0051 (Tomanet Estates Zoning #1, City Initiated: 12502-12604 Tomanet Trail)	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-04-0201 (12503 Tomanet Trail)	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1 st , B.Baker-2 nd . Motion made for staff to initiate a zoning case for all properties that are zoned I-RR	3/03/05: Approved SF-1 on 1 st reading (7-0) 4/07/05: Approved SF-1 (7-0); 2 nd /3 rd readings

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		on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1 st , K. Jackson-2 nd .	
C14-04-0172 (Filipino Video and Oriental Store: 2309 W. Parmer Lane)	NO to LR	11/16/04: Approved staff rec. of LR-CO (9-0), with the following condition: Drive-in service is prohibited as an accessory use to a commercial use.	1/13/05: Approved LR-CO (7-0); all 3 readings
C14-04-0119 (Ivarra Zoning Change from NO to LR: 2303 W. Parmer Lane)	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A.Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning with the following conditions: Limit the development intensity to less than 2,000 vehicle trips per day; restrict vehicle access from the property to Tomanet Trail; permit Personal Services as the only 'GR' use; and limit the property to 'NO' uses. (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved ZAP rec. of GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045 (Perfect Shirt: 12500 Tomanet Trail)	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1 st reading (7-0) 10/12/00: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-98-0082 (Perfect Shirt, Inc.: 12500 Tomanet Trail)	NO to GR	8/4/98: Approved GR-CO w/ conditions (9-0)	9/10/98: Approved PC rec. of GR-CO w/ conditions (6-0); 1 st reading Administrative-EXPIRED 9/7/99, no 3 rd reading

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C14-96-0037 (Beauty Salon: 2301 W. Parmer Lane)	NO to LR	5/7/96: Approved LR-CO subject to conditions of no more than 12 parking spaces on the site and a 300 vehicle trip per day limit (8-0)	5/23/96: Approved LR-CO subject to conditions (6-0); 1 st reading 8/8/96: Approved LR-CO subject to conditions (7-0); 2 nd /3 rd readings
C14-94-0042 (Koch Zoning Change: 12501 Silver Spur)	NO to LO	4/26/94: Approved LO-CO (6-0); subject to ROW; medical offices as only permitted 'LO' use, permit 'NO' uses; 0.15 FAR; 'NO' development regulations	6/9/94: Approved LO-CO (5-0); 1 st reading 11/17/94: Approved LO-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C14-05-0051 (Previous Zoning Case)
SPC-2009-0064A (CUP for Day Care Facility)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Tomanet Trail	60'	40'	Collector	Not Available
FM 734 (Parmer Lane)	155'	2@41'	Arterial	42,000 (TXDOT,

CITY COUNCIL DATE: August 4, 2011

ACTION: Postponed to September 22,
2011 at the applicant's request (7-0); S.
Cole-1st, B. Spelman-2nd.

September 22, 2011

ACTION: The case was indefinitely
postponed by consent at the applicant's
request (7-0); B. Spelman-1st, L. Morrison-
2nd.

November 3, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2011-0055
(Revised map)

N

 1" = 200'



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ZONING

ZONING CASE#: C14-2011-0055 *(original Request)*
 LOCATION: 12502 & 12504 TOMANET TRL
 SUBJECT AREA: 1.3276 ACRES
 GRID: L35
 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.

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STAFF RECOMMENDATION

The staff's recommendation is to deny LR, Neighborhood Commercial District, zoning for this site.

***The staff recommends the applicant's amended request of NO-MU-CO, Neighborhood Office-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [per LDC, 25-6-117].**

BASIS FOR RECOMMENDATION

1. *The proposed zoning does not promote consistency and orderly planning.*

The proposed LR, Neighborhood Commercial District, zoning will intrude into an existing single-family residential neighborhood. There is an established depth of office/commercial zoning transitioning away from Parmer Lane to the north. This property is located within the North Lamar Area Study, which recommends single-family land use for this area located to the south of Parmer Lane.

The proposed zoning promotes consistency and orderly planning.

Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

The property in question takes access to a neighborhood collector street and is surrounded by a commercial day care facility to the north, a retail strip center to the south, and a City of Austin fire/EMS station to the west.

2. *The current zoning allows for a reasonable use of the property.*

The existing SF-1 zoning will preserve residential housing opportunities in this area of the city. The property fronts onto a residential street, Tomanet Trail, and is surrounded by single-family uses and SF-1 zoning to the north and east.

The proposed NO-MU-CO zoning will permit the applicant to develop a vacant lot with low intensity office and/or residential uses that are compatible with the single-family uses to the north and east.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of an undeveloped lot and single family residence that has been converted into a day care facility (Four Season's Community School). There are single-family residences to the north and east. To the west, there is a City of Austin Fire/EMS station. The property to the south, fronting Parmer Lane, contains a retail strip center (EZ Loans, Jumbo Donuts, Cricket Wireless, Fed Ex/Kinko's).

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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 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.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

Site Plan / 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 all property lines adjacent to single family, the following standards will apply with any future development:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

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- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.
- f. Additional design regulations will be enforced at the time a site plan is submitted.

An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)]

FYI for Day Care Facilities: All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4-feet high and with at least two exits [Section 3100 (81.410) Human Resources Code, Chapter 42].

FYI – during a site plan application, the applicant shall define enrollment capacity based on state standards (1:30 sq.ft. usable floor area and 1:80 sq.ft. outdoor fenced area), Texas Department of Human Resources. Enrollment capacity may be limited by site constraints as a condition of City approval [Section 3100 (81.410) Human Resources Code, Chapter 42].

Stormwater Detention

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

Transportation

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 300 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Tomanet	52	30	Local	No	No	Yes

Water and Wastewater

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

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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.

Attachment A

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DATE: July 19, 2011
TO: City of Austin Council
FROM: Illan Kessler
RE: Zoning Application Presentation C14-2011-0055

Dear Council Member,

Thank you for taking the time to review this new information important to my application. I am very grateful for the opportunity and experience to participate in the zoning process.

I would like to amend my application to NO; and also reduce the request to only the single property at 12502 Tomanet Trail (and not combined with 12504 Tomanet Trail -as originally applied). Please see attached Document A which highlights my amended vs original request.

The intended use is for a professional office such as real estate agency or law office.

A low intensity use would provide a buffer between the established residential neighborhood and the intense commercial activities on Parmer and Mopac highway.

Please consider the merit of my application based on 2 reasons: most **reasonable use** for the property and a **positive impact to neighbourhood**.

A few other factors that support this application are first a **lack of traffic impact**, second **case studies**, and third **neighbourhood response**.

1. Reasonable Use

All 3 contiguous boundaries of the vacant lot at 12502 Tomanet Trail have commercial use. The noise and site proximity to Parmer Ln, Mopac Highway, and the surrounding commercial traffic; make this lot a very undesirable location for residential use.

Please follow the Youtube link in Document C which briefly demonstrates traffic, noise, and commercial proximity: <http://www.youtube.com/watch?v=27QToa8Er0I>. Document D maps the vast commercial borders.

2. Positive Impact

For decades the vacant lot at 12502 Tomanet Trail has been mostly used for illicit purposes. There is a high incidence of crime reports, and the lands most common use is illegal storage of commercial trucks, drug use, and abandoning stolen cars as well as other refuse.

The opportunity to develop a professional office that is compatible and complementary to the current neighborhood would have a positive effect on the neighborhood.

To illustrate these points please see document E & F. Document E is as a crime log from APD. Document F is random satellite photos of the lot from the last 10 years.

3. Low Traffic Impact:

An NO zoning change would not provide cause for a traffic increase. The traffic impact would be very nominal due to the property position just off Parmer Lane; and the lack of a direct route through the neighborhood.

4. Case Study:

The following case numbers are the most comparable to this application. My property has many similarities with the property that was approved. However, there is a fundamental difference with the property that was declined. *See relevance below.*

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- CASE No. C14-2010-0166, 12412 Tomanet Trail. – STAFF RECCOMENDATION APPROVE
Relevance: The property access is from Tomanet Trail.
- 12410 Tomanet Trail is zoned NO. 12410 is the same position as 12502 Tomanet Trail.
- CASE No. C14-04-0201 -12503 Tomanet Trail - STAFF RECCOMENDATION NOT APPROVE
Relevance: The Property at 12503 has only 1 contiguous commercial border. In contrast 12502 has 3 contiguous commercial borders.

Included is Document G demonstrating the similar positions between 12410 and 12502 Tomanet Trail.

5. Neighborhood Response:

The feedback from the city zoning letter was very positive. Several of my neighbors wrote the city and also contacted me directly expressing their support for my application.

There was only 1 respondent against within the 500' radius whose concern I would like to address. Please note there is no one else against this application within the 500' necessary to be party to a valid petition.

The stated concern of Jean Ferrari of 12506 Silver Spur is parking, traffic, and property value. However, an individual seeking access to 12502 Tomanet Trail would find it very inconvenient to park on Silver Spur, or use the street as a thoroughfare from any direction. In addition, the improvement of the vacant lot is more probable to increase the nearby property values.

Included is a Document G map demonstrating all respondents within the 500' radius. Document H shows the inaccessibility for parking and driving to Tomanet Trail from Silver Spur St.

DOCUMENT CHECKLIST:

- Document A – Amended Zoning Request Map
- [Document B - Video Link](#)
- Document C - Commercial Borders Map
- Document D - Random Images of Illegal Land Use
- Document E - Address Criminal History
- Document F – 12502 & 12410 Highlighted Map
- Document G - 500' Radius Map
- Document H – Traffic Map

Thank you again for taking the time to review my application. Please feel free to contact me anytime. I look forward to meeting you at the hearing.

Kind Regards,

Illan David Kessler
603 930 1291, Fax 800 240 0623
info@northpolexmastrees.com

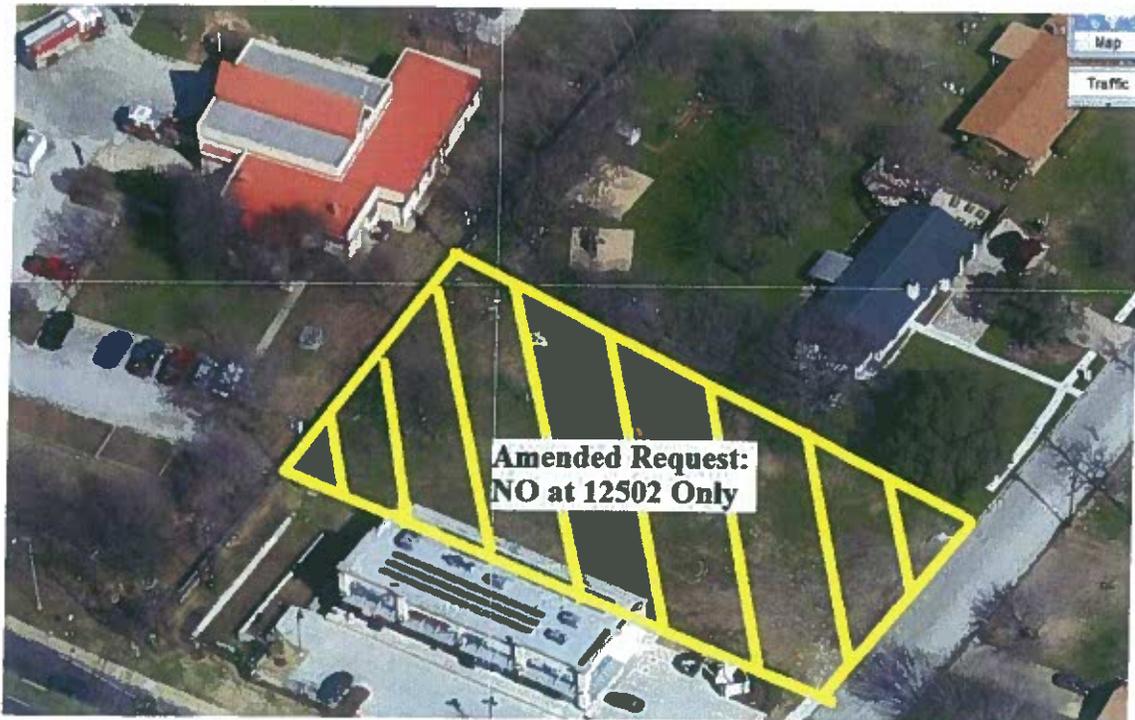
DOCUMENT A:

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Original Zoning Request:
LR for both 12502 & 12504 Tomanet Trail



Amended Zoning Request:
NO for Only 12502 Tomanet Trail



Document B - Video Link:

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This video demonstrates the traffic, noise, and commercial proximity which make this property undesirable for residential use.

<http://www.youtube.com/watch?v=27QToa8Er0I>



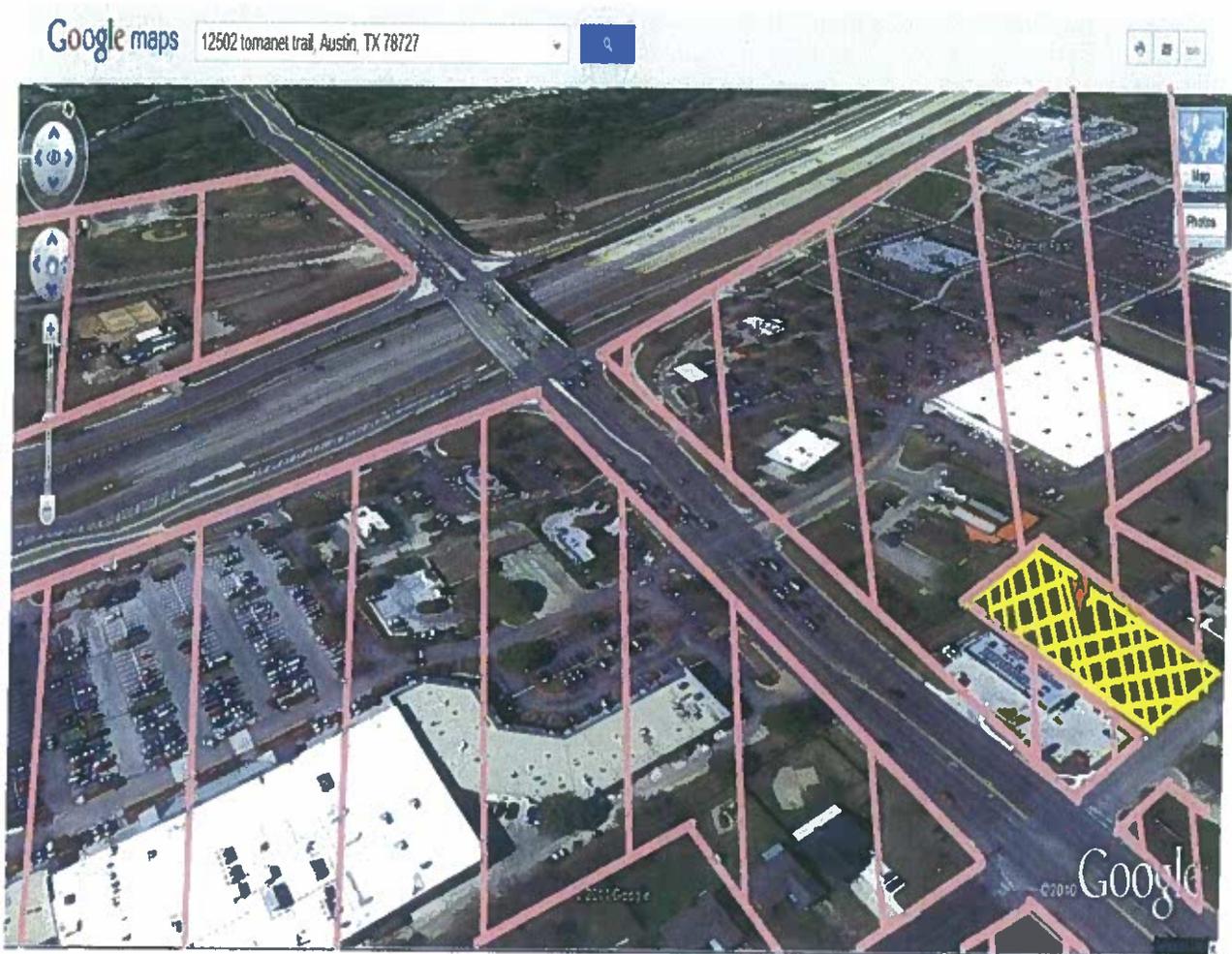
Document C - Commercial Borders:

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This map shows the vast commercial borders congruent to this property.

The yellow striping represents 12502 Tomanet Trail.

The pink striping represent property with commercial zoning. The only exception is the day care at 12504 Tomanet which is a conditional commercial use in a residential zoning. All other property is NO or higher.



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Document D – Crime Log:

Crime log generously provided by the Austin Police Department:

Lisa Cortinas

Austin Police Department

Public Information Office

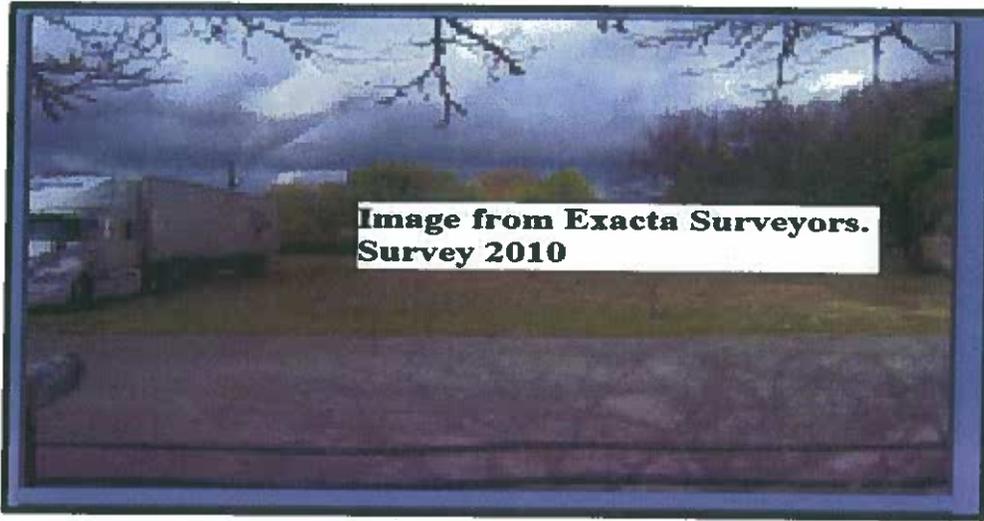
Ofc: 512-974-5072 Main: 512-974-5017 Fax: 512-974-6670

Lisa.Cortinas@ci.austin.tx.us

- | | |
|---|---|
| <p>12500 Block of Tomanet Trail</p> <ul style="list-style-type: none"> • June 11, 1997 – Public Intoxication • Dec 28, 2002 – DWI • Dec. 11, 2002 – theft • May 16, 2002 – Suspicious vehicle • Nov 24, 2005 – Possession of a controlled substance/narcotics • Feb. 17, 2007 – Driving with a suspended license • Nov. 16, 2007 – Possession of drug paraphernalia • May 16, 2005 – Assist Complainant • May 24, 2010 – Noise Violation <p>12502 Tomanet Trail</p> <ul style="list-style-type: none"> • April 15, 2009 – Suspicious person <p>12504 Tomanet Trail</p> <ul style="list-style-type: none"> • Feb. 4, 2000 – Family Disturbance • Sept. 23, 2001 – Theft from Auto • July 9, 2005 – Crash private property • Nov. 24, 2005 – Custody arrest traffic warrant • Feb. 19, 2006 – Family Disturbance • Feb. 20, 2006 – Fire • Feb. 27, 2006 – Burglary of Residence • March 5, 2006 – Disturbance • March 14, 2006 – Assist Complainant • March 14, 2006 – Hang-up/ misdial • March 31, 2006 – Assist Complainant • March 31, 2006 – Assist Complainant • March 31, 2006 – Child Endangerment/Abandonment • April 3, 2006 – Lost Property • May 10, 2006 – service • May 17, 2006 – Hang-up business • May 17, 2006 – Assault with Injury Family/Dating <p>Violence</p> <ul style="list-style-type: none"> • Dec. 2, 2006 – Forgery and Passing • Jan. 18, 2007 – Theft • Feb. 14, 2007 – Burglary of Vehicle • Feb. 18, 2007 – Theft • Feb. 21, 2007 – Possession of Drug paraphernalia • Feb. 26, 2007 – Assault with Injury Family/Dating <p>Violence</p> | <ul style="list-style-type: none"> • Feb. 28, 2007 – Emergency Protective Order • March 12, 2007 – Assist Complainant • March 12, 2007 – Harassment • March 15, 2007 – Criminal Trespass • March 20, 2007 – Family Disturbance • May 17, 2007 – Violation of Emergency Protective Order • June 17, 2007 – Assist Complainant • July 25, 2007 – Nature Unknown Urgent • August 10, 2007 – Family Disturbance • August 20, 2007 – Family Disturbance • Sept. 26, 2007 – Criminal Trespass • March 16, 2008 – Assault • June 1, 2008 – theft • June 16, 2008 – ID Property Crimes • June 16, 2008 – Burglary of Residence • June 25, 2008 – Alarm Burglar • Oct. 5, 2008 – Alarm Burglar • Nov. 19, 2008 – Alarm Burglar • Nov. 21, 2008 – Alarm Burglar • Nov. 22, 2008 – Alarm Burglar • Nov. 30, 2008 – Alarm Burglar • Dec. 6, 2008 – Alarm Burglar • Dec. 18, 2008 – Alarm Burglar • Dec. 21, 2008 – Alarm Burglar • Dec. 22, 2008 – Alarm Burglar • Jan. 9, 2009 – Alarm Robbery • Feb. 9, 2009 – Alarm Robbery • Feb. 20, 2009 – Assist Complainant • Feb. 28, 2009 – Alarm Burglar • April 14, 2009 – Alarm Burglar • May 14, 2009 – Alarm Burglar • June 27, 2009 – Alarm Robbery |
|---|---|

Document E - Random Images of Illegal Land Use

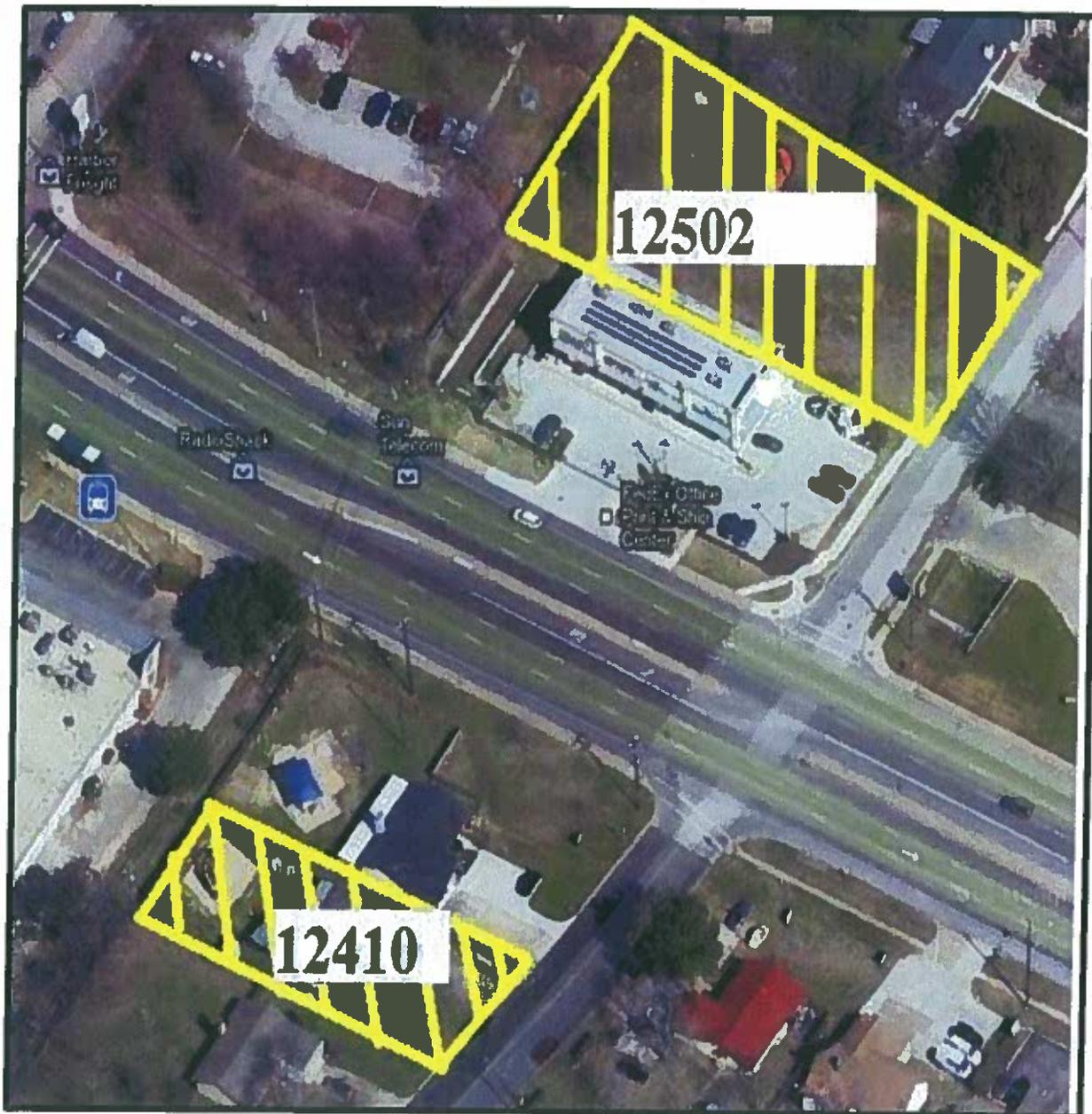
C2
/20



Document F - 12502 & 12410 Case Study: Access from Tomanet

12/21/07

12410 is NO zoning with access only available from Tomanet Trail.
12502 requests NO zoning with the same positioning.

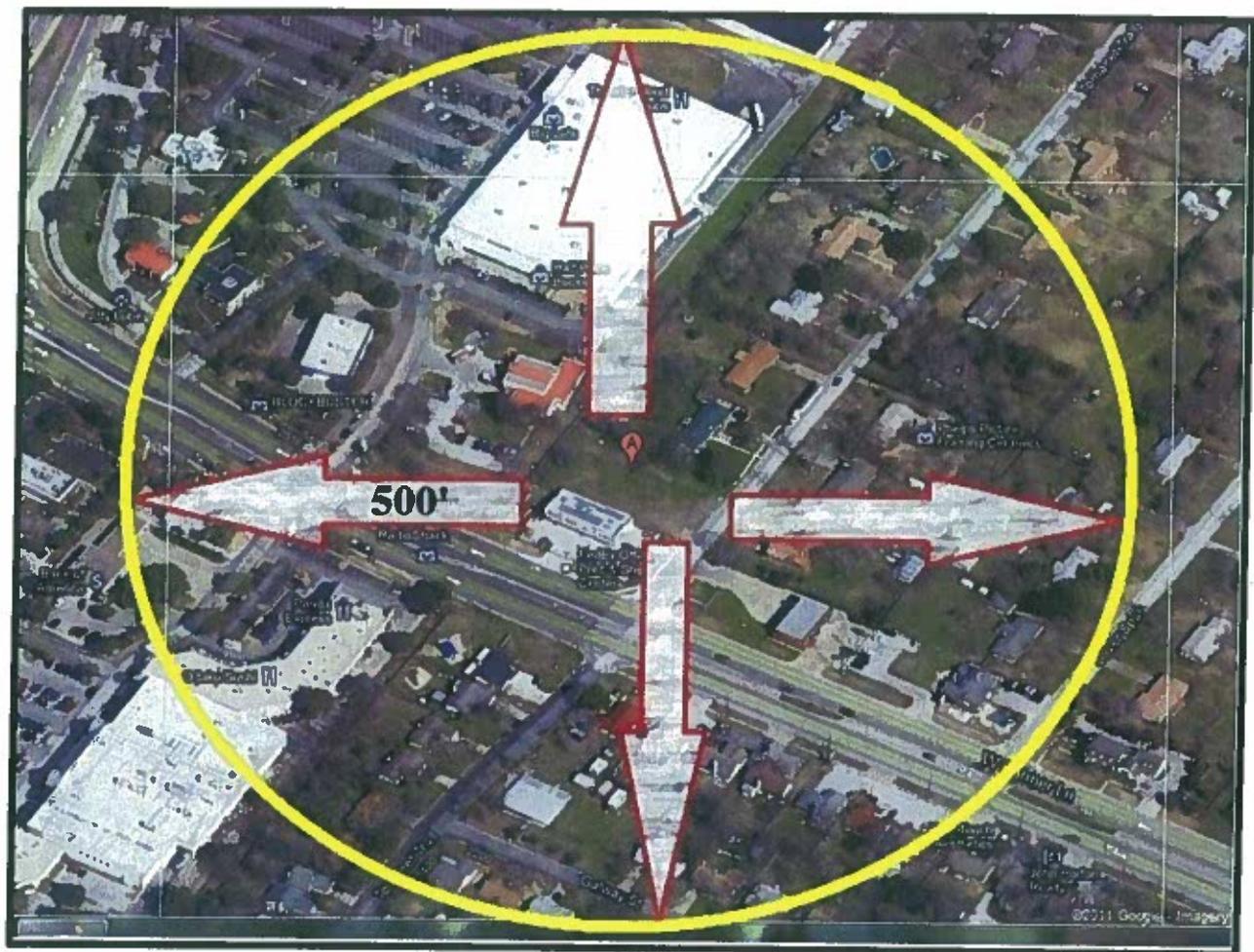


Document G – 500' Radius Map

C2/22

A 500' Radius is necessary to be party to a valid petition.

Individuals seeking access to 12502 Tomanet Trail would find it very inconvenient to park on Silver Spur, or use the street as a thoroughfare from any direction.



Document H- Traffic Map:

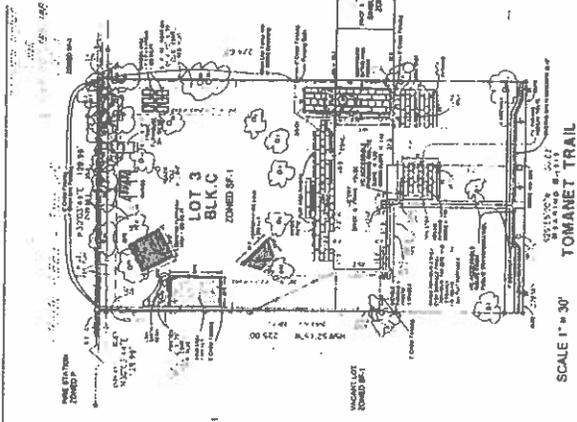
C2/23

The traffic impact would be very nominal due to the property position just off Parmer Lane; and the lack of a direct route through the neighbourhood.



12504 Tomanet Trail, Austin, TX 78727
 Four Seasons Community School
 Site Plan

HOURS OF OPERATION:
 7:00 A.M. - 6:00 P.M. Monday through Friday



SCALE 1" = 30'

TOMANET TRAIL

Update Schedule:
 May 15, 2009
 Case Number SPC-2009-0064A

Waterford, Walnut Creek
 Watershed Classification: Suburban

Property Legal Description:
 Lot 3, Block C, Lot 3
 Zoned SF-1
 Vol 16, page 4
 Plat Record
 12504 County

Property owner:
 Blum Kessler
 288 East Duval Street
 Austin, TX 78701
 (512) 390-1291
 EMAIL: info@blumkessler.com

MARKETERS CIRCLE
 20350 sq. ft.
 Total Building Coverage: 2613 sq. ft.
 Impervious Cover: 6900 sq. ft.
 Percentage: 33.33 %

Building Table
 Use: Single-Family
 Daycare: 1647
 (Commercial)
 Parking: 728
 TOTAL: 2375

One Story - Height 11 feet
 Finished Floor Elevations - 739 Feet
 Foundation type - Slab

Parade Table

Land Use	# of Employees	Required Parking Ratio	Spaces	Provided	HC (Van Accessible)
Day Care (Commercial)	3	1:1	3	2	1
I ADA - HC Space Van Accessible					
No Handicapped Sign Required					

CASE NUMBER
SPC-2009-0064A



SITE PLAN APPROVAL SHEET
 APPLICATION DATE: 3/11/09
 FILE NUMBER: SPC-2009-0064A
 APPROVED BY COMMISSION ON 3/11/09 UNDER SECTION 155 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE: 03-31-2011
 PROJECT MANAGER: JAMES W. HARRIS
 PROJECT ENGINEER: (512) 390-1291
 PROJECT NO: 0064A

Director, Watershed Protection and Development Review
 RELEASED FOR GENERAL COMPLIANCE: [Signature]
 Rev. 1: [Signature]
 Rev. 2: [Signature]
 Rev. 3: [Signature]

Final plan must be recorded by the Project Expiration Date. If applicable, subsequent site plans which do not modify the project shall be recorded by the Project Expiration Date. If a building permit is not required, final plans shall be approved prior to the Project Expiration Date.

02/04

Area	Type of Tree	Diameter (Inches)
1	Live Oak	20
2	Live Oak	18
3	Live Oak	16
4	Live Oak	14
5	Live Oak	12
6	Live Oak	10
7	Live Oak	8
8	Live Oak	6
9	Live Oak	4
10	Live Oak	3
11	Live Oak	2
12	Live Oak	1
13	Live Oak	1
14	Live Oak	1
15	Live Oak	1
16	Live Oak	1
17	Live Oak	1
18	Live Oak	1
19	Live Oak	1
20	Live Oak	1
21	Live Oak	1
22	Live Oak	1
23	Live Oak	1
24	Live Oak	1
25	Live Oak	1
26	Live Oak	1
27	Live Oak	1
28	Live Oak	1
29	Live Oak	1
30	Live Oak	1
31	Live Oak	1
32	Live Oak	1
33	Live Oak	1
34	Live Oak	1
35	Live Oak	1
36	Live Oak	1
37	Live Oak	1
38	Live Oak	1
39	Live Oak	1
40	Live Oak	1
41	Live Oak	1
42	Live Oak	1
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90	Live Oak	1
91	Live Oak	1
92	Live Oak	1
93	Live Oak	1
94	Live Oak	1
95	Live Oak	1
96	Live Oak	1
97	Live Oak	1
98	Live Oak	1
99	Live Oak	1
100	Live Oak	1

No construction will occur with this permit.

- Ordinance Requirements:**
1. All improvements shall be made in accordance with the required city plan. Any additional improvements not shown on the plan shall be approved by the Planning Commission. All improvements shall be made in accordance with the required city plan.
 2. All improvements shall be made in accordance with the required city plan. Any additional improvements not shown on the plan shall be approved by the Planning Commission. All improvements shall be made in accordance with the required city plan.
 3. All improvements shall be made in accordance with the required city plan. Any additional improvements not shown on the plan shall be approved by the Planning Commission. All improvements shall be made in accordance with the required city plan.
 4. All improvements shall be made in accordance with the required city plan. Any additional improvements not shown on the plan shall be approved by the Planning Commission. All improvements shall be made in accordance with the required city plan.
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- Compliance:**
1. All improvements shall be made in accordance with the required city plan. Any additional improvements not shown on the plan shall be approved by the Planning Commission. All improvements shall be made in accordance with the required city plan.
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Approved
 Limited to 35 children per CAP
 ZAP Approved waiver from 95-2-104701
 to permit an intensive use within 50 feet
 of property used for a SF-5 or more
 restrictive (11/19/09)

Sirwaitis, Sherri

C2/25

From: [REDACTED]
Sent: Tuesday, July 19, 2011 10:20 AM
To: Sirwaitis, Sherri
Subject: opposed to this zoning change to case # C14-2011-0055

I am opposed to this zoning change.

Robert Barker
2316 N Shields Dr
Austin, TX 78727-3146
[REDACTED]

7/19/2011

Sirwaitis, Sherri

From: R. B. [REDACTED]
Sent: Tuesday, July 19, 2011 4:55 PM
To: Sirwaitis, Sherri
Subject: Case Number: C14-2011-0055

C2
2/6

I recently was made aware of this zoning change request in Case Number: C14-2011-0055. The request is to change some property from single family housing to commercial. I object to this change. The street is residential in nature now and such a change would negatively impact the neighborhood. We need to preserve it. I live nearby at 2107 Brandywine Lane, just a few blocks away.

Richard Byrnes

Sirwaitis, Sherri

C2/2
T/C

From: [REDACTED]
Sent: Tuesday, July 19, 2011 9:30 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case Number: C14-2011-0055

Hello,

I would like to state my opposition to the zoning hearing today regarding 12502 AND 12504 TOMANET TRAIL.
(Case Number: C14-2011-0055)

I have lived in this area (Tomanet Trail from 1963 to 1980, and Lamplight Village from 1980 to present) my entire life. While we know that growth of commercial properties is generally good for the city, it isn't good for neighborhoods. I would like to state my opposition to rezoning a residential home to commercial zoning because, once one property is rezoned it opens the door to multitudes being rezoned. Rezoning would bring traffic into our streets, would cause congestion to already congested streets and put the safety of children, adults and pets in jeopardy.

Please do not rezone these properties; we would like to keep the integrity of our neighborhood for families not businesses.

Becky Wooley
13111 Lamplight Village Ave.
Austin, Texas 78727
[REDACTED]

Sirwaitis, Sherri

From: kim johnson [REDACTED]
Sent: Tuesday, July 19, 2011 9:18 AM
To: Sirwaitis, Sherri
Subject: 12502 and 12504 Tomanet Trail; Case number: C14-2011-0055

C2
/28

NO, NO, NO. Stop the encroaching into our neighborhood, our streets, our living spaces.

Once you approve this zoning where will it stop???? Once you do this all the other businesses that have in the past asked for rezoning if they purchase lots in the hood could see this as an opportunity for expansion.

Please continue to PRESERVE our neighborhood streets and the residents who love living in Lamplight Village because of them. Stop the ENCROAHMENT of businessess in our LIVING spaces.

I oppose this rezoning.

Kim Johnson
12600 Esplanade St.
Austin, TX 78727
[REDACTED]

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/devlopment

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: C14-2011-0055
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing: July 19, 2011, Zoning and Platting Commission
Aug. 4, 2011, City Council

JEAN FERRARI

Your Name (please print)

12506 Silver Spur

Your address(es) affected by this application

Jean Ferraris

Signature

Date

Daytime Telephone: 512-255-3360

I am in favor
 I object

Comments: *Jamarett Estates is already checked by commercial properties. We had to fight to stop business from using our street & drive way for parking. If this is allowed it will definitely degrade our property value and quality of life.*

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/C
2/9/2

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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Case Number: C14-2011-0055
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing: July 19, 2011, Zoning and Platting Commission
Aug. 4, 2011, City Council

YEANDRA RAMA
 Your Name (please print)

I am in favor
 I object

12509 Silver Spire Austin TX 78727
 Your address(es) affected by this application

Yeandra Rama
 Signature

7-16-2011
 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

C2
 30

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0055
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing: July 19, 2011, Zoning and Platting Commission
Aug. 4, 2011, City Council

YEVORA KAMAZ
Your Name (please print)

19502 SILVER SPUR Austin TX 78717
Your address(es) affected by this application

Yvonne Kamel
Signature

512-565-6255
Daytime Telephone

9-16-2011
Date

Item in favor
 I object

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

C2/31

C2/32

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: C14-2011-0055
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing: July 19, 2011, Zoning and Platting Commission
Aug. 4, 2011, City Council

LAN T. ARCHER.

I am in favor
 I object

Your Name (please print)

12505 TOMMNET TRAIL - Austin, TX 78727

Your address(es) affected by this application

Law Archer

7/16/11

Signature

Date

Daytime Telephone: 512 925 3305

Comments: I love to see that lot to change of use in the future.

Law Archer

512 925 3305

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