

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0122 (Atlantic-14)

Z.A.P. DATE: November 15, 2011

ADDRESS: 15433 FM 1325 Road

OWNER/APPLICANT: Mike McCarty

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: I-RR

TO: MF-3

AREA: 14.71 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day and require that the applicant comply with compatibility standards along the northeast and east property lines adjacent to the existing single family residences.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/15/11: Approved staff's recommendation of MF-3-CO zoning, with additional condition to limit development on the site to MF-1 density (17 units per acre). Vote: (6-0; G. Bourgeois-absent); P. Seeger-1st, G. Rojas-2nd.

DEPARTMENT COMMENTS:

The property in question is undeveloped and moderately vegetated. The tract of land to the north is developed with a convenience storage use (Storage Mart Self Storage). To the south there appears to be a construction sales and services use with an office/warehouse facility (Haegelin Supply). The lots to the east contain single-family residences (Willow Run at Wells Branch Residential Neighborhood). To the west there is a plant nursery (Newton Nursery) and a multifamily use (The Preserve Apartments), across FM 1325. The applicant is requesting permanent MF-3, Multi-family Residence-Medium Density District, zoning to develop this site with an apartment complex.

The staff recommends MF-3-CO district zoning at this location because the site meets the intent of the Multi-family Residence-Medium Density District as the property takes access from FM 1325 Road. The proposed zoning would be compatible with surrounding uses as there is an existing multifamily development (The Preserve Apartments) to the west of this site on the other side of FM 1325 Road.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Convenience Storage (Storage Mart Self Storage), Single-Family Residences (Willow Run at Wells Branch)
<i>South</i>	County	Office/Warehouse/Outdoor Storage (Haegelin Supply)

<i>East</i>	County	Single-Family Residences (Willow Run at Wells Branch Residential Neighborhood)
<i>West</i>	County	Plant Nursery (Newton Nursery), Multifamily (The Preserve Apartments)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Rattan Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Monorail Project
Austin Northwest Association
Austin Parks Foundation
Homeless Neighborhood Association
League of Bicycling Voters
Sierra Club, Austin Regional Group
The Real Estate Council of Austin, Inc.

SCHOOLS: Round Rock ISD

Wells Branch Elementary
Chisholm Trail Middle School
Cedar Ridge High School
Round Rock High School

CASE HISTORIES: N/A

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
FM 1325	Varies	2 @ 24'	Farm to Market Road	14,600

CITY COUNCIL DATE: December 8, 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#: C14-2011-0122



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





STAFF RECOMMENDATION

The staff recommends MF-3-CO, Multi-family Residence-Medium Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning.
Granting of the request should result in an equal treatment of similarly situated properties.*

The proposed zoning would be compatible with surrounding uses as there is an existing multifamily development (The Preserve Apartments) located in PUD zoning to the west of this site on the other side of FM 1325 Road.

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

MF-3-CO zoning would permit the applicant to develop this site with multifamily residential uses that will provide a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The property in question is a large undeveloped tract of land that relatively flat and moderately vegetated.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. It is in the Desired Development Zone. The site lies on or very close to the divide between the Walnut Creek (Suburban) and the Rattan Creek (Suburban) watersheds of the Colorado River Basin. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds.

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.

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

According to floodplain maps, there is no floodplain within, or adjacent to the project boundary.

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 MF-3 zoning district would be 65%. 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.

Following are the comments for each watershed:

Rattan Creek Watershed

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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Walnut Creek Watershed

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%

Note: The most restrictive impervious cover limit applies.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

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

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

There are no existing sidewalks along FM 1325 Road.

FM 1325 Road is classified in the Bicycle Plan as Route No. 305.

Capital Metro bus service (Route No. 243) is available along FM 1325 Road.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
FM 1325	Varies	2 @ 24'	Farm to Market Road	14,600

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. City wastewater is not currently to the site. 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 and obtaining approval of any required service extension requests. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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.

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

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

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: C14-2011-0122

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Nov 15, 2011, Zoning and Platting Commission

Dec 8, 2011, City Council

S. PALACIOS

Your Name (please print)

10501 EAP 1325

Your address(es) affected by this application

Sherri Sirwaitis

Signature

Date

Daytime Telephone: 512-917-6618

Comments:

I HAVE ALWAYS WANTED THIS AREA DEVELOPED. I HAVE PROPERTY IN BACK. GOOD LUCK.

I NEED WITH CITY W/ITEN. THE ALUP HAS NEVER HELPED ME.

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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BETTY PRATER HAVLICEK

Your Name (please print)

3913 LEMOS DR. AUSTIN, TX 78728

Your address(es) affected by this application

Betty P. Havlicek

Signature

11/9/2011

Date

Daytime Telephone: (512) 218-4322

Comments: The planned housing will cause our property values to drop and will not generate enough tax dollars for the additional burden on our neighborhood. The project will burden our already overcrowded elementary schools with more disadvantaged children. Presently teachers have no time to encourage and challenge passing students and their average and above average students are being short-changed.

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



Wells Branch Neighborhood Association
2104 Klattenhoff Drive
Austin, TX 78728
www.wbna.us

November 15, 2011

To Whom It May Concern:

The Wells Branch Neighborhood Association strongly opposes the proposed zoning of the subject property referenced in file number C14-2011-0122. The application requests the rezoning of the subject property from Interim Rural Residential to Multi-Family Medium to accommodate a substantial apartment development. The negative affect on already burdened Wells Branch resources would be substantial and costly.

Multi-family housing at the proposed location will place considerable additional strain on Wells Branch elementary school, law enforcement, and firefighter resources. The subject property does not have adequate options for safe and sufficient vehicle access and creates an increased risk of traffic accidents to local residents. The presence of High-Voltage Transmission Lines on this property presents a great concern for the potential for danger to firefighters and the general public.

Due to these concerns the Wells Branch Neighborhood Association requests that this application for zoning be rejected.

Sincerely,

Debby Thompson
President, WBNA

PETITION

Date: October 26, 2011

File Number: C14-2011-0122

Address of
Rezoning Request: 15433 FM 1325 RD
Austin, TX 78728

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced case, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Rural Residential (RR).

Petitioners state the following reasons for their protest of the proposed rezoning:

- An extensive portion of the project property is adjacent to property that is within the boundaries of an approved neighborhood plan (Wells Branch) with considerable covenants and deed restrictions for the protection of residents, and the planned project will substantially deviate from the developmental considerations of the Wells Branch neighborhood plan.
- Multi-family housing at the proposed location will place substantial additional strain on Wells Branch elementary and other local public schools.
- Multi-family housing at the proposed location will place substantial strain on already limited law enforcement and firefighter resources
- Insufficient public transportation infrastructure exists to support additional multi-family housing at this location.
- The subject property does not have adequate options for safe and sufficient vehicle access; the proposed development would substantially increase traffic congestion and potentially increase traffic-related risk, caused by entry/exit on a sloping, "highway-style" roadway and related overflow congestion.
- The subject property is within the Rattan Creek Watershed, 98 percent of which passes through the Edwards Aquifer Recharge Zone.
- Re-zoning of the subject property will reduce trees, vegetative cover, and native habitat, and will increase impervious cover such parking lots and permanent structures.
- Development of the subject property may require water usage from the Wells Branch MUD; this likely means an increase in MUD costs to provide necessary distribution infrastructure and supply for the multi-family housing units
- Multi-family construction is not suitable for the subject property, as it could present increased hazards to firefighters and the general public due to the presence of high voltage transmission lines bisecting the property.

Respectfully submitted,

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

~~Kelly P. Landry~~ Kelly P. Landry 3937 Katzman 78728

② SON- THUY- NGUYEN - 4005 Lincoln Ave
78728

SAIL AMOSA, 4105 LICORICE LANE - 78728

John Jaraman, 4105 Licorice Ln, Austin 636-399-0351

Sherry Labe 4113 Licorice Ln Austin 78728 512-238-7196

James Smith 4118 Licorice Ln Austin 78728 512-963-3131

Linda Moerly LINDA MOERLY 4106 LICORICE LN. 78728

Shawn Spiers Shawn Spiers 4100 Licorice Ln 78728

Laura Ludwig 4109 Licorice Austin TX

Michelle Canell 3918 Katzman Dr. Lane 78728

Joan Gerlach Joan Gerlach 3928 Katzman Dr. Austin, TX 78728

William Ullman 3932 Katzman William Ullman 78728

Gift Wang 3933 Katzman ATX 78728

SUZETTE LIPFORD 4109 Licorice Ln. Austin 78728

JAMIE SEGUINOT 3929 Katzman 78728

Creda? Jon Burns 3909 Cadoz Court Austin 78728

DENNA HOWE 14979 Dora Dr Austin 78728

Pamela Washnatz 3933 Katzman Th. 78728

Ben Nelson 3925 Licorice Ln 78728

Michael M. Christy 15505 Cadoz Dr, Austin, TX 78728

Donna Weaver Donna Weaver 3921 Licorice Ln. AUS. TX 78728

Tony Wence 3921 Licorice Ln AUS, TX 78728

FLOYD BOOZER 3912 CADDOZ CT 78728

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
Brent Klenke	Brent Klenke	3921 Katzman Dr.
N. Higgins	Natalie Riggins	3917 Katzman Dr.
	Matt Cannon	3909 Katzman Dr.
Michael Carroll	Michele Carroll	3918 Katzman Dr.
Coreen T. Jander	Coreen T. Jander	3908 Lemos Dr.
Linda Baird	Linda Baird	1544 Corio Dr.
Minnie Connett	Minnie Connett	3901 Cadoz Ct.
Monica Moreno	Monica Moreno	15524 Imperial Jade Dr.
Patti Stewart	Patti Stewart	3901 Katzman Dr.
Creola Burns	Creola Burns	3909 Cadoz Court
JAMES BURNS	JAMES BURNS	3909 CADOZ COURT
FLOYD BOOZER	FLOYD BOOZER	3912 CADOZ CT, AUSTIN 78728
Alice Barts	Alice Barts	3901 LEMOS DR
Joan Gerlach	Joan Gerlach	3928 Katzman Dr.
Chuck Stewart	Chuck Stewart	3922 Katzman Dr.
Scott SWAIN	Scott SWAIN	3901 Katzman Drive
Eduardo Moreno	Eduardo Moreno	2968 KATZMAN DRIVE
Joseph Moreno	Joseph Moreno	15524 Imperial Jade Dr.
Eduardo Moreno JR.	Eduardo Moreno JR.	15524 Imperial Jade Dr.
Eileen S. Connett	Eileen S. Connett	15524 Imperial Jade Dr.
Ricky D. Connett Jr.	Ricky D. Connett Jr.	3901 Cadoz Ct.
Rick Connett Sr	Rick Connett Sr	" " "
		" " "

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Nick Dawson	NICK DAWSON	2607 Tracy Trail Austin 78728
Debby Thompson	Debby Thompson	2606 Tracy Trail, Austin 7872
Paul Karshens	PAUL KARSHENS	14412 TIEFFER LN. AUSTIN, 78728
Jane Karshens	Jane Karshens	14412 Tieffer Ln Austin 78728
Kevin Ward	Kevin Ward	14717 Bescott Dr. Austin TX 78728
Gus Kohn	Gus Kohn	2606 Tracy Tr Austin 78728
Jamela Woodward	Jamela Woodward	2602 Tracy Trl Austin, TX 78728
Travers Hough	Travers Hough	2142 Surrender Ave, Austin, TX 787
Scott Wilkes	Scott Wilkes	2605 TRACY TRAIL Austin TX 787
Debbie Shea	Debbie Shea	2603 Tracy Trail Austin TX 787
Joe Robertson	JOE ROBERTSON	2603 TRACY TRAIL AUSTIN, TX 78728
Liz Jurn	Liz Jurn	14424 Tiffer Ln 78728
Mar Blake	Mar Blake	2501 Tracy Trail Austin 7872
Antonia Canacho	ANTONIA CANACHO	14405 Robert I Walker
Carey Best	Carey Best	2511 Tracy Trail
Shannon Best	Shannon Best	2511 Tracy Trail 78728
Ana Knight	Ana Knight	2502 Tracy Trail
Don Harrell	DON HARRELL	14533 DONALD DR. 78728
Eleanor Brooks	Eleanor Brooks	14535 Donald Dr. 78728
Justine Williams	JUSTINE WILLIAMS	2500 TRACY TRAIL 78728
Dierdre DeCarlo	Dierdre DeCarlo	14527 Donald Dr 78728
Karen Buerkle	KAREN BUERKLE	14453 Robert I. Walker 7872
Janet Maxey	JANET MAXEY	14439 Robert I Walker 78728

I. INTRODUCTION

- A. **Purpose:** Structures underneath and adjacent to high voltage transmission lines present increased hazards to firefighters and the general public. The purpose of this regulation is to establish consistent requirements for the construction of new permanent structures, existing structures, and other secondary land uses within or adjacent to high voltage transmission line easements.
- B. **Scope:** This regulation shall apply to existing and future proposed secondary land use within or adjacent to high voltage transmission line easements. **Exception:** One and two family residential dwellings adjacent to the high voltage transmission line utility easement are exempt from this regulation.
- C. **Author:** The Deputy Chief of the Prevention Services Bureau, through the Assistant Fire Chief (Fire Marshal) of the Fire Prevention Division, is responsible for the content, revision, and periodic review of this regulation.
- D. **Authority:** Section 503 of the Los Angeles County Fire Code empowers the Fire Code Official to set specifications for fire access, including overhead obstructions to fire access. Section 101.3, 102.8, and 104.1 of the County of Los Angeles Fire Code establish the legal basis to create regulations for the Fire Code Official to render interpretations of the Fire Code, and to enforce supplemental rules and regulations in order to carry out the scope and intent of the Fire Code which includes firefighter safety.
 - 1. Health and Safety Code, State of California (H.S.C.)
 - 2. 2008 Los Angeles County Fire Code, Section 503 Chapter 5
 - 3. 2008 Los Angeles County Fire Code, Appendix Chapter 1 Section 101.3, 102.8, and 104.1
 - 4. California Code of Regulations Title 8, Division 1, Chapter 4, Subchapter 5, Group 2, Article 37, Section 2946: Provisions for Preventing Accidents Due to Proximity to Overhead Lines
- E. **Definitions:**
 - 1. **Adjacent to a High Voltage Transmission Line Easement:** A 100-foot-wide area adjacent to and parallel with the drip line of the most outward high voltage transmission line.
 - 2. **Combustible Materials:** A liquid or solid substance that can ignite and can burn readily.

3. High Voltage Transmission Line: Electric power transmission line operating at or above 66 kilovolts.
4. New Permanent Structure: Any structure to be erected for more than 180 days/year.
5. Passenger vehicle is defined as a sedan type automobile, small utility truck, sport utility vehicle, van or mini-van with a gross vehicle weight of 10,000 pounds or less.
6. Recreational vehicle and its derived acronym, RV, refers to an enclosed piece of equipment dually used as both a vehicle, a temporary travel home, or a full time home.
7. Secondary Land Use: Includes all land uses other than the transmission of power.

II. RESPONSIBILITY

- A. All individuals, companies, and organizations who propose to engage in the construction of permanent structures or development of other secondary land uses within or adjacent to high voltage transmission line easements are subject to the requirements of this regulation.
- B. Fire Prevention Division personnel will review all proposed secondary land use plans and verify compliance with this regulation.
- C. Operations Bureau personnel shall be informed of the requirements of this regulation, and conduct annual life safety inspections of existing buildings constructed underneath high voltage transmission lines.

III. POLICY

- A. This regulation outlines the procedures related to all new and/or existing permanent structures and other secondary land uses to be constructed within or adjacent to a high voltage transmission line easement.

IV. PROCEDURES

A. Code Application:

1. No new permanent structures shall be constructed within the utility easement underneath high voltage transmission lines.

Exception: Restrooms and unoccupied telecommunication structures of non-combustible construction less than 15 feet in height.

2. New and existing structures under High Voltage Transmission Lines constructed prior to this regulation shall be:
 - a. Grounded and bonded in accordance with CCR Title 24, Part 3, Article 250, ANSI/IEEE 142-1991. Additionally, buildings shall be fully bonded from roof to foundations and connected to the premise's grounding system.
 - b. Provided with approved signage reading "CAUTION – HIGH VOLTAGE LINES OVERHEAD," at all entrances.
 - c. In compliance with all vegetation management requirements of the Fire Code.
 - d. Subject to additional Fire Department requirements.
3. Any structure which is proposed to be constructed adjacent to High Voltage Transmission Lines (within 100 feet of drip line) shall be subject to additional review with regard to Fire Department Operational Procedures.

Exception: One and two family residential dwellings (R-3) adjacent to the high voltage transmission line utility easement.

B. Approved secondary use(s):

1. New and/or existing agricultural and recreational use may continue as long as the above requirements are met.
2. New and/or existing outside storage of combustible materials is subject to the following requirements:
 - a. Provide an approved storage configuration plan.

- b. Storage of hazardous materials, including flammable and combustible liquids, is prohibited.
 - c. Combustible storage shall be restricted to individual piles not exceeding 5,000 square feet or 50,000 cubic feet in volume.
 - d. A clear space of at least 20 feet or half the height of the pile, whichever is greater, shall be provided between piles. The clear space shall not contain flammable or combustible material or vegetation.
 - e. Required on-site hydrants shall be spaced at a maximum of 600-foot intervals.
3. New and/or Existing Vehicle Parking/Storage:
- a. Vehicle storage is permitted underneath or adjacent to high voltage transmission lines pursuant to the requirements listed below.
 - 1) A vehicle parking/storage plan shall be approved by the jurisdictional Regional Fire Prevention Office prior to vehicle parking/storage.
 - 2) Except for cargo containers and truck trailers which are discussed in item 7 below, vehicles other than passenger vehicles, including recreational vehicles and mobile homes shall not be permitted to be parked/stored within the utility easement underneath a high voltage transmission line.
 - 3) Vehicles parked or stored underneath high voltage transmission lines shall be provided with 20-foot wide, all-weather Fire Department vehicular access.
 - 4) Vehicle storage shall have a 20-foot break every 150 feet.
 - 5) Vehicle storage is to have three feet between cars and shall not exceed four vehicles deep.

- 6) Vehicles carrying any flammable, explosive, or corrosive loads, including hazardous materials or hazardous wastes, or "placarded loads" (defined as those which are required by law or regulation to carry signs defining its contents for public safety) are not be allowed within a high voltage transmission line easement, nor adjacent to a high voltage transmission lines easement at any time.
 - 7) Intermodal type steel cargo containers (40' x 8' W x 8.5' H) and truck trailers may be stored underneath or adjacent to high voltage transmission lines providing they are not stacked and the height is less than 15 feet.
 - 8) Required on-site hydrants shall be spaced at 600-foot intervals.
 - 9) Fire flow shall be 1,000 GPM in a Very High Fire Hazard Severity Zone.
 - 10) Vehicle parking shall be free of combustible vegetation.
4. Marine vessels/boats constructed of combustible materials shall not be permitted to be parked/stored within the easement underneath high voltage transmission lines.

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Case Number: C14-2011-0122

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Nov 15, 2011, Zoning and Platting Commission

Dec 8, 2011, City Council

Ben Nelson

Your Name (please print)

Ben Nelson

Your address(es) affected by this application

3925 Liorie Ln Austin, Tx 78728

Signature

Date

Daytime Telephone: 512-310-8024

Comments:

I am concerned with the
timing & place of an Apt at
the proposed location.

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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: C14-2011-0122

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Nov 15, 2011, Zoning and Planning Commission

Dec 8, 2011, City Council

Caren T. Jander

Your Name (please print)

☐ I am in favor
☒ I object

3908 Lemos Dr. Austin, TX 78728

Your address(es) affected by this application

Caren T. Jander

Signature

Nov 16, 2011

Date

Daytime Telephone: 512-590-9260

Comments: Multi-family housing will place a substantial additional strain on elementary and other local public schools. Our bus stop was removed so there is insufficient public transportation infrastructure to support additional multi-family housing. Re-zoning would reduce trees, vegetative cover, and native habitat. This could also increase air and noise. The traffic congestion on a highway style road would be dangerous.

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