

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0127 – Bluff Springs Commercial **Z.A.P. DATE:** November 1, 2011

ADDRESS: 7001 Bluff Springs Road

OWNER: NL Land Holdings, Ltd.
(Jimmy J. Nassour)

AGENT: Alice Glasco Consulting
(Alice Glasco)

ZONING FROM: CS-CO

TO: CS-CO, to modify the conditional overlay by removing art and craft studio (general), business support services, laundry services, medical offices, personal improvement services and restaurant (general) from the prohibited use list

AREA: 4.04 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning to remove art and craft studio (general), business support services, laundry services, medical offices, personal improvement services and restaurant (general) use from the list of prohibited uses. All other portions of the Conditional Overlay that apply to the property will remain unchanged.

If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Bluff Springs Road according to the Transportation Plan.

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 1, 2011: *TO GRANT CS-CO DISTRICT ZONING AND REMOVE CERTAIN USES FROM THE PROHIBITED USE LIST, WITH CONDITIONS OF RIGHT-OF-WAY DEDICATION ON BLUFF SPRINGS ROAD, AS STAFF RECOMMENDED, BY CONSENT [P. SEEGER; S. BALDRIDGE – 2ND] (7-0)*

ISSUES:

The Applicant has met to discuss this case with representatives of the Los Jardines Homeowners Association and the Bluff Springs Valley Neighborhood Association.

DEPARTMENT COMMENTS:

The subject undeveloped two lots are located at the northeast corner of Bluff Springs Road and Blue Meadow Drive and has had general commercial services – conditional overlay (CS-CO) district zoning since 1996 when the intended development was convenience storage. A rezoning case in 2000 modified the CO to remove automotive washing use from the prohibited use list. To the north and northeast there is an undeveloped tract and

manufactured homes in the South Creek subdivision (I-SF-3; MH) and to the south there is an undeveloped lot and single family residences in the Meadows at Bluff Springs subdivision (LR-CO; SF-4A-CO). Across Bluff Springs Road to the west, there is an electric substation, a campground, a warehouse, apartments and an undeveloped tract proposed to be developed with an AISD bus depot facility and administrative offices, and apartments (SF-3; MF-1; I-RR; CS-MU-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to modify the Conditional Overlay to remove six uses from the prohibited use list, including art and craft studio (general), business support services, laundry services, medical offices, personal improvement services and restaurant (general) use from the list of prohibited uses. The intent is to provide greater flexibility in developing the property with commercial uses that would serve the surrounding residential uses. All other portions of the Conditional Overlay that apply to the property will remain intact.

In evaluating the Applicant's request, Staff looked at whether the uses proposed to be removed from the Conditional Overlay are permitted on three other commercially zoned properties that access Bluff Springs Road. The art and craft studio (general) use is now covered by the art gallery and art workshop uses, both of which are allowed in office zoning. The medical offices, personal improvement services and restaurant (general) uses are allowed on all three properties. The business support services and laundry services uses are first permitted in the GR and CS zoning districts respectively, and are allowed on two commercially zoned properties across Bluff Springs Road. Therefore, Staff supports the Applicant's request given that other commercially zoned properties in the area allow for these uses to occur.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Undeveloped
<i>North</i>	I-SF-3; MH	Shed; Manufactured homes in the South Creek subdivision
<i>South</i>	LR-CO	Undeveloped; Manufactured homes in the South Creek subdivision; Single family residences in the Meadows at Bluff Springs subdivision
<i>East</i>	MH	Manufactured homes in the South Creek subdivision
<i>West</i>	I-RR; SF-3; MF-1	Warehouse (vacant); Apartments; Campground; Telecommunication tower; Electric substation

AREA STUDY: N/A

TIA: Is not required

WATERSHEDS: Onion Creek /
Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 430 – Silverstone Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation 1180 – Savorey Lane Association
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.
 1249 – Los Jardines Homeowners Association 1258 – Del Valle Community Coalition
 1340 – Austin Heritage Tree Foundation

SCHOOLS:

Perez Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0123 – Bennett Tract – 7309 ½ South IH 35 Service Road Northbound	I-RR; GR to MF- 3; CS	To Grant CS-MU-CO with the CO prohibiting a list of uses and limiting residential density to 36 u.p.a. RC for the conditions of the TIA and prohibiting commercial businesses within 200' of Bluff Springs. Street deed for 13' additional r-o-w on Bluff Springs.	Approved CS-MU-CO with Restrictive Covenant and Street Deed as recommended by Commission (3-11- 10).
C14-84-457 (RCA) – Chrysler Auto Dealership – 6905 South IH 35 Service Road Northbound	To delete the covenant as it applies to Lot 2, thereby enabling the property to have all of the conditional and permitted uses of GR zoning	To terminate the RC as it applies to this particular property and retain a restriction that prohibits pawn shop services and residential treatment	Approved an amendment to the RC, as recommended by the Commission (4-30- 09).
C14-98-0224 – The 33 at Bluff Springs – 7101 Block of	I-RR to GR & MH	To Grant SF-4A for Tract 1 and LR for Tract 2	Approved SF-4A-CO for Tract 1 and LR-CO for Tract 2. CO is for

Bluff Springs Road at Blue Meadow Drive			2,000 trips and prohibiting food sales and restaurant (fast food). Street Deed for additional r-o-w on Bluff Springs (5-6-99).
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RELATED CASES:

The property is platted as Lots 1 and 2 of Bluff Springs Commercial, a subdivision recorded on March 18, 1997 (C8-96-0264.0A – Bluff Springs Commercial). A plat note prohibits access to Blue Meadow Drive.

The property was zoned CS-CO on March 7, 1996 and the conditional overlay prohibited all uses except for convenience storage, limited development to 2,000 trips and established compatibility standards with the adjacent manufactured homes to the east (C14-95-0181 – Bluff Springs Storage Co.). On May 18, 2000, Council approved modification of the Conditional Overlay to: 1) remove automotive washing from the prohibited use list and 2) limit trips to 2,000 (C14-99-2089 – Bluff Springs Commercial). Please refer to Exhibits B and C. There are no related site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Bluff Springs Road	87 feet	47 feet	Arterial	Not Available
Blue Meadow Drive	60 feet	41 feet	Collector	Not Available

- There are existing sidewalks along Bluff Springs Road and Blue Meadow Drive.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Bluff Springs Road	Shared Lane	Bike Lane
Blue Meadow Drive	Wide Curb	Bike Lane

Capital Metro bus service (route no(s). 127, 333, and 486) is available along Bluff Springs Road and Blue Meadow Drive.

CITY COUNCIL DATE: December 8, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719





ORDINANCE NO. 000518-1

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 4.0839 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 1900 BLUFF SPRINGS ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from General Commercial Services-Conditional Overlay (CS-CO) combining district to General Commercial Services-Conditional Overlay (CS-CO) combining district on the property described in File C14-99-2089, as follows:

A 4.0839 acre tract of land out of the Santiago Del Valle Grant, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 1900 Bluff Springs Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses of the Property are prohibited:

Agricultural Sales and Services
Automotive Rentals
Automotive Sales

Art and Craft Studio (general)
Automotive Repair Services
Veterinary Services

Building Maintenance Services
Business or Trade School
Campground
Commercial Off-Street Parking
Construction Sales and Services
Electronic Prototype Assembly
Equipment Sales
Funeral Services
Indoor Entertainment
Kennels
Monument Retail Sales
Pawn Shop Services
Research Services
Restaurant (general)
Vehicle Storage

Bulk Laundry Services
Business Support Services
Commercial Blood Plasma Center
Communications Services
Drop-Off Recycling Collection Facility
Equipment Repair Services
Exterminating Services
Hotel-Motel
Indoor Sports and Recreation
Medical Offices
Outdoor Sports and Recreation
Personal Improvement Services
Restaurant (Drive-in, Fast Food)
Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Commercial Services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 29, 2000.

PASSED AND APPROVED

_____, May 18, 2000

§
§
§



Kirk Watson
Mayor

APPROVED:

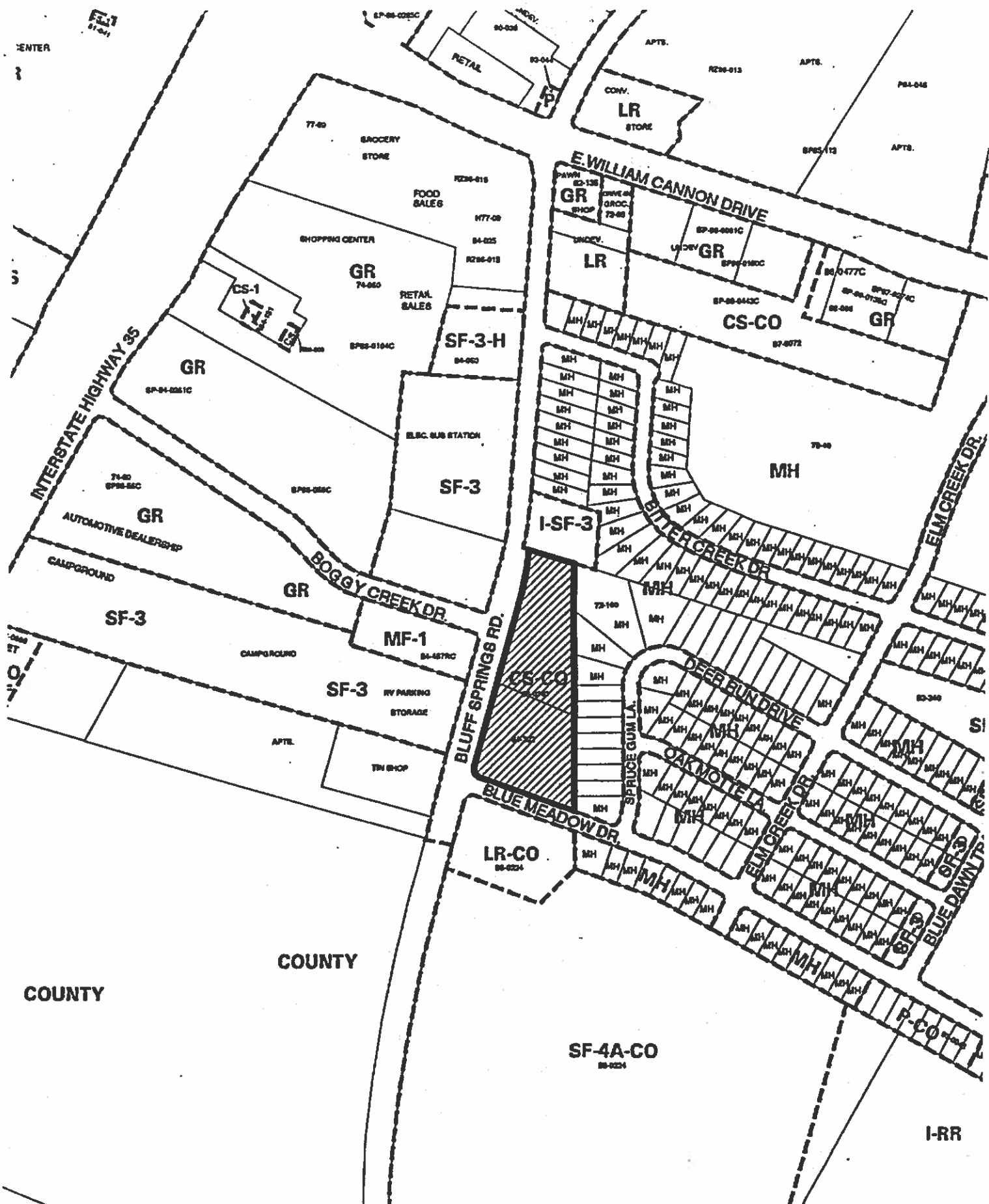


Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



	SUBJECT TRACT		ZONING EXHIBIT B	CITY OF REFERE NUMB H15
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: LARRAGA			
CASE #: C14-99-2089 ADDRESS: 1900 BLUFF SPRINGS RD.			DATE: 99-11	

ORDINANCE NO. 960307- K

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 4.083 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, FROM INTERIM "SF-3" FAMILY RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT THE INTERSECTION OF BLUE MEADOW DRIVE AND BLUFF SPRINGS ROAD, AS MORE PARTICULARLY IDENTIFIED ON THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish initial permanent zoning and change the base zoning district from Interim "SF-3" Family Residence district to "CS-CO" General Commercial Services district-Conditional Overlay combining district on the property described in File C14-95-0181, as follows:

4.083 acre tract of land out of the Santiago Del Valle Grant, said 4.083 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as the Property located at the intersection of Blue Meadow Drive and Bluff Springs Road, as more particularly identified on the map attached as "Exhibit A" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property:

- | | |
|---|--|
| (a) Agricultural sales and services, | (s) Equipment repair services, |
| (b) Art and craft studio (general), | (t) Equipment sales, |
| (c) Automotive rentals, | (u) Exterminating services, |
| (d) Automotive repair services, | (v) Funeral services, |
| (e) Automotive sales, | (w) General retail sales (general), |
| (f) Automotive washing (automatic or mechanical), | (x) Hotel-motel, |
| (g) Automotive washing (self service), | (y) Indoor entertainment, |
| (h) Building maintenance services, | (z) Indoor sports and recreation, |
| (i) Bulk laundry services, | (aa) Kennels, |
| (j) Business or trade school, | (bb) Medical offices, |
| (k) Business support services, | (cc) Monument retail sales, |
| (l) Campground, | (dd) Outdoor sports and recreation, |
| (m) Commercial blood plasma center, | (ee) Pawn shop services, |
| (n) Commercial off-street parking, | (ff) Personal improvement services, |
| (o) Communications services, | (gg) Research services, |
| (p) Construction sales and services, | (hh) Restaurant (drive-in, fast food), |
| (q) Drop-Off Recycling Collection Facility, | (ii) Restaurant (general), |
| (r) Electronic prototype assembly, | (jj) Theater, |
| | (kk) Vehicle storage, and, |
| | (ll) Veterinary services. |

1996 ZONING ORDINANCE

2. The compatibility standards as set forth in Chapter 13-2, Article VI, Division 4, Part A [COMPATIBILITY STANDARDS], shall apply to all development of the Property located adjacent to the existing "MH" Mobile Home Residence district development situated to the east of the Property.
3. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

March 7, 1996

SEAL



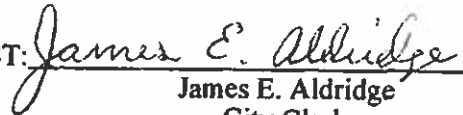
Bruce Todd
Mayor

APPROVED:



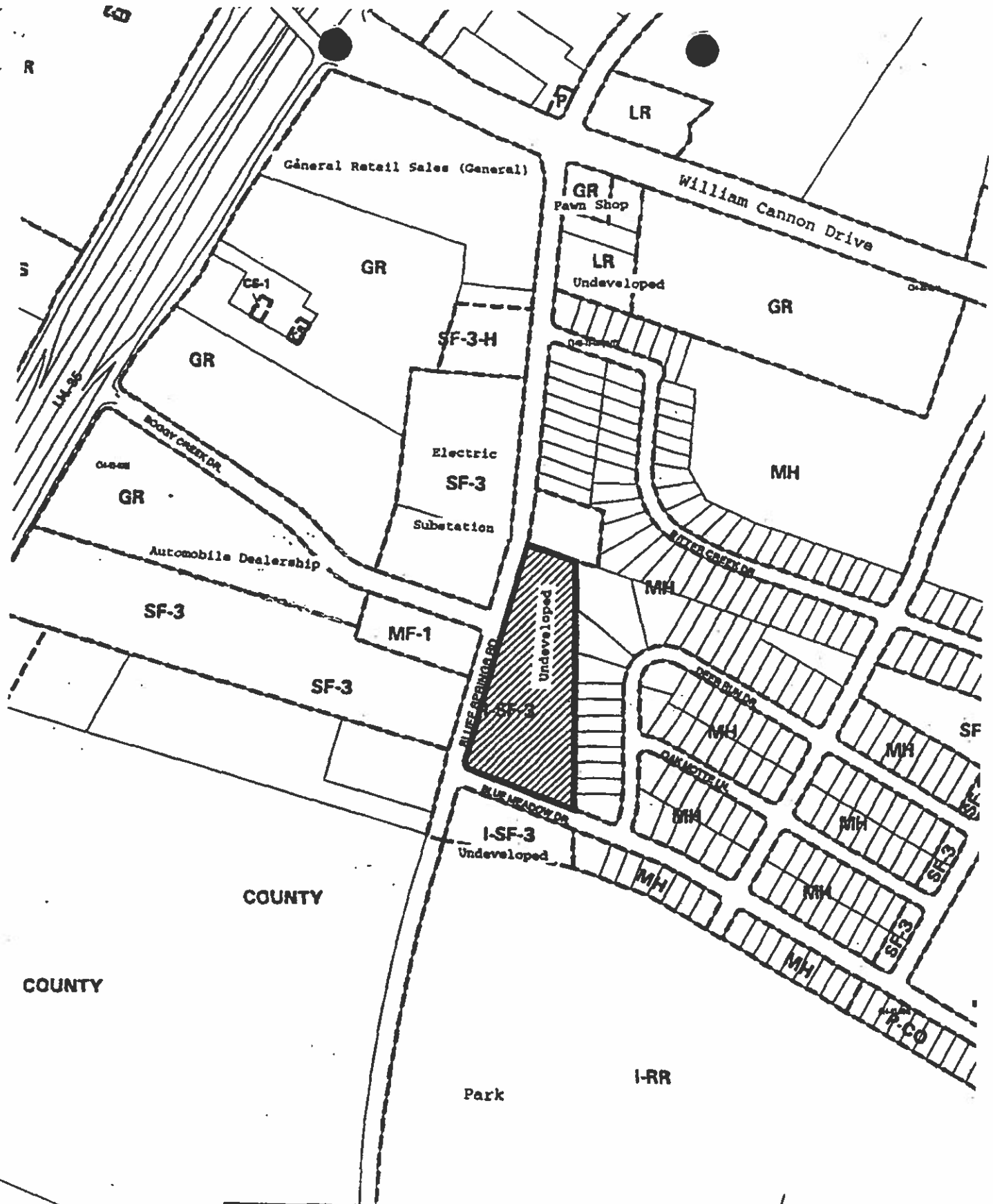
Andrew Martin
City Attorney




ATTEST:



James E. Aldridge
City Clerk

7Mar96
MT/jj



 1" = 400'	SUBJECT TRACT	  	CASE #: C14-95-0181	CITY GRID REFERENCE NUMBER E22
	PENDING CASE		SUBJECT AREA (acres): 4.083	
	ZONING BOUNDARY		ADDRESS: BLUFF SPRINGS RD. &	
	CASE MGR:		BLUE MEADOW DR.	
	CYCLE: 95-11	INTLS: TRC		

"Exhibit A"

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning to remove art and craft studio (general), business support services, laundry services, medical offices, personal improvement services and restaurant (general) use from the list of prohibited uses. All other portions of the Conditional Overlay that apply to the property will remain unchanged.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

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

In evaluating the Applicant's request, Staff looked at whether the uses proposed to be removed from the Conditional Overlay are permitted on three other commercially zoned properties that access Bluff Springs Road. The art and craft studio (general) use is now covered by the art gallery and art workshop uses, both of which are allowed in office zoning. The medical offices, personal improvement services and restaurant (general) uses are allowed on all three properties. The business support services and laundry services uses are first permitted in the GR and CS zoning districts respectively, and are allowed on two commercially zoned properties across Bluff Springs Road. Therefore, Staff supports the Applicant's request given that other commercially zoned properties in the area allow for these uses to occur.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped, sparsely vegetated and relatively flat. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the CS-CO zoning district is 80%, based on the more restrictive *watershed* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed and the Williamson Creek Watershed of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain 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.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Bluff Springs Road. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Bluff Springs Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

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].

FYI – Access to Blue Meadow Drive is prohibited per the subdivision plat.

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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

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

The site is subject to compatibility standards. Along the northern and eastern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- 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.

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

September 28, 2011

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Rezoning of 7001 Bluff Springs Road

Dear Greg:

I represent NL Land Holdings, Ltd, the owner of 7001 Bluff Springs Road. The site, which comprises 4.04 acres, is currently zoned CS-CO and is undeveloped. My client intends to develop the site with uses that serve the neighborhood and provide space that can be used by small tenants who need office/retail space. So, to that end, we would like to modify the existing conditional overlay under **ordinance # 000518-1 - case C14-99-2089**) as follows:

Amend Part 2, paragraph 2 to delete the following prohibited uses:

1. Art and Craft Studio (general) - this would allow art gallery and art workshop, which is a recent amendment to the City's Land Development Code.
2. Bulk Laundry Services
3. Business Support Services
4. Medical Offices
5. Personal Improvement Services
6. Restaurant (general)

Justification for Allowing Bulk Laundry Services

It is important to note that on-site laundry cleaning facilities are located in proximity to residential areas. A good example is Anthony's Cleaners located in the Old West Austin Neighborhood and has been in business for over 30 years. I am not aware that this facility has caused or created any environmental concerns for then neighborhood.

Another on-site laundry facility that is located in proximity to residences is at 1400 South First Street and does not appear to have caused any problems in the neighborhood, either. Due to advanced improvements to equipment and the type of chemicals used, there

Greg Guernsey, Director
Rezoning of 7001 Bluff Springs Road
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should no longer be a concern about such a use locating in a neighborhood area. Additionally, on-site laundry services are regulated by the Texas Commission on Environmental Quality (TCEQ) to ensure compliance with standards mandated by the United States Environmental Protection Agency (EPA). The standards regulate the quality of air, water and waste to ensure that the environment is not adversely affected nor human health placed at risk.

Please let me know if you have any questions or need additional information.
Sincerely,

A handwritten signature in black ink, appearing to read "Alice Glasco". The signature is fluid and cursive, with the first name "Alice" being more prominent than the last name "Glasco".

Alice Glasco, President
AG Consulting

Cc: Jimmy Nassour
Attachments

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: C14-2011-0127

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: November 1, 2011, Zoning and Platting Commission
December 8, 2011, City Council

Dorothy Bos

Your Name (please print)

1904 Bitter Creek Dr, Austin, TX 78744

Your address(es) affected by this application

Dorothy Bos

Signature

10/23/11

Date

Daytime Telephone: (512) 825-7597 cell

Comments: It will severely effect the
traffic situation coming from
Bluff Spring Rd on to William Cannon Dr,
which is already bad enough.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2011-0127

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: November 1, 2011, Zoning and Platting Commission
December 8, 2011, City Council

Susan Bos

Your Name (please print)

2620 Star Cross Cir Austin, TX 78745

Your address(es) affected by this application

Susan Bos

Signature

10/23/11

Date

Daytime Telephone: _____

Comments: _____

slt will severely effect the
traffic situation coming from
Bluff Springs Rd. onto William
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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810