THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2012-0063 – Christian Life Austin

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4700 West Gate Boulevard and 4701 Sunset Trail (Williamson Creek Watershed) from single family residence-standard lot (SF-2) district, single family residence-standard lot – conditional overlay (SF-2-CO) combining district zoning, multi-family residence-low density (MF-2) district zoning and multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning to general office – conditional overlay (GO-CO) combining district zoning. As approved at First and Second Readings, the Conditional Overlay allows for religious assembly and all SF-2 district uses, prohibits access to Sunset Trail from Tract “A” Westgate Apostolic Subdivision, and thereby limits access on Sunset Trail to Lots 9 and 10, Flournoy Acres, prohibits access to Windswept Cove, and limits the number of daily trips to 2,000.

DEPARTMENT COMMENTS:

The Conditional Overlay incorporates the conditions imposed by the City Council at First and Second Readings.

OWNER & APPLICANT: Christian Life Church of Austin (Josh Reynolds)

AGENT: Enabler Design (DeVon Wood)

DATE OF FIRST READING: September 27, 2012, Approved GO-CO combining district zoning, on First Reading (5-1, Council Member Riley – nay; Mayor Pro Tem Martinez – off the dais).

DATE OF SECOND READING: November 8, 2012, Approved GO-CO combining district zoning as on First Reading, on Second Reading (6-1, Council Member Riley – nay).

CITY COUNCIL HEARING DATE: December 6, 2012

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov
ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0063 – Christian Life Austin

ZAP DATE: July 17, 2012
August 7, 2012

ADDRESS: 4700 West Gate Boulevard; 4701 Sunset Trail

OWNER: Christian Life Church of Austin
(Josh Reynolds)

AGENT: Enabler Design
(DeVon Wood)

ZONING FROM: SF-2; SF-2-CO;
MF-2; MF-2-CO

TO: GO

AREA: 4.71 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 17, 2012: MEETING CANCELLED; RESCHEDULED FOR AUGUST 7, 2012

August 7, 2012: APPROVED GO-CO DISTRICT ZONING, WITH THE CO PERMITTING RELIGIOUS ASSEMBLY AND ALL SF-2 DISTRICT USES, PROHIBITING ACCESS TO SUNSET TRAIL FROM TRACT “A” WESTGATE APOSTOLIC SUBDIVISION, AND THEREBY LIMITING VEHICULAR ACCESS ON SUNSET TRAIL TO LOTS 9 AND 10, FLOURNOY ACRES, PROHIBITING ACCESS ON WINDSWEPT COVE, AND LIMITING THE NUMBER OF TRIPS TO 2,000 PER DAY

[P. SEEGER, G. ROJAS – 2ND] (5-0) S. BALDRIDGE, J. MEEKER - ABSENT

ISSUES:

At Second Reading, the Applicant would like to discuss with Council the prohibition on access to Windswept Cove, as was approved on First Reading. Please refer to the attached correspondence and photos.

DEPARTMENT COMMENTS:

The subject rezoning area consists of five contiguous platted lots that have frontage on West Gate Boulevard and Sunset Trail. The existing church building, accessory structures and parking areas are zoned multi-family residence-low density (MF-2) district zoning, multi-family residence-low density – conditional overlay (MF-2-CO) combining district, and single family residence – conditional overlay (SF-2-CO) combining district. The northern two lots which front on Sunset Trail contain one single family residence and are zoned single family residence-standard lot (SF-2) district. There are offices, a child care facility, apartments and
retail/commercial uses to the north (CS), a commercial shopping center, a four-plex and
duplexes across West Gate Boulevard to the east (CS, LO, LR-CO, SF-3), two single family
residences and four-plexes to the south (SF-2; MF-2), and an electric supply company,
undeveloped property, two single family residences and a private primary school on the west
side of Sunset Tail (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the general office (GO) district to
accommodate a further expansion of the religious assembly use and parking areas. Staff
recommends the Applicant’s request based on its orientation on a major arterial roadway,
adjacency to commercially zoned property and a mix of commercial, office and multi-family
uses. The Conditional Overlay limits development to 2,000 vehicle trips per day.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Offices, Commercial, Four-plexes, Child care facility</td>
</tr>
<tr>
<td>South</td>
<td>SF-2</td>
<td>Two single family residences, Four-plexes</td>
</tr>
<tr>
<td>East</td>
<td>MF-2</td>
<td>Shopping center, Offices, Four-plex; Duplexes</td>
</tr>
<tr>
<td>West</td>
<td>SF-2</td>
<td>Electric supply company; Undeveloped; Two single</td>
</tr>
<tr>
<td></td>
<td></td>
<td>family residences; Private primary educational</td>
</tr>
<tr>
<td></td>
<td></td>
<td>facility and adjacent parking area</td>
</tr>
</tbody>
</table>

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Westgate)

Note: The South Austin Combined NPA is underway as of June 28, 2012. The subject case
was filed on June 5, 2012, hence it is scheduled to be reviewed by the ZAP Commission.

TIA: Is not required

WATERSHED: Williamson Creek

CAPITOL VIEW CORRIDOR: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Assoc.
742 – Austin Independent School District
779 – Oak Hill Neighborhood Plan – COA Liaison
786 – Home Builders Association of Greater Austin 943 – Save Our Springs Alliance
1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
1108 – Perry Grid 644
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
1280 – WestGate Neighborhood Plan – COA Liaison
1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas

SCHOOLS:
Sunset Valley Elementary School  Covington Middle School  Crockett High School

CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2008-0118 – Westgate Professional Center – 4701 West Gate Boulevard</td>
<td>LO; GO to LR</td>
<td>To Grant LR-CO with CO prohibiting off-site accessory parking, residential treatment and service station</td>
<td>Approved LR-CO as ZAP recommended (8-21-2008).</td>
</tr>
<tr>
<td>C14-2007-0165 – Sunset Lot 1 – 5001 Sunset Trail</td>
<td>SF-2 to SF-3</td>
<td>To Grant SF-3-CO with the CO limiting trips to 300 per day</td>
<td>Approved SF-3-CO as ZAP recommended (11-1-2007).</td>
</tr>
<tr>
<td>C14-03-0065 – Tejas Liquors – 4526 West Gate Boulevard</td>
<td>CS to CS-1</td>
<td>To Grant CS-1-CO with the CO prohibiting adult-oriented businesses</td>
<td>Approved CS-1-CO as Commission recommended (5-22-03).</td>
</tr>
</tbody>
</table>

RELATED CASES:

The property was annexed into the City limits on December 19, 1985 (C7A-85-032). The MF-2-CO and SF-2-CO portions of the property are platted as Tract “A” of WestGate Apostolic Subdivision, recorded in October 1977 (C8s-77-210). The SF-2 portion of the property is platted as Lots 9 and 10 of Block B of the Flourney Acres Sec. 4 subdivision, recorded in August 1958 (C8s-58-085). Please refer to Exhibit B.

The zoning for the SF-2-CO and MF-2-CO portion of the property and have frontage on Sunset Trail was approved on July 27, 1995 (C14-95-0079 – Christian Life Church). The Conditional Overlay prohibits multi-family residential use, restricts multifamily development to 12 units per acre, and prohibits access to Sunset Trail.

The second revision to the site plan for an accessory parking area on the SF-2-CO and MF-2-CO zoned portions with Sunset Trail frontage was administratively approved in July 2006 (SP-95-0153C – Christian Life Church). Please refer to Exhibit C.

ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Bicycle Plan</th>
<th>Sidewalks</th>
<th>Capital Metro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunset Trail</td>
<td>50 feet</td>
<td>30 feet</td>
<td>Local</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>West Gate</td>
<td>90 feet</td>
<td>55 feet</td>
<td>Major</td>
<td>Route No.</td>
<td>Yes</td>
<td>Route Nos. 5,</td>
</tr>
</tbody>
</table>
**CITY COUNCIL DATE:** August 16, 2012

**ACTION:** Approved a Postponement request by the Applicant to September 27, 2012 (6-0, Council Member Spelman was absent).

**ORDINANCE READINGs:** 1<sup>st</sup> September 27, 2012  2<sup>nd</sup> November 8, 2012  3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov  
**PHONE:** 974-7719
WESTGATE APOSTOLIC SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS:

That Westgate Apostolic Church acting by and through its duly appointed Trustee, Cornelio Belgado, Richard Johnson, Mary Vonster, and Curtis Deal, 6TH of Feb., 1977, by an agreement of the City of Austin, Travis County, Texas, according to a plat of record in Book 21 at Page 66 of the City of Austin, Travis County, Texas, said plat having been conveyed to Westgate Apostolic Church by deed of record in Volume 103 at Page 1472 of the Deed Records of Travis County, Texas, and that said plat having been conveyed to Westgate Apostolic Church by deed of record in Volume 104 at Page 129 of the Deed Records of Travis County, Texas, do hereby redivide said Lots 1-1 and said redivision of Blks A, C, and D of West Gate Square Commercial and Lots 1-7 and 9, Block B, Flournoy Acres Section A, a subdivision of Record in Book 2 at Page 66 of the City of Austin, Travis County, Texas, said plat having been conveyed to Westgate Apostolic Church by deed of record in Volume 103 at Page 1472 of the Deed Records of Travis County, Texas, do hereby redivide said Lots 1-9 of said redivision of Blks A, C, and D of West Gate Square Commercial and Lots 1-7 and 9, Block B, Flournoy Acres Section A, in accordance with the attached plat, said redivision to be known as "WESTGATE APOSTOLIC SUBDIVISION," and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HANDS this the 21st day of September, 1977

Cornelio Belgado
Richard Johnson
Curtis Deal

ADDRESS:
4700 WEST GATE BLVD, AUSTIN, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

FILED FOR RECORD at 12:15 P.M. on the 9th day of Nov., 1977.

Doris Shropherie, Clerk, County Clerk, Travis County, Texas

APPROVED FOR ACCEPTANCE:
By:
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the County of Travis, the County Clerk, Travis County, Texas, on the 9th day of Nov., 1977.

Doris Shropherie, Clerk, County Clerk, Travis County, Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

Prior to additional construction, drainage plans will be submitted to the City Engineering Department for approval.

STATE OF TEXAS:
COUNTY OF TRAVIS:

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares and any bridges or culverts necessary to be constructed on any of such streets, roads, or other public thoroughfares as shown on this plat, in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares as shown on this plat, or of constructing any bridges or culverts in connection therewith.

BE IT RESOLVED by the Commissioners' Court of Travis County, Texas:

The acceptance for maintenance by Travis County, Texas, of the roads or streets in real-estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developers' construction; but that erecting signs for traffic control, such as speed limits and stop and yield signs, shall remain the responsibility of the county.

STATE OF TEXAS:
COUNTY OF TRAVIS:

Prior to additional construction, drainage plans will be submitted to the City Engineering Department for approval. Rainfall runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropherie, Clerk of the County Court within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed by me in my office on the 9th day of Nov., A.D. 1977, and duly entered in the Minutes of said Court.

Witness my hand and seal of the County Court aforesaid.

Doris Shropherie, Clerk, County Court, Travis County, Texas

I, Alan G. Abbe, an authorized by the law of the State of Texas to practice the profession of engineering and hereby certify that this plat complies with Chapter 31-27 of the Austin City Code; true and correct; and was prepared from an actual survey of the property and under my supervision on the ground.

Alan G. Abbe, P.E. Date

RECEIVED
SEP 6 1977
ANNEXED HEREIN.

EXHIBIT
RECORD

plat
SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 2,000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

   The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

   Staff recommends the Applicant’s request based on its orientation on a major arterial roadway, adjacency to commercially zoned property and a mix of commercial, office and multi-family uses. The Conditional Overlay limits development to 2,000 vehicle trips per day.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with one single family residence, a religious assembly use and accessory parking areas. The site is relatively flat and there appear to be no significant topographical constraints.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district is 80%, a consistent figure between the zoning and 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 Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

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.

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

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

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

**Transportation**

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Westgate Blvd. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerline should be dedicated for Westgate Blvd. according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. *Note on 7-30-2012: Right-of-way dedication requirements for Westgate Blvd. will be addressed at the time of site plan application.*

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]

**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 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 on this site 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 boundary lines adjoining properties zoned SF-5 or more restrictive, 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 (LDC 25-2-1063).

A fence, berm, or dense vegetation must be provided to screen adjoining residential properties from views of parking, mechanical equipment, storage, and refuse collection (LDC 25-2-1066). Additional design regulations will be enforced at the time a site plan is submitted.
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.austintexas.gov

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: C14-2012-0063
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 7, 2012, Zoning and Platting Commission
August 16, 2012, City Council

Your Name (please print)
Robert Gibson

Your address(es) affected by this application
2705 Windswept Cv 102

Signature
Role
Date
7/29/12

Daytime Telephone: 512-328-4540 ext. 219

Comments:
This is a good looking, clean church and they will make the property look better than it did in the past.

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: C14-2012-0063
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 17, 2012, Zoning and Platting Commission
August 16, 2012, City Council

STEPHEN L. LAI
Your Name (please print)

4806 WESTGATE BLVD.
Your address(es) affected by this application

July 9, 2012
Signature

Daytime Telephone: 480-7607
Date

Comments: THIS ZONING REQUEST, IF APPROVED, WOULD DIMINISH THE SEPARATION OF SINGLE & MULTIPLE FAMILY RESIDENCE AREAS FROM COMMERCIAL ACTIVITIES. CHURCH PROPERTIES SHOULD BE TURNED INTO COMMUNITY USAGE SUCH AS PLAY GROUND OR GARDEN AREA, WHEN REQUIREMENT FOR RELIGIOUS FUNCTIONS IS BEING REDUCED. MORE PLAY & GARDEN AREAS ARE GOOD FOR SPIRITUALITY, NOT MORE PARKING OR OFFICES.

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: C14-2012-0063  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: August 7, 2012, Zoning and Platting Commission  
August 16, 2012, City Council

Your Name (please print)  
Patricia R. Wofford

I am in favor  
I object

Your address(es) affected by this application  
4801 Sunset Trail, Austin, TX

Signature  
Date

Daytime Telephone: 512. 445-9216

Comments:

1. If the application for zoning change by the church, I want a site plan or even a sketch of what the church plans to build.

2. Where will the water be directed from 4701 Sunset Trail 4705 4705 away from 4801 Sunset Trail.

3. What will be the address of entry to the G.O.ening.

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: C14-2012-0063
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 17, 2012, Zoning and Platting Commission
August 16, 2012, City Council

William Wafford

Your Name (please print)

4801 Sunset Trail

Your address(es) affected by this application

WD Wafford

Signature 8/2/2012

Daytime Telephone: 266-2603

I am in favor

I object

Comments:

#1. If property is built out, where does the water run-off go? One property is down slope from this one.

#2. Can the church stay if the property is zoned C.D.?

#3. Will any of the proposed office space be set aside for community services? (non-profit?)

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
PUBLIC HEARING INFORMATION

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

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

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

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

For additional information on the City of Austin’s land development process, visit our website: www.austintexas.gov

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: C14-2012-0063
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 7, 2012, Zoning and Platting Commission
August 16, 2012, City Council

You
Geraldine A. Laier
5002 Sunset Trail
Austin, Texas 78745-1319

☐ I am in favor ☒ I object

Your address(es) affected by this application
Geraldine A. Laier 8-2-12
Signature Date

Daytime Telephone: 512-892-0179
Comments: With the Montessori School on our street and Sunset Crest Elementary School, we think we have many children around. I want to go for Maud.

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September 18, 2012

Dear Mayor Leffingwell and Members of the City Council:

This letter is in response to the Zoning Change (Case # C14-2012-0063 / Christian Life Austin) which is scheduled for the City Council Meeting on September 27, 2012. We are requesting that the Conditional Overlays recommended by the Zoning and Platting Commission, namely, access to Windswept Cove & the limitation of Religious Assembly use only, be removed from our Zoning Approval.

As it relates to access from our current property to Windswept Cove, the church membership includes quite a few residents of the adjacent apartment complexes and therefore access to Windswept Cove would enhance connectivity to these members of our community. We are requesting full vehicular access.

As it relates to the Religious Assembly use - we have been approached on numerous occasions by Public Charter Schools, Montessori Schools, and medical office facilities about possible purchase of our existing buildings and land. Without traditional architecture, and with ample space for parking and growth, our campus could be used for a variety of different functions – not just religious services.

Thank you in advance for your kind consideration of these requests.

Respectfully,

[Signature]

Josh Reynolds
Secretary / Treasurer
October 29, 2012

The Honorable Mayor and Council Members:

We at Christian Life of Austin appreciate you taking time to hear the Second Reading of our zoning case no. C14-2012-0063, located at 4700 Westgate Boulevard and 4701 Sunset Trail. We at Christian Life of Austin would like access to Windswept Cove in order for safety of our members and local traffic. Attached are photos that help to illustrate our concerns. In order to address the safety of the neighborhood, we are proposing to gate the entrances on Sunset Trail and Windswept Cove when church does not have services. This limitation on access will allow our members to arrive and leave safely, and minimize the impact on local traffic.

Sincerely,

[Signature]

Rex Johnson

Senior Pastor