

	<b>I-SF-2, SF-2</b>	<b>SF-3</b>	<b>SF-4A</b>	<b>SF-4B</b>	<b>SF-5</b>	<b>SF-6</b>
Minimum Lot Size for Single Family Land Use (Sq. Ft.)	5,750	5,750	3,600	43,560	10,500	5,750
Minimum Lot Size/Site Area for Duplex Land Use (Sq. Ft.)	Duplex Not Permitted	7,000	Duplex Not Permitted	Duplex Not Permitted	7,000	7,000
Minimum Lot Width	50	50	40	**	50	50
Maximum Height	35	35	35	**	35	35
Minimum Setbacks						
Front Yard	25	25	15	**	25	25
Street Side Yard	15	15	10	**	15	15
Interior Side Yard	5	5	**	10	5	5
Rear Yard	10	10	**	**	10	10
Maximum Building Coverage	40%	40%	55%	40%	40%	40%
Maximum Impervious Coverage	45%	45%	65%	60%	55%	55%
Duplexes as Complying/ Conforming Land Use on Lot < 7,000 Sq. Ft.	No	No	No	No	No	No

*Measurements in Feet unless noted otherwise.*

Current Zoning: **I-SF-2**  
 Requested Zoning: **SF-3**  
 Existing Land Use: **Duplex**  
 Lot Size: **6,547.068 Sq. Ft.**

## 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](http://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: C14-2012-0155

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 29, 2013, Zoning and Planning Commission  
Feb 28, 2013, City Council

Cynthia Habuda  
Your Name (please print)

10905 Humington Drive  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

Cynthia Habuda  
Signature

1-17-13  
Date

Daytime Telephone: 512-837-4948

Comments: I oppose the proposed zoning change to business. The corner of Parkfield and Warner have enough traffic as it is. It will also affect the resale value of our house.

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**

Item # 62

## 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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Case Number: C14-2012-0157

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 29, 2013, Zoning and Planning Commission  
Feb 28, 2013, City Council

Michael E. Ruedes

Your Name (please print)

13320 Dessau Rd.

Your address(es) affected by this application

Michael Ruedes

Signature

Date

Daytime Telephone: 512-251-3378

Comments: I object to the change of land use from  
APRIST LUTHERAN TO THIS CHANGE, THE  
EXCLUSIONARY USES SHOULD BE EXCLUDED DUE TO  
NEIGHBORHOOD NEEDS.  
1) COUNTRY LUNDS 2) PUBLIC STORAGE + DISTRICT  
3) BUREAU OF CYCLING 4) VEHICLE STORAGE  
5) LIQUOR SALES 6) CLUB OR LODGE  
7) FUEL SHOP SERVICES

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

Item # C13

## PUBLIC HEARING INFORMATION

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number: C8-2012-0077.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Castillas, 512-974-3437

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

GERI MOORE

Your Name (please print)

☐ I am in favor  
☒ I object

4707 Finley Dr

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 512-494-6167

1-20-13

Comments: This sets a precedent of more and more people doing the same thing. More people. More cars. Enough.

*[Large handwritten mark]*

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2012-0077.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Castillas, 512-974-3437

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

SYNTHIA MERRITT  
Your Name (please print)

4607 RACID R.

Your address(es) affected by this application

[Signature]

Signature

1-14-13

Date

Daytime Telephone: 459-4003

Comments: WE WANT AN INCREASE WITH THE  
PROPOSED DEVELOPMENT AT 45TH & BULL  
HEAD. IT'S JUST ONE MORE THING!

[Signature]

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

## PUBLIC HEARING INFORMATION

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Case Number: C8-2012-0077.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

JAMES EVANS  
Your Name (please print)

☒ I am in favor  
☐ I object

4703 Bull Creek Road  
Your address(es) affected by this application

C. Baran  
Signature

1-14-13  
Date

Daytime Telephone: (512) 453-3797

Comments:

CS

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810