

C12/1

**ZAP SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2012-0350C **ZAP COMMISSION DATE:** April 16, 2013

PROJECT NAME: Dessau Retail Center

APPLICANT: MITA Enterprises (Rahim K. Marediya) **AGENT:** Moncada Consulting (Phil Moncada)

ADDRESS OF SITE: 11800 Dessau Rd.

COUNTY: Travis

AREA: 4.36 Acres LOC/6.49 A total

WATERSHED: Walnut Creek (Surburban)

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO (Community Commercial, Conditional Overlay)

PROPOSED DEVELOPMENT:

The applicant is requesting variances from four environmental variances to allow the construction of a convenience store with gas station. There are four buildings proposed on this site: two specified as retail, one restaurant and retail, and one convenience store.

DESCRIPTION OF VARIANCES:

The applicant requests the following: Approval of variance to allow:

1. Reduction of the CEF buffer zones from 150' to 100', 85', and 11', [LDC 25-8-281 (C)(1)(a)];
2. Construction on a slope greater than 15%, [LDC 25-8-302 (A)(2)];
3. Impervious cover on slopes greater than 15% ,for more than 10% of that slope area, [LDC 25-8-302 (B)(1)];
4. Fill greater than 4 feet but less than 8 feet,[LDC 25-8-342]

STAFF RECOMMENDATION:

The findings of fact have been met and staff recommends approval with the following conditions:

1. Tree mitigation required 98.5 caliper inches; applicant is providing 164.5"
2. Pedestrian amenity common space required 5654 square feet, providing 6905 square feet;
3. Landscape street yard greenspace required 7405 sf (20%), providing 16,399 sf (44%);
4. Innovative water management undisturbed area required 3,952 sf, providing 94,213 sf to remain natural.

The applicant has agreed to these conditions.

BOARD/COMMISSION ACTION:

March 6, 2013: The Environmental Board recommended approval of the variance, with the specified conditions - Vote : 6-0-0-1

April 2, 2013: The Zoning and Platting Commission postponed the case, at applicant's request , 4-0

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ZONING AND PLATTING COMMISSION ACTION: April 2, 2013 Postponed 4-0
April 16, 2013:

ENVIRONMENTAL REVIEW STAFF: Jim Dymkowski
Jim.Dymkowski@austintexas.gov

PHONE: 974-2707

CASE MANAGER: Lynda Courtney
Lynda.Courtney@austintexas.gov

PHONE: 974-2810



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ENVIRONMENTAL BOARD MOTION 030613 5a

Date: March 06, 2013

Subject: Dessau Retail Center SP-2012-0350C

Motioned By: James Schissler

Seconded By: Bob Anderson

Recommendation

The Environmental Board recommends approval with conditions

Staff conditions:

- Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.
- Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.
- Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)
- Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf.
(This is area on-site that will remain natural and not require additional potable water irrigation.)

Rationale:

Applicant has worked with staff to minimize the impact of project on the environment and applicant has provided enhanced landscaping improvements for the project.

Vote 6-0-01

For: Anderson, Gary, Maxwell, Perales, Schissler and Walker

Against:

Abstain:

Absent: Neely

Approved By:

Dr. Mary Gay Maxwell, Chair



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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: March 6, 2013

**NAME & NUMBER
OF PROJECT:** DESSAU RETAIL CENTER
SP-2012-0350C

**NAME OF APPLICANT
OR ORGANIZATION:** Moncada Consulting
[Contact: Phil Moncada-(512) 627-8815]

LOCATION: 11800 Dessau Rd

PROJECT FILING DATE: October 15, 2012

**PDR/ENVIRONMENTAL
STAFF:** Jim Dymkowski, 974-2707
james.dymkowski@austintexas.gov
Sylvia Pope, 974-3429
sylvia.pope@austintexas.gov

**PDR/
CASE MANAGER:** Lynda Courtney, 974-6307
Lynda.courtney@austintexas.gov

WATERSHED: Walnut Creek Watershed (Suburban)
Desired Development Zone

**ORDINANCE:
REQUEST:** Comprehensive Watershed Ordinance (current Code)
Variance request is as follows:

1. To allow for the reduction of the buffer zone established around each critical environmental feature from the code required 150 feet to the following: CEF #1 (Canyon Rimrock/Seep) to 100 feet, CEF #3 (Canyon Rimrock) to 85 feet, and CEF #4 (Seep) to 11 feet. [LDC Section 25-8-281 (C) (1) (a).
2. To allow the construction of a parking area on a slope with a gradient of more than 15% LDC Section 25-8-302(A) (2).
3. To allow impervious cover on slopes with a gradient of more than 15 percent to exceed 10 percent of the total area of the 15% slopes. LDC 25-8-302(B) (1).

4. To allow fill greater than 4 feet, not to exceed 8 feet.
[LDC Section 25-8-342].

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STAFF RECOMMENDATION: Variance one thru four are recommended with conditions.

REASONS FOR

RECOMMENDATION:

Findings of fact have been met.



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**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project:	Dessau Retail Center - SP-2012-0350C
Ordinance Standard:	Land Development Code Section 25-8-281 (C) (1) (a)
Variance Request:	To allow for the reduction of the buffer zone established around each critical environmental feature from the code required 150 feet to the following: CEF #1 (Canyon Rimrock/Seep) to 100 feet, CEF #3 (Canyon Rimrock) to 85 feet, and CEF #4 (Seep) to 11 feet.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the ability to provide the necessary access to the property. This is due to the site's need for safe and adequate street access and access from the parking area to the buildings.

2. The variance:
 - a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is based on the method chosen by the applicant to develop the property (building size and site configuration). This layout provides safe access to the buildings thereby creating the need for the variance. The applicant has agreed to the following conditions of the variance that will provide a greater overall environmental benefit than

what is required by code if they were not seeking the variance. The project will be providing:

- Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.
- Pedestrian amenity Common Space required 5,654sf., providing 6,905 sf.,
- Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%),
- Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf. (This is area on-site that will remain natural and not require additional potable water irrigation.)

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. This is the minimum change necessary to allow for reasonable use of and safe access to the site. The applicant and owner have worked with staff to propose this design.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes. Normally, the reductions proposed to CEF's #1 and #3 are small enough that they could have been granted administratively, but since the reduction requested on CEF #4 could not be granted administratively, they are all being forwarded for Board and Commission review and approval. This variance will not increase harmful environmental consequences. The proposed layout provides CEF protection while maintaining flows from the two seeps.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing sedimentation/filtration water quality to meet current code in a Suburban watershed and flows from the constructed site are directed to the pond.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

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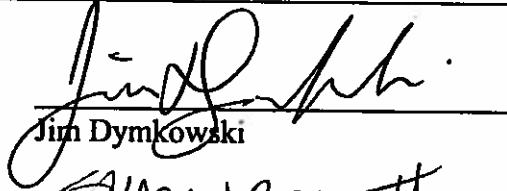
N/A.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
N/A.

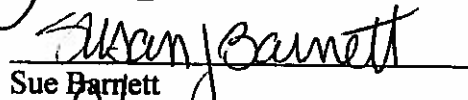
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

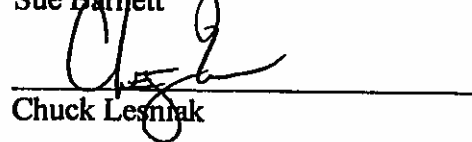
Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: February 21, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



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**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project: Dessau Retail Center - SP-2012-0350C
Ordinance Standard: Land Development Code Section 25-8-302(A) (2).
To allow the construction of a parking area on a slope
with a gradient of more than 15%.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A
– Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the ability to provide the necessary access to the property. This is due to the site's need for safe and adequate access from the parking area to buildings one, two, and three.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is based on the method chosen by the applicant to develop the property (building size and site configuration). This layout provides safe access to the buildings thereby creating the need for the variance. The applicant has agreed to the following conditions of the variance that will provide a greater overall environmental benefit than what is required by code if they were not seeking the variance. The project will be providing:

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- **Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.**
- **Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.**
- **Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)**
- **Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf. (This is area on-site that will remain natural and not require additional potable water irrigation.)**

b) **Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;**
Yes. This is the minimum change necessary to allow for reasonable use of and safe access to the site. The applicant and owner have worked with staff to propose this design.

c) **Does not create a significant probability of harmful environmental consequences; and**

Yes. This variance will not increase harmful environmental consequences. The slopes in question are localized to a few areas on site. They appear to have been created from areas of concentrated storm water runoff over the years toward the creek adjacent to the proposed development. Development on these slopes will be contained beneath the new parking area so no erosion of the slopes will occur and the flows from the site to the creek will be maintained after they pass through the detention and water quality pond.

3. **Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.**

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing sedimentation/filtration water quality to meet current code in the Suburban watershed and flows from the constructed site are directed to the pond.

B. **Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):**

1. **The above criteria for granting a variance are met;**

N/A.

2. **The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and**

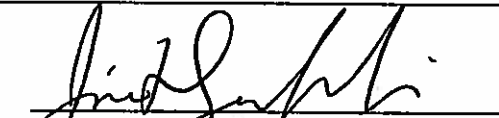
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N/A.

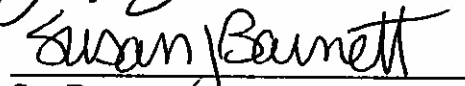
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.


Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: February 21, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



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**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project:	Dessau Retail Center - SP-2012-0350C
Ordinance Standard:	Land Development Code Section 25-8-302(B) (1).
Variance Request:	To allow impervious cover on slopes with a gradients of more than 15 percent to exceed 10 percent of the total area of the 15% slopes.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the ability to provide the necessary access and use of the property for construction of the building and parking areas. The allowable impervious cover for this slope category is .105 acres while the project proposes .282 acres. Although the project proposes this increase, they are proposing less overall impervious cover for the site than what is allowed. The overall allowable impervious cover for the site is 3.288 acres while the project proposes 2.73 acres.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is based on the method chosen by the applicant to develop the property (building size and site configuration). This layout provides safe access to the buildings thereby creating the need for the variance. The applicant has agreed to the following conditions of the variance that will

provide a greater overall environmental benefit than what is required by code if they were not seeking the variance. The project will be providing:

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- Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.
- Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.
- Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)
- Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf. (This is area on-site that will remain natural and not require additional potable water irrigation.)

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;
Yes. This is the minimum change necessary to allow for reasonable use of the site. The applicant and owner have worked with staff to propose this design.

c) Does not create a significant probability of harmful environmental consequences; and

Yes. This variance will not increase harmful environmental consequences. Although this variance does propose and increase in the impervious cover allowed in this slope category, development on these slopes will be contained beneath the new parking area so no erosion of the slopes will occur. Also, the proposed impervious cover for the overall site is less than what is allowed by code. Overall allowable impervious cover for the site is 3.288 acres while the project proposes 2.73 acres.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing sedimentation/filtration water quality to meet current code in the Suburban watershed and flows from the constructed site are directed to the pond.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A.

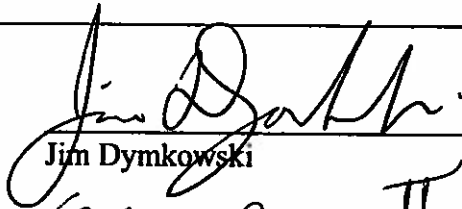
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A.

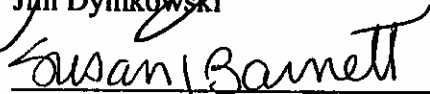
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

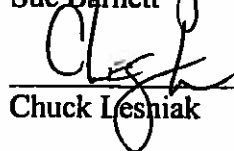
Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Leshiak

Date: February 21, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



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**Planning and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Project:	Dessau Retail Center - SP-2012-0350C
Ordinance Standard:	Land Development Code Section 25-8-342
Variance Request:	To allow fill greater than 4 feet, not to exceed 8 feet.

Findings:

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Strict adherence to the code would deprive the applicant of the ability to provide the necessary access to the property. This is due to the site's need for safe and adequate street access and from the parking area to the buildings one and two.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The variance is based on the method chosen by the applicant to develop the property (building size and site configuration). This layout provides safe access to the buildings thereby creating the need for the variance. The applicant has agreed to the following conditions of the variance that will provide a greater overall environmental benefit than what is required by code if they were not seeking the variance. The project will be providing:

- **Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.**

- Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.
- Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)
- Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf. (This is area on-site that will remain natural and not require additional potable water irrigation.)

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- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. The applicant has worked with staff in an attempt to balance the overall earthwork as much as possible while assuring that positive drainage flows are maintained to the water quality/detention pond.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes. Normally, in a Suburban watershed, fill between 4-8 feet could be granted administratively. But since some of the proposed fill is on a slope of greater than 15%, staff is unable to administratively grant this request and it is brought forward for Board and Commission review and approval. This variance will not increase harmful environmental consequences. The proposed fill will be contained beneath the proposed parking and behind proposed retaining walls.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. They are proposing sedimentation/filtration water quality to meet current code in the Suburban watershed and flows from the constructed site are directed to the pond. The fill area will allow for site drainage to flow to water quality/detention pond.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division I (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

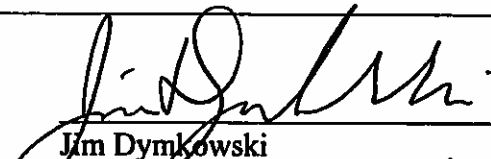
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N/A.

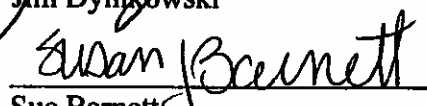
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A.

Environmental Reviewer:


Jim Dymkowski

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: February 21, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

Recommendations

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The findings of fact for variances #1 thru #4 have been met. Staff recommends approval of these variances with the following conditions:

- **Tree Mitigation required 98.5 caliper inches, providing 164.5 caliper inches.**
- **Pedestrian amenity Common Space required 5,654sf. providing 6,905 sf.**
- **Landscape street yard greenspace area required 7,405sf. (20%), providing 16,399sf. (44%)**
- **Innovative Water Management Undisturbed Area required 3,952sf, providing 94,213sf. (This is area on-site that will remain natural and not require additional potable water irrigation.)**

If you have any questions or need additional information, please feel free to contact me at 974-2707.

DESSAU RETAIL CENTER
SP-2012-0350C
Driving Directions

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Beginning at Austin City Hall 301 W 2nd Street:

Go east on Cesar Chavez approximately 0.5 miles.

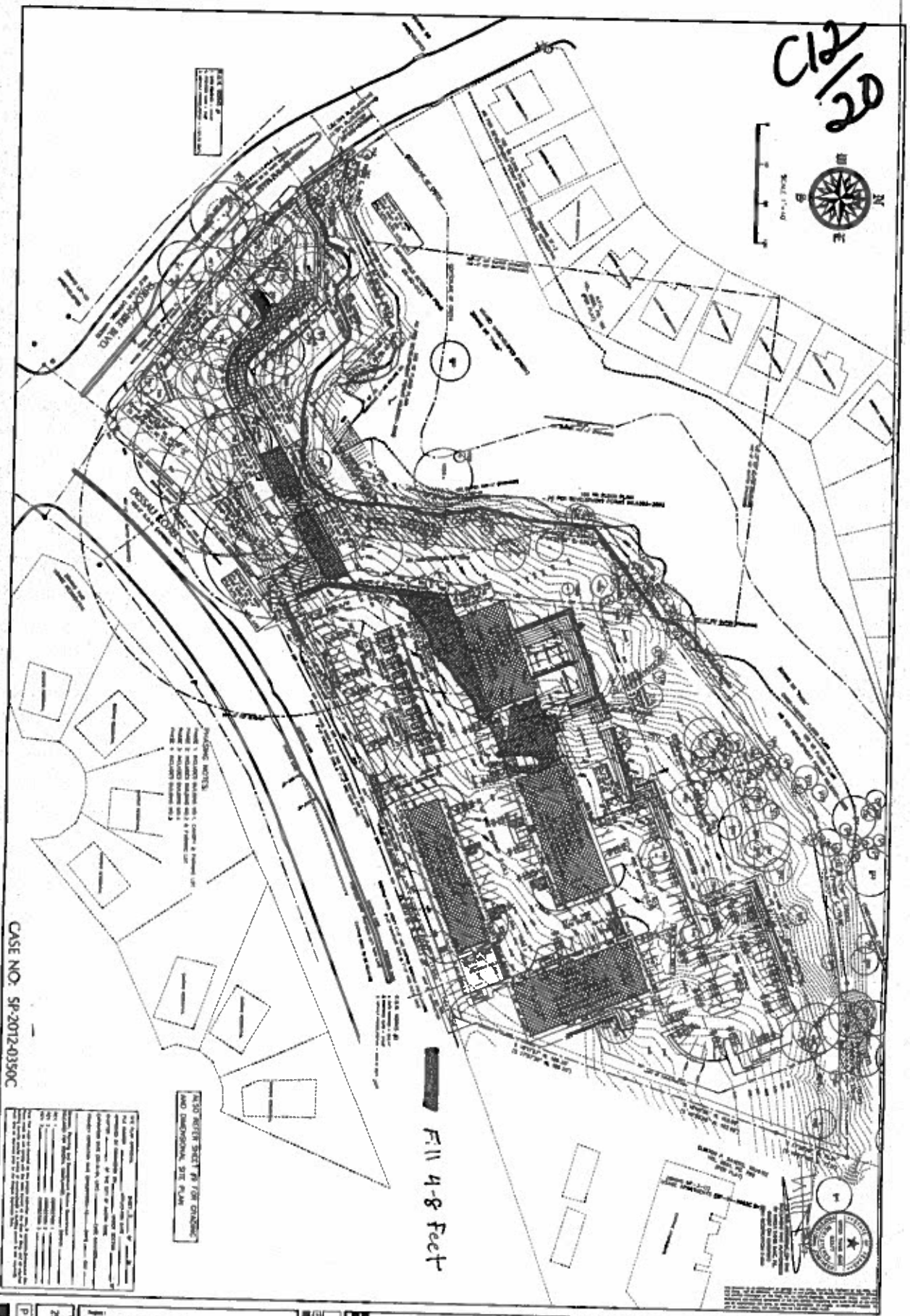
Go north on IH-35 approximately 7.5 miles to Exit 243 Braker Ln.

Turn right and go east on Braker Ln approximately .7 miles to the intersection of Dessau Rd.

Turn left and go north on Dessau Rd. for approximately .7 miles to the intersection of Dessau Rd. and Shropshire Blvd.

11800 Dessau Rd will be on the northwest corner of the intersection of Dessau Rd. and Shropshire Blvd.

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CASE NO. SP-2012-0350C

PROFESSIONAL SEAL AND EXPIRATION DATE

NAME	EXPIRATION DATE
JOHN L. BROWN	12/31/2015
JOHN L. BROWN	12/31/2015
JOHN L. BROWN	12/31/2015
JOHN L. BROWN	12/31/2015
JOHN L. BROWN	12/31/2015

ALSO REFER SHEET PG 108 DRAINAGE AND DIMENSIONAL SITE PLAN

Fill 4-8 Feet

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DESSAU RETAIL CENTER
1800 DESSAU ROAD
AUSTIN, TX 78753

GRADING & DRAINAGE SITE PLAN

PROFESSIONAL STRUCTURAL ENGINEERS, INC.
REGISTERED CIVIL AND STRUCTURAL ENGINEERS

1800 DESSAU ROAD, SUITE 100, AUSTIN, TX 78753

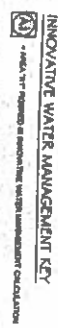
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR APPROVAL			
2	ISSUED FOR APPROVAL			
3	ISSUED FOR APPROVAL			
4	ISSUED FOR APPROVAL			
5	ISSUED FOR APPROVAL			
6	ISSUED FOR APPROVAL			

[illegible]

2025 RELEASE UNDER E.O. 14176

menting and applied to the 1990 Census. The authors are indebted to the following people for their helpful comments and suggestions: Robert J. Anderson, David C. Colman, and Robert J. Galletta. The authors also thank the anonymous referees for their helpful comments and suggestions. The authors are also indebted to the following people for their helpful comments and suggestions: Robert J. Anderson, David C. Colman, and Robert J. Galletta. The authors also thank the anonymous referees for their helpful comments and suggestions.

—Florida belongs to all improved lands—
—the original owners to it should not have power to withhold from—
—the people of the State.



PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision 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 zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

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 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.

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.

For additional information on the City of Austin's land development process, visit our web site: 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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2012-0350C

Contact: Lynda Courtney, 512-974-2810

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, April 2, 2013

FRANK A. KNOKE
Your Name (please print)

☐ I am in favor
☒ I object

11725 Day Camp Lane Austin 78759
Your address(es) affected by this application

Frank A. Knok 3-23-13
Signature Date

Daytime Telephone: 512-789-0674

Comments: WE HAVE TWO SUB STATIONS
AT RAMOS & DASSANO

I AM NOT IN FAVOR OF THE
ENVIRONMENTAL VARIATION

I DON'T WANT TO LIVE JUST A FEW
DOMAINS OF A SUB STATION -
OR EVEN NEARBY.

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

City of Austin

Planning and Development Review - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision 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 zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

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 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.

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.

For additional information on the City of Austin's land development process, visit our web site: 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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2012-0350C

Contact: Lynda Courtney, 512-974-2810

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, April 2, 2013

JARINA MABEDIYA TAN ENI, INC.

Your Name (please print)

11700 DESSAU RD.

Your address(es) affected by this application

Josue

Signature

Date

3/26/2013.

Daytime Telephone:

Comments:

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

City of Austin

Planning and Development Review -- 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: SP-2012-0350C

Contact: Lynda Courtney, 512-974-2810

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, April 2, 2013

Rahim Murreediyah

Your Name (please print)

11801 DORRAN RD.

Your address(es) affected by this application

3/26/2013

Date

Signature

Daytime Telephone:

Comments:

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

City of Austin

Planning and Development Review - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: SP-2012-0350C

Contact: Lynda Courtney, 512-974-2810

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, April 2, 2013

TAKM ENTERPRISES INC

Your Name (please print)

11700 DESSAU RD.

Your address(es) affected by this application

11700 DESSAU RD.

Signature

401-0316

Date

3/26/2013

Daytime Telephone:

512-686-2828

Comments:

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

City of Austin

Planning and Development Review - 4th floor

Lynda Courtney

P. O. Box 1088

Austin, TX 78767-8810

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INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2012-0350C

Contact: Lynda Courtney, 512-974-2810 or
Rosemary Ramos, No Phone

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Dylan James Byrd 512-567-4729
Name (please print) Telephone number

11824 Shropshire Blvd Austin, 78753
Address(es) affected by this application (Street, City, ZIP Code)

same

Mailing address (Street, City, ZIP Code)

Dylan Byrd 11-14-2012
Signature Date

Comments: I'm concerned that the proposed gas station would impact the adjacent creek. Also, the development would destroy a hiking trail that has been recognized by the city. I'm concerned for my property value and the development would eliminate several large live oak trees.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Lynda Courtney

P. O. Box 1088

Austin, TX 78767-1088

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