

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0042 – 6800 Manchaca

P.C. DATE: May 13, 2014

ADDRESS: 6800 Manchaca Road

OWNER: James W. Watters, Jr.

AGENT: CSA Management
(Juan Creixell)

ZONING FROM: GR-CO; LO-MU-CO **TO:** GR-MU-CO for Tract 1 (1.811 acres);
LO-MU-CO for Tract 2 (2.792 acres)

TOTAL AREA: 4.603 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1 and limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning for Tract 2. On Tract 1, the Conditional Overlay: 1) makes community recreation (private) and community recreation (public) a conditional use; 2) prohibits the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), bail bond services, business or trade school, business support services, commercial off-street parking, communication services, drop-off recycling collection facility, exterminating services, food preparation, funeral services, hospital services (general), hotel-motel, indoor entertainment, indoor sports and recreation, outdoor entertainment, outdoor sports and recreation, pawn shop services, personal improvement services, research services, residential treatment, and theater. In addition, development would be limited to 2,000 motor vehicle trips per day across Tracts 1 and 2.

PLANNING COMMISSION RECOMMENDATION:

May 13, 2014: *APPROVED GR-MU-CO DISTRICT ZONING FOR TRACT 1 AND LO-MU-CO DISTRICT ZONING FOR TRACT 2, AS STAFF RECOMMENDED, BY CONSENT*
[J. STEVENS; S. OLIVER – 2ND] (8-0) A. HERNANDEZ – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject platted lot contains one single family residence, is zoned community commercial – conditional overlay (GR-CO) on the Manchaca Road frontage (a depth of 425 feet) and limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning on the remainder. There is a shopping center at the intersection of Manchaca and William

Cannon Drive, and duplexes adjacent to the southwest GR; SF-3), medical offices under construction and single family residences within Cherry Creek Phase 3 subdivision to the west (LO-CO; SF-3); townhomes under construction as well as an existing townhome development to the north (MF-1; MF-2) and a service station, carpet sales, office, child care and church to the east (GR; GR-CO; LR; LO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant is proposing to rezone the GR-CO zoned tract to add a mixed use (-MU) overlay. The Conditional Overlay allows for general retail sales (general) use as the only GR use, and all permitted LR uses. Tract 2 presently allows for office and residential uses, and will remain unchanged. It is included in the rezoning application in order to carry over the 2,000 trip limitation that applies across both tracts. Please refer to Exhibit C.

Staff recommends the Applicant's request based on the following considerations of the property: 1) location on a major arterial roadway and proximity to a major intersection; 2) the requested GR-MU-CO zoning is compatible with that adjacent to and across from similarly zoned properties and prohibits uses that are less compatible with the adjacent residential uses; 3) the requested LO-MU-CO zoning at the rear of the property provides a transition from the commercial portion of the site to the adjacent residential areas to the north; 4) the property is identified as a Neighborhood Node on the South Austin Combined Draft Character District map and the proposed rezoning fits within this designation, and 5) the limit on the number of daily vehicle trips will maintain acceptable traffic conditions on adjacent roadways and intersections.

	ZONING	LAND USES
<i>Site</i>	GR-CO; LO-MU-CO	One single family residence
<i>North</i>	MF-1; MF-2	Townhomes (La Vid and Towne Court)
<i>South</i>	SF-3; GR	Duplexes; Retail center; Financial services
<i>East</i>	GR; GR-CO; LR	Service station; Carpet store; Medical offices; Child care facility; Church
<i>West</i>	LO-CO; SF-3	Medical offices; Single family residences

NEIGHBORHOOD PLAN AREA: South Austin Combined (Garrison Park) **TIA:** Is not required

WATERSHED: Williamson Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhood Council
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 790 – Cherry Creek Village Neighborhood Association
 943 – Save Our Springs Alliance 997 – Tanglewood Oaks Owners Association

1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1224 – Austin Monorail Project
 1236 – The Real Estate Council of Austin, Inc.
 1363 – SEL Texas
 1429 – Go!Austin/Vamos!Austin (GAVA)

1037 – Homeless Neighborhood Association
 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation
 1424 – Preservation Austin
 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0108 – 6508 Manchaca	LR to GR	To Grant GR-CO with CO for list of conditional and prohibited uses, and 2,000 trips per day	Approved GR-CO as ZAP Commission recommended (7-24-2008).
C14-2008-0036 and C14-81-113 (RCA) – SAM – 6700 Manchaca Road	MF-2 to LO-MU AND an amendment to terminate the Restrictive Covenant as it applies to this property	To Grant LO-MU-CO with the CO for a 20' vegetative buffer along the west property line, a maximum of 14 units and prohibiting convalescent services day care services (all types) and medical offices AND to amend the RC to terminate the provisions that apply to this property	Approved LO-MU-CO and amend the RC as ZAP Commission recommended (7-24-2008).
C14-2007-0173 – 6414 Manchaca Road	GR to GR-MU- V	To Grant GR-MU-V- CO for Tract 1 and GR-MU-CO for Tract 2	Approved GR-MU-V- CO for Tract 1 and GR-MU-CO for Tract 2 with the CO for 2,000 trips (3-6-2008).
C14-00-2121 – 6708 Manchaca Road	SF-3 to MF-2	To Grant MF-1	Approved MF-1 with the CO for 2,000 trips (11-30-2000).

RELATED CASES:

The property is platted as Lot 4 of the C. T. Baker subdivision, recorded in 1953 (C8-1953-2152).

The property was rezoned to GR-CO and LO-MU-CO on November 6, 2008 (C14-2008-0042 – 6800 Manchaca). The Conditional Overlay establishes a set of conditional and prohibited uses and limits development to 2,000 trips per day. Additional right-of-way on Manchaca Road was also dedicated prior to finalizing the rezoning case. The property is within the Garrison Park Neighborhood Planning Area which is currently in process to add infill options through rezoning case file #C14-2014-0019.

There are no site plans in the review process at this time.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Manchaca Road	65 feet	48 – 53 feet	Major Arterial Undivided – 4 lanes; Not classified as a Core Transit Corridor (31,168 vpd. 2007)	Yes	Yes (Shared lane)	Yes

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: Manchaca Rd.

CITY COUNCIL DATE: June 12, 2014

ACTION:

ORDINANCE READINGS: 1st

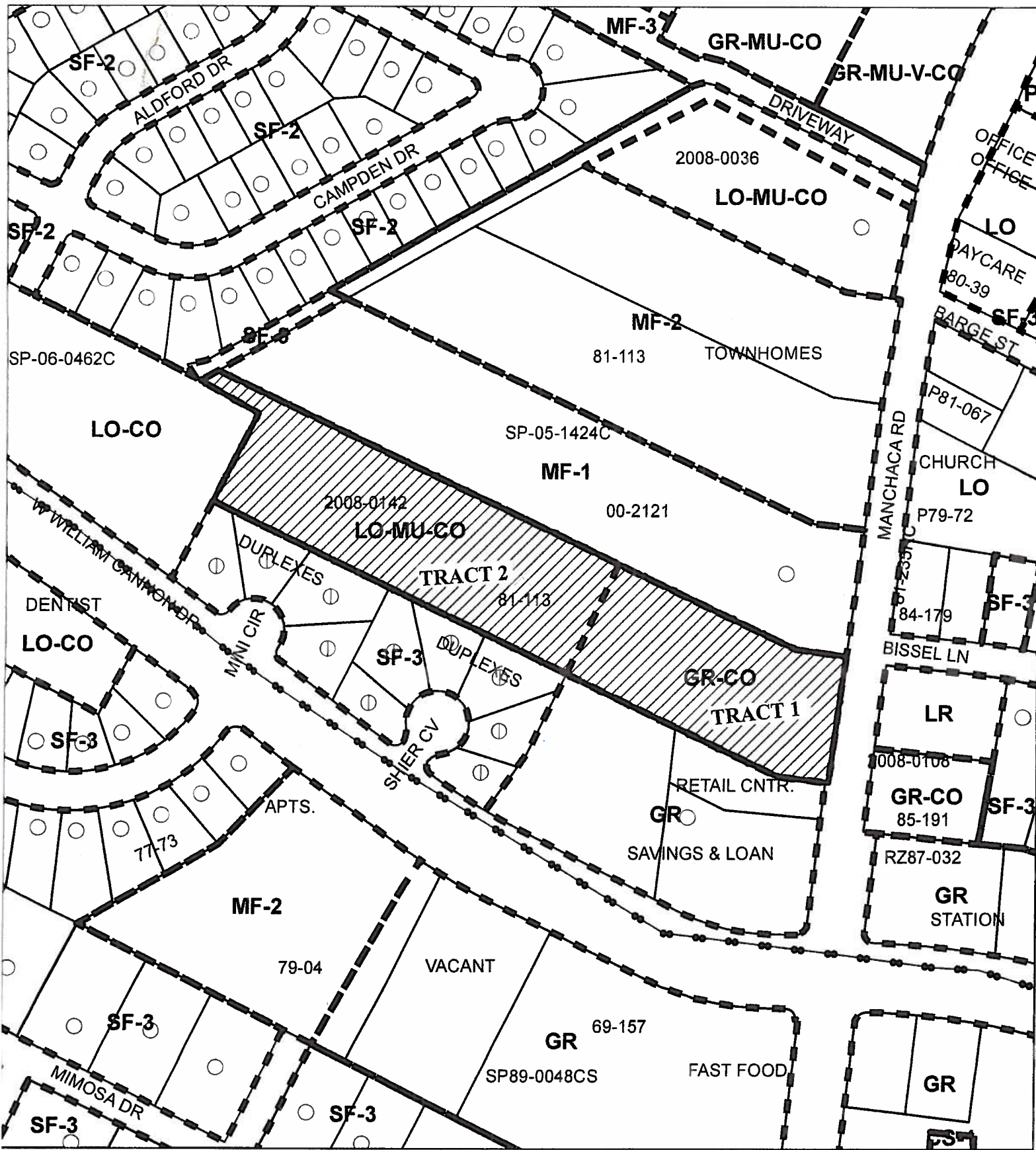
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



ZONING CASE
C14-2014-0042

EXHIBIT A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

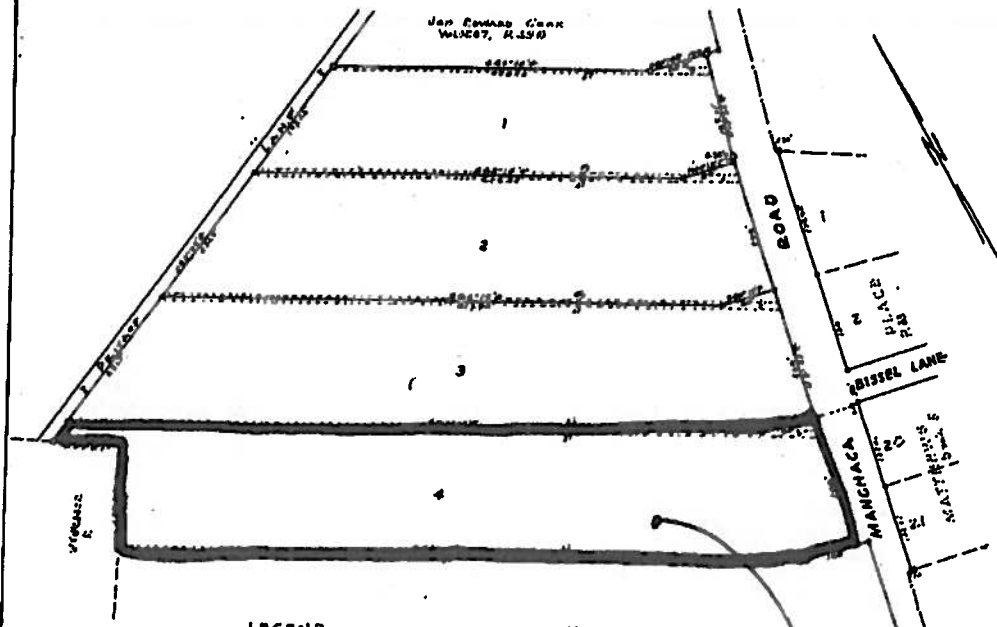
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'



C. T. BAKER SUBDIVISION

San Edwards Creek
W. 1/2 Sec. 2, T. 12N, R. 12E



LEGEND

--- 1/2 inch
--- 1/4 inch
--- 1/8 inch
--- 1/16 inch

SCALE: 1" = 100'

NOTE

Each house in this subdivision shall be constructed to a depth back of type approved by the State Health Department.

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the backing of all streets, roads, and other public thoroughfares, including and shown on this plat, and all bridges and culverts, necessary to be constructed or placed on such streets, roads, or other public thoroughfares, and the expense thereof, shall be the responsibility of the owner of the land covered by this plat in accordance with plan and specifications furnished by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build, streets, roads, and other public thoroughfares, shown on this plat, or to construct any bridges or culverts in connection therewith.

THE STATE OF TEXAS

COUNTY OF TRAVIS, I, M. H. Lamb, County Clerk of Travis County, Texas, do hereby certify that on the 12th day of July, 1953, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for court of this plat and that said order has been duly entered in the minutes of said court in Book 10, Page 100, of the County Clerk's Office, Travis County, Texas, on the 12th day of July, 1953.



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APPROVED FOR ACCEPTANCE

Date: 6-11-53, M. H. Lamb, County Clerk of Travis County, Texas.

APPROVED BY CITY PLANNING COMMISSION

Date: July 2, 1953, City Planning Commission, Travis County, Texas.

FILED FOR RECORD

M. H. Lamb, County Clerk of Travis County, Texas, on the 12th day of July, 1953.

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SURVEYED BY

O. P. Lamb, Surveyor, June 8, 1953.

REZONING AREA

EXHIBIT B
RECORDED PLAT

ORDINANCE NO. 20081120-094

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6800 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT FOR TRACT TWO.

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 on the property described in Zoning Case No. C14-2008-0142, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From family residence (SF-3) district to community commercial-conditional overlay (GR-CO) combining district.

A 1.811 acre tract of land, more or less, out of Lot 4, C.T. Baker Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district.

A 2.792 acre tract of land, more or less, out of Lot 4, C.T. Baker Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance
(the tracts collectively known as the "Property"),

locally known as 6800 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

A. The following uses are conditional uses of the Property:

Community recreation (private)

Community recreation (public)

B. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Bail bond services
Business support services
Communication services
Exterminating services
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Residential treatment

Automotive rentals
Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility
Food preparation
Hospital services (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Research services
Theater

C. 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.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED


November 20, 2008

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§
§

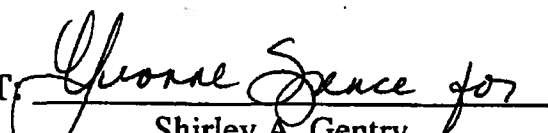


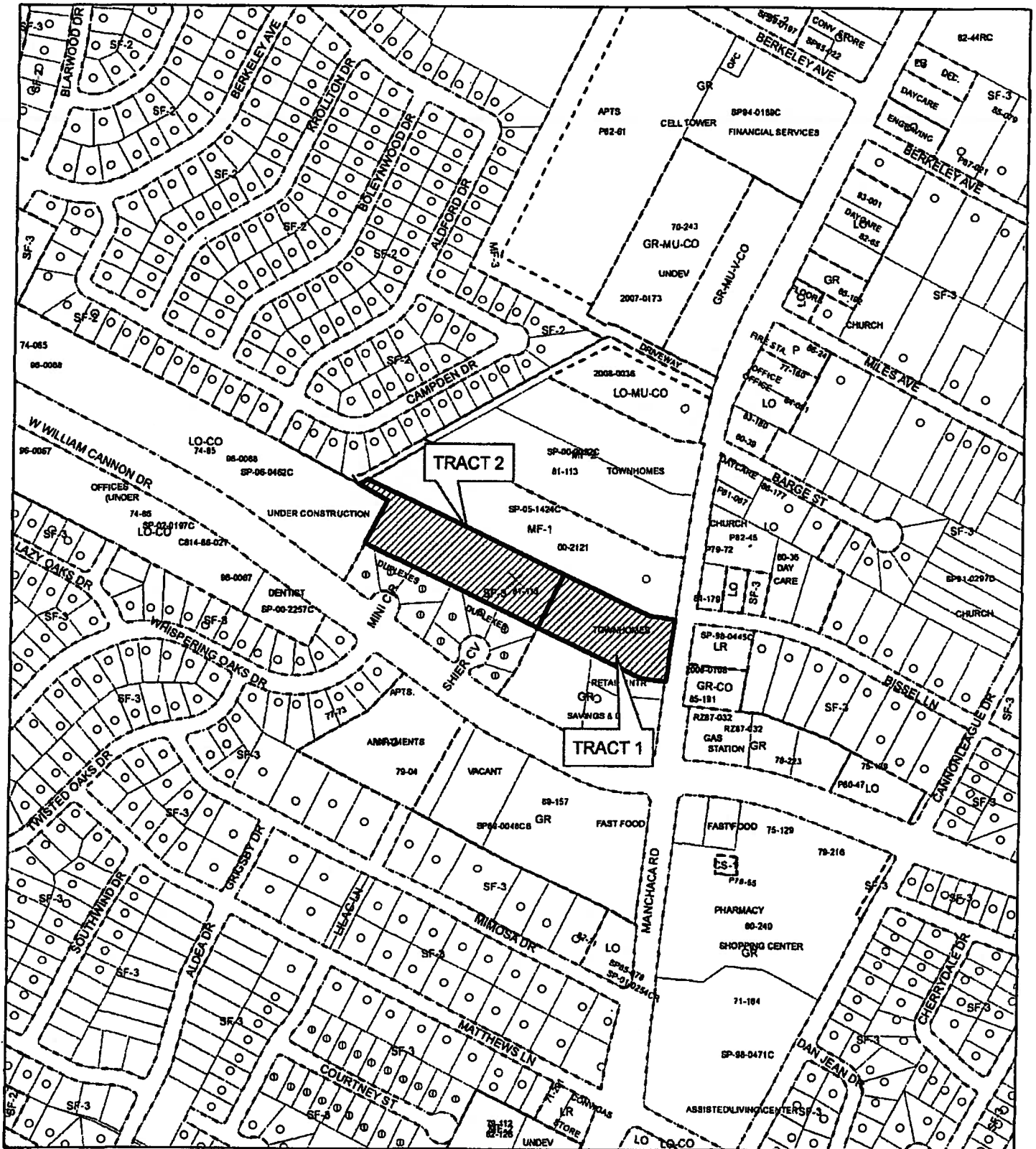
Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney




ATTEST:


Shirley A. Gentry
City Clerk



ZONING EXHIBIT C

ZONING CASE#: C14-2008-0142
ADDRESS: 6800 MANCHARA RD
SUBJECT AREA: 4.77 ACRES
GRID: F17
MANAGER: W. RHOADES

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1 and limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning for Tract 2. On Tract 1, the Conditional Overlay: 1) makes community recreation (private) and community recreation (public) a conditional use; 2) prohibits the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), bail bond services, business or trade school, business support services, commercial off-street parking, communication services, drop-off recycling collection facility, exterminating services, food preparation, funeral services, hospital services (general), hotel-motel, indoor entertainment, indoor sports and recreation, outdoor entertainment, outdoor sports and recreation, pawn shop services, personal improvement services, research services, residential treatment, and theater. In addition, development would be limited to 2,000 motor vehicle trips per day across Tracts 1 and 2.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

The property has access to Manchaca Road, a major arterial roadway and is in proximity to West William Cannon Drive, also a major arterial roadway.

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

Staff recommends the Applicant's request based on the following considerations of the property: 1) location on a major arterial roadway and proximity to a major intersection; 2) the requested GR-MU-CO zoning is compatible with that adjacent to and across from similarly zoned properties and prohibits uses that are less compatible with the adjacent residential uses; 3) the requested LO-MU-CO zoning at the rear of the property provides a transition from the commercial portion of the site to the adjacent residential areas to the north; 4) the property is identified as a Neighborhood Node on the South Austin Combined Draft Character District map and the proposed rezoning fits within this designation, and 5) the limit on the number of daily vehicle trips will maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is developed with one single family residence. The site is relatively flat and there appear to be no significant topographical constraints.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive zoning regulations.

Comprehensive Planning

This zoning case is located on the east side of Manchaca Road, approximately 225 ft. north of W. William Cannon Drive. The property is approximately 1.8 acres in size, contains a single family house, and is one of two tracts of land of a greater 4.6 acre parcel. This case is located within the boundaries of the South Austin Combined Neighborhood Planning Area. The draft of the South Austin Combined Neighborhood Plan (SACNP) is scheduled for public review before the Planning Commission in June 2014 and City Council in August 2014. Surrounding land uses around the subject property include: a townhouse development to the north; a small commercial shopping center to the south; small office buildings to the east; and a tract of undeveloped land to the west (Tract 2). The proposed use is a mixed use project, which calls for the construction of 12 residential units. The property is already zoned GR but an existing conditional overlay prohibits high intensity commercial uses such as automobile rental, repair and sales, motels, and pawn shop.

South Austin Combined (SACNP) Neighborhood Plan

Although the SACNP has not been approved, the draft Character District Map of this plan designates this portion of Manchaca Road as a '**Neighborhood Node**', which is intended for neighborhood serving local businesses and mixed use projects, including residential uses. Furthermore, the existing conditional overlay on Tract 1 prohibits many high intensity commercial land uses, thus requiring development to be compatible with the adjoining residential uses located to the north and south. Since the proposed project calls for the construction of 12 residential units and is a mixed use project, the request appears to be compatible with the intent of the SAC '**Neighborhood Node**' Character District.

Imagine Austin

The comparative scale of the site relative to the townhouse development and commercial shopping center abutting this property, as well as the site not being along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge 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. The site is in the Desired Development Zone.

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 Gross Site Area</i>	<i>% of Gross Site Area 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 location.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 86 feet of right-of-way for Manchaca Rd (MAU BL). If the requested zoning is granted for this site, then 43 feet of right-of-way from the existing Manchaca Rd. centerline should be dedicated according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development per the conditional overlay. Staff recommends both tracts be rezoned concurrently; if the zoning is granted, development will be limited through

the current conditional overlay limiting trips to less than 2,000 vehicle trips per day total for both tracts. [LDC, 25-6-117] (see previous zoning case C14-2008-0142).

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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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 south and west property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along 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.

Additional design regulations will be enforced at the time a site plan is submitted.

The site is within the Garrison Park Neighborhood Planning Area, within the South Austin Combined NPA, which is currently under review.

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: C14-2014-0042

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 13, 2014, Planning Commission

June 12, 2014, City Council

Your Name (please print)

INGENE M. JOHNSON

☒ I am in favor
☐ I object

Your address(es) affected by this application 6802 MINNISCULE

Ingen M. Johnson 5/3/14
Signature Date

Daytime Telephone: 512-442-7764

Comments:

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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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.

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Case Number: C14-2014-0042

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 13, 2014, Planning Commission

June 12, 2014, City Council

SCOTT BROADUS, JR
Your Name (please print)

☒ I am in favor

☐ I object

1950 W. William Cannon

Your address(es) affected by this application

Signature _____ Date 5/2/18

Daytime Telephone: 512-750-6794

Comments:

ents: Oliver Chennet @ corner of William Street + Market

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: C14-2014-0042

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 13, 2014, Planning Commission
June 12, 2014, City Council

Edward (Rick) Noon

Your Name (please print)

☐ I am in favor

☒ I object

6800 Shier Cove, Austin, TX 78745

Your address(es) affected by this application

Edward P. Noon

Signature

5-4-2014

Date

Daytime Telephone: 832-867-9744

Comments:

I understand the proposed development would be located between several tracts of land already in an established residential neighborhood. The proposed rezoning for development purposes is not within the character of a residential neighborhood. Furthermore, I fail to see how this would enhance the aesthetics of an existing neighborhood or protect trees and wildlife habitat in the area.

Additional concerns and objections would be the loss of privacy to individuals, increased noise levels disruptive to the area and the adverse visual impact of a development basically located in residents back yard. I believe this would also decrease residents' property values.

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: C14-2014-0042

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 13, 2014, Planning Commission

June 12, 2014, City Council

Conline v. City
Your Name (please print)

6708 Manchaca Rd #20

Your address(es) affected by this application

Wendy Rhoades
Signature

5/09/14
Date

Daytime Telephone: 281 686 7706

Comments:

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

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