

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0163 – Wey Tract Rezoning**Z.A.P. DATE:** June 21, 2016
July 5, 2016**ADDRESS:** 900 West Slaughter Lane**DISTRICT AREA:** 5**OWNERS:** Yuh-Jaan and Yecu-Chyn Wey**AGENT:** Coats Rose
(John Joseph)**ZONING FROM:** DR**TO:** SF-6**AREA:** 15.95 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

PLANNING COMMISSION RECOMMENDATION:

June 21, 2016: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 5, 2016*
[A. DENKLER; G. ROJAS – 2ND] (11-0)

July 5, 2016:

ISSUES:

On Thursday evening, June 16th, the Applicant met with Staff and residents notified of the zoning change to discuss the proposed project.

Staff has received correspondence in opposition to the rezoning request, which is attached at the back of this report.

DEPARTMENT COMMENTS:

The subject lot contains a detention pond along a significant portion of its Slaughter Lane frontage and is otherwise undeveloped. Given that the property was platted but undeveloped prior to annexation in November 1984, it was assigned development reserve (DR) zoning. Primary access to the lot is taken from West Slaughter Lane and there are also two "notch" areas to Palace Parkway, a residential collector street. The northern notch area contains a large tree, and the southern notch area includes a 15-foot wide public utility easement and is used for access to the detention pond. There are adjacent single family residences on standard and small lots to the north, east and west (SF-2; SF-4A). Across Slaughter Lane to the south is a recently constructed condominium development, the driveway entrance to Mary Moore Searight Park, and two apartment complexes (SF-6-CO; P; MF-2-CO; MF-3-

CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View), and Exhibits B and B-1 (Preliminary Plan and Final Plat).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district and build 83 stand-alone (one building per unit) condominium units, to be constructed in one phase. It will not be a gated community. One private street is proposed to intersect Slaughter Lane on the western portion of the site, and the southern notch is proposed as a private street intersecting Palace Parkway. The northern notch area is not proposed for development and will function as a pedestrian access easement to common open space at the property's northeast corner. The detention pond will be expanded and continue to serve the surrounding sections of Buckingham Estates as well as accommodate this development. The Applicant has also expressed an interest in providing a common fence line with the adjacent residential property owners. A conceptual rendering of the site plan is provided as Exhibit C.

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences that surround the property on three sides and promotes a single-family character that matches the surrounding neighborhood; 2) it will allow for clustering of units given the location of the detention pond and moderate to extensive tree coverage at the northeast corner; 3) it helps to facilitate infill development in a manner that promotes detached housing units and common open spaces, which in turn creates a wider variety of housing options and price ranges; and 4) it provides connectivity and a second access point for this residential project.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Detention pond; Undeveloped
<i>North</i>	SF-2; SF-4A	Single family residences within the Buckingham Estates subdivision
<i>South</i>	SF-6-CO; P; MF-2-CO	Condominiums under construction; Driveway to Mary Moore Searight Park; Apartments
<i>East</i>	SF-4A	Single family residences within the Buckingham Estates subdivision
<i>West</i>	SF-2	Single family residences within the Buckingham Estates subdivision

AREA STUDY: N / A

NTA: Is required—Please refer to Attachment A

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: West Slaughter Lane

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 242 – Slaughter Lane Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Assn.
 742 – Austin Independent School District
 1228 – Sierra Club, Austin Regional Group 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas 1374 – Friends of Williams Elementary
 1424 – Preservation Austin 1447 – Friends of the Emma Barrientos MACC
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods

SCHOOLS:

Casey Elementary School Bedichek Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0047 – JDJ Family Holdings, Ltd. – 913 W Slaughter Ln	DR; SF-1-CO to MF-2	To Grant MF-2-CO w/CO restricting vehicular access to S Chisholm Trl to emergency only and 2,000 trips/day	Apvd MF-2-CO as Commission rec, w/add'l COs for max. 200 units (9 u.p.a) (8- 22-2013).
C14-06-0116 – 1017 W Slaughter Ln	DR to LR	To Grant LR-MU-CO for Tract 1 and LO- MU-CO for Tract 2	Apvd LR-MU-CO and LO-MU-CO (8-31- 2006).
C14-01-0170 – Andrasi Zoning Change – 1200 W Slaughter Ln	SF-2 to LO	To Grant LO-CO with CO to prohibit medical office uses	Apvd LO-CO as ZAP recommended (2-7- 2002).
C14-00-2098 – Blackhawk Apartments – 1200 W Slaughter Ln	SF-1 to MF-1- CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1- 25-2001).
C14-98-0270 – Uresti Day Care – 9316 Chisholm Trail @ W Slaughter Ln	DR, SF-2 to GR	To Grant LO-CO & LR-CO, w/conditions	Apvd LR-CO and LO- CO with CO for 2,000 trips, prohibit access to Chisholm Lane, prohibit service station and financial services

			(7-15-1999).
C14-87-043 – City of Austin Electric – 1111 W Slaughter Ln	DR to P	To Grant P	Apvd P (5-7-1987).
C14R-86-197 – Soeburn O. and Dorothy Carter – 1012 W Slaughter Ln	I-SF-2 to LR	To Grant LR subject to conditions	Apvd LR with an attached site plan and Street Deed (3-5-1987).
C14-86-016 – La Petite Academy – 1018-1022 W Slaughter Ln	SF-2 to GR	To Grant GR subject to site plan approval and Restrictive Covenant	Apvd GR with a Restrictive Covenant limiting the property to day care services and subject to site plan approval (12-4-1986).

RELATED CASES:

The property is platted as Lot 44 of Buckingham Estates Phase IV, Section 'D' subdivision, recorded on June 25, 1984 (C8-84-010.1P/F). A note on the approved preliminary plan identified the land use as "Condominiums – 155 units".

The property was annexed into the Full purpose City limits on November 15, 1984 (C7A-83-017 A).

A site plan application is currently under review for this tract requesting rezoning, SP-2016-0155C – Buckingham Estates Condominiums. The plan proposes 83 condominium units, on 15.95 acres.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Palace Parkway	64 feet	40 feet	Collector (2,541 vpd)	Yes	Yes, Wide Curb Lane	Yes
Slaughter Lane	120 feet	93 feet	Arterial	Yes	Yes, Bike Lane	Yes

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Slaughter Lane, and a bike lane is recommended for Palace Parkway.

CITY COUNCIL DATE: August 11, 2016

ACTION:

ORDINANCE READINGS: 1st

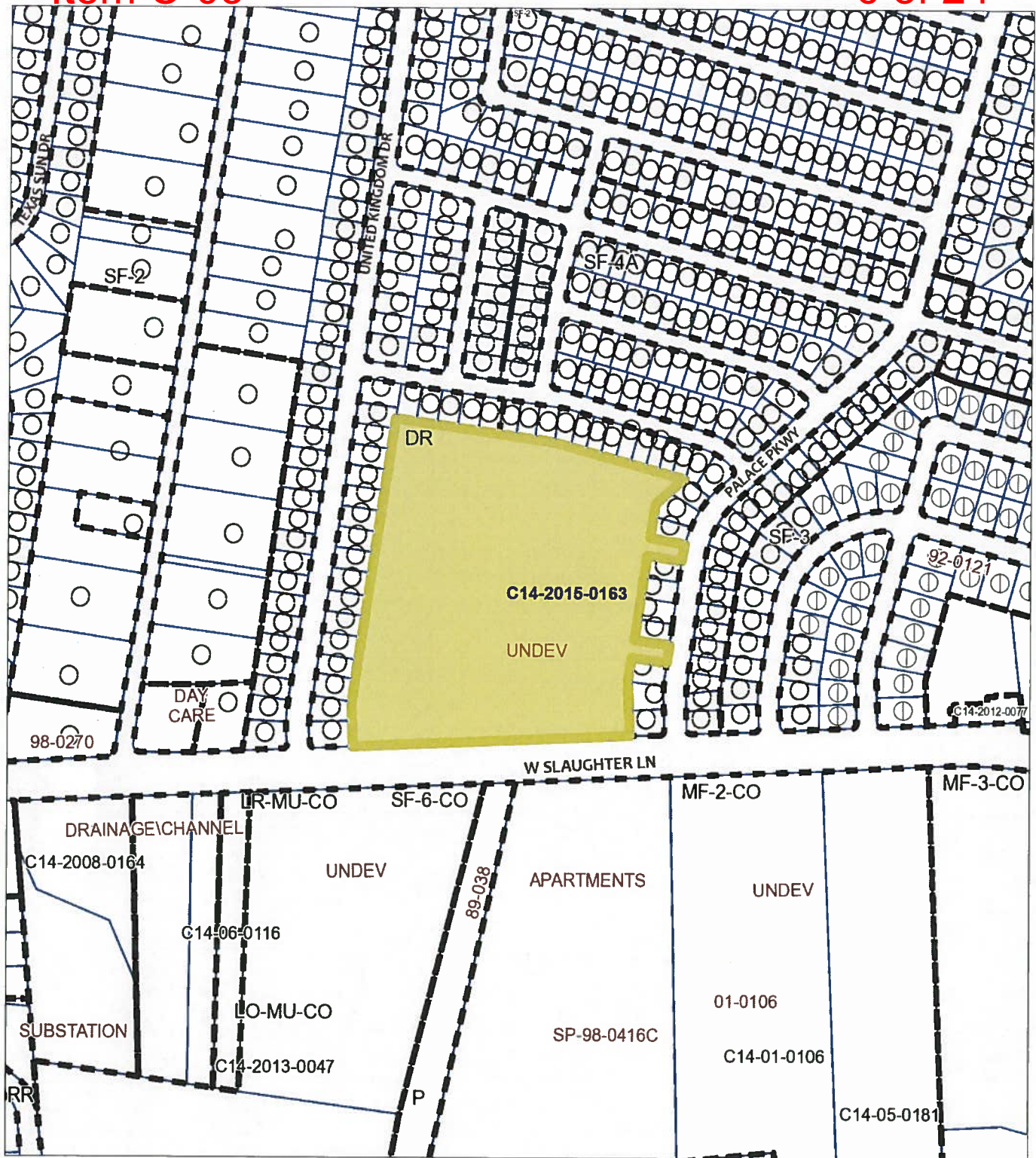
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400
Feet

1" = 400'

ZONING

ZONING CASE#: C14-2015-0163

EXHIBIT A

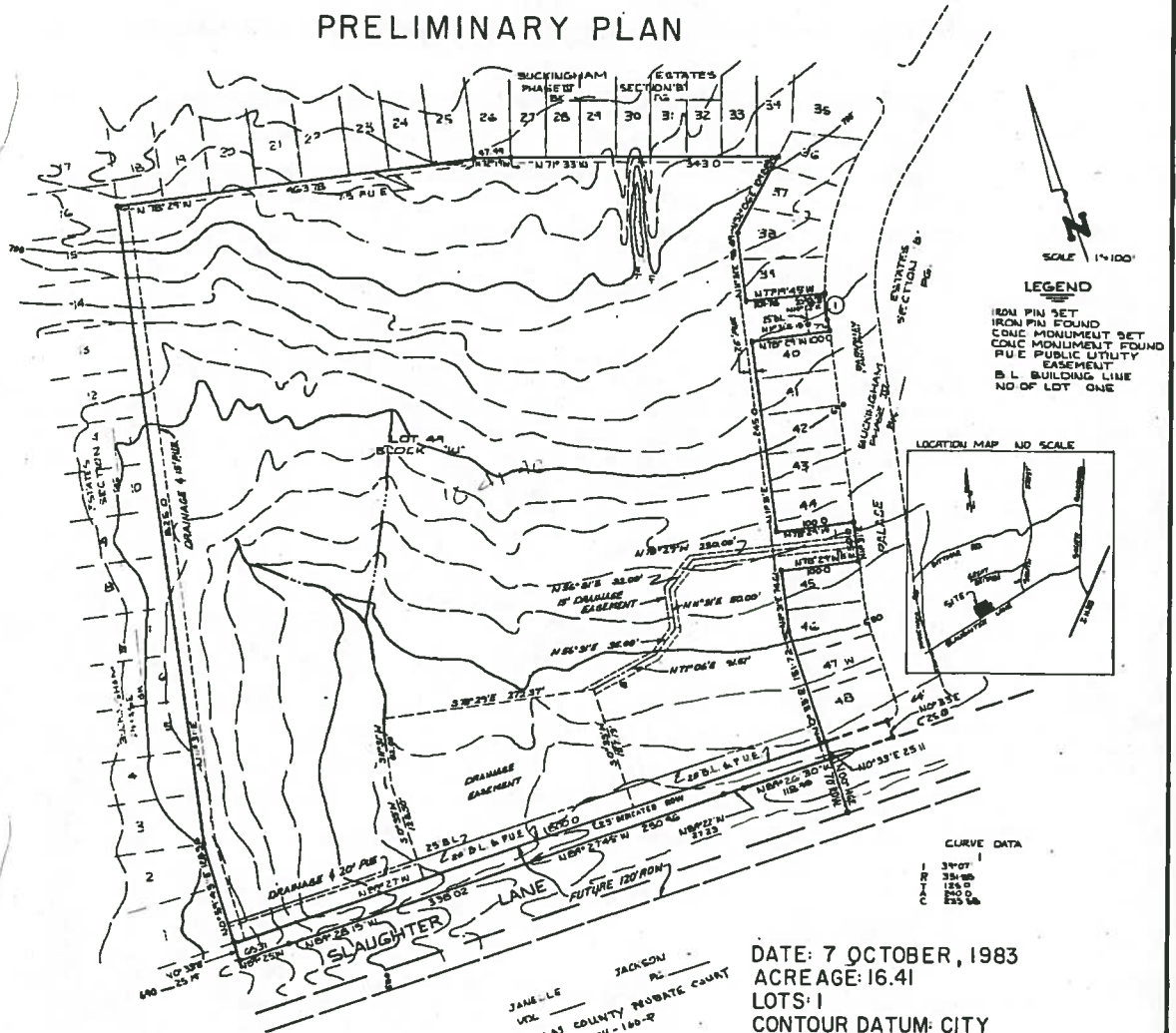


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



BUCKINGHAM ESTATES PHASE IV SECTION 'D' PRELIMINARY PLAN



NOTES

- 1) THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN.
- 2) SIDEWALKS WILL BE REQUIRED ON THE SUBDIVISION SIDE OF SLAUGHTER LANE, CON PALACE PARKWAY
- 3) PUBLIC UTILITY EASEMENTS TO BE ADDED AT THE FINAL PLATTING STAGE.
- 4) THE RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER DETENTION FACILITY LIES WITH THE OWNER OR SUCCESSOR IN TITLE OF THE LAND WHEREIN THE FACILITY IS LOCATED A STORMWATER DETENTION FACILITY MAINTENANCE AGREEMENT WILL BE EXECUTED AND RECORDED PRIOR TO FINAL ACCEPTANCE OF SUBDIVISION
- 5) VEHICULAR ACCESS (DRIVEWAYS) TO SLAUGHTER LANE SHALL BE APPROVED BY THE APPROPRIATE GOVERNMENT AGENCY.

DATE: 7 OCTOBER, 1983
ACREAGE: 16.41

LOTS: 1
CONTOUR DATUM: CITY
STANDARD
LAND USE: CONDOMINIUMS-155 UNITS

OWNER:
NASH PHILLIPS-COPUS INC.
6010 BROOK STREET
AUSTIN, TX. 78761

ENGINEER:
CARLSON & DIPPEL INC.
2499 CAPITAL OF TX. HWY.
AUSTIN, TX. 78746

THIS PRELIMINARY PLAN COMPLIES WITH
CITY OF AUSTIN ORDINANCE NO. 830901-0

THIS PRELIMINARY PLAN COMPLIES WITH THE
CITY OF AUSTIN ORDINANCE NO. 830901-0

PROPERTY OF
LAND DEVELOPMENT SERVICES

CB-84-010.1 P/



APPROVED
5-22-84
PRELIMINARY

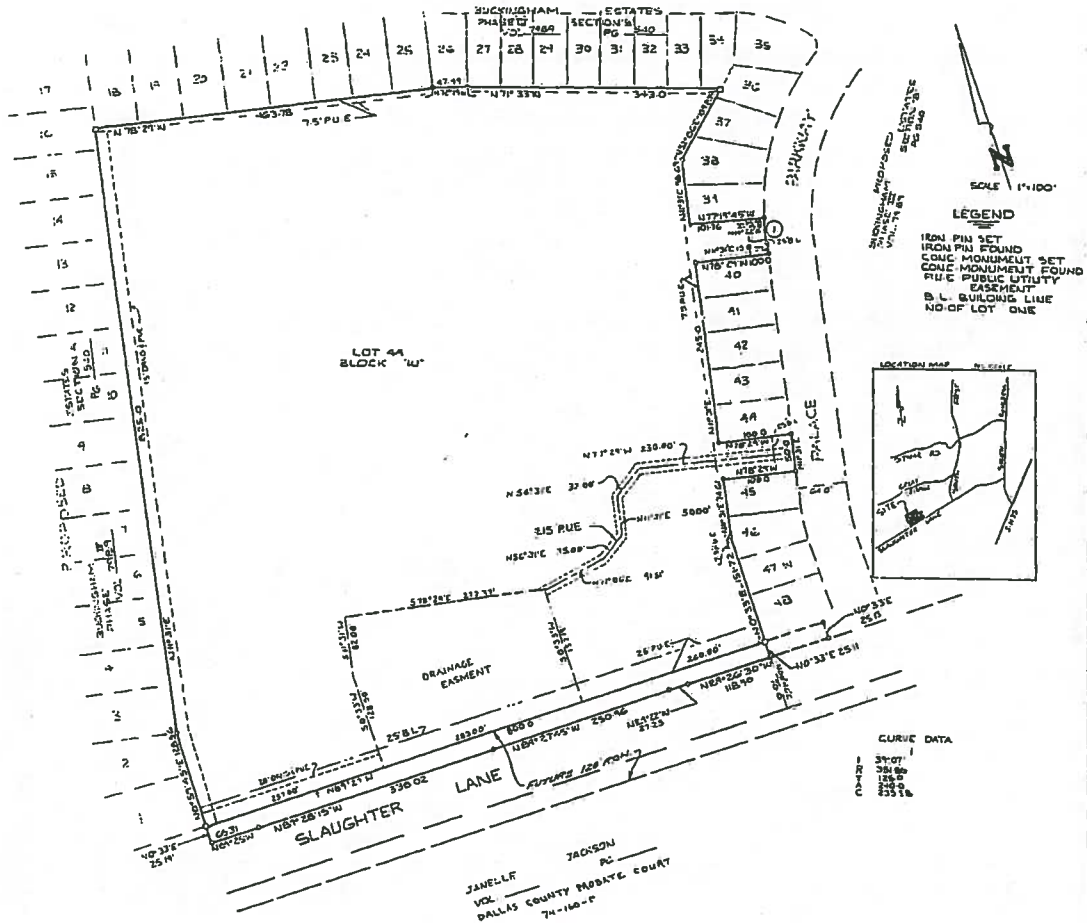
prepared by
CARLSON & DIPPEL, INC.
CONSULTING ENGINEERS AND PLANNERS

EXHIBIT B
APPROVED PRELIMINARY PLAN
(MAY 1984)

BUCKINGHAM ESTATES PHASE IV SECTION 'D'

Vol. 84 Page 134B
PLAT NUMBER, TRAVIS COUNTY, TEXAS

Jun 25 84 REC AB 1155 * 40.00



84 13284


PG. 134B
CB-84-10.1 P/F

EXHIBIT B-1 RECORDED PLAT
(JUNE 1984)



SAVED TREE LIST

Tree Number	Description
10000	'BI-BRANCH LIVE OAK 20"
10001	HACKBERRY 20"
10010	HACKBERRY 19"
10011	HACKBERRY 30"
10023	LIVE OAK 19"
10032	LIVE OAK 27"
10033	HACKBERRY 23"
10034	LIVE OAK 22"
10038	LIVE OAK 30"
10051	LIVE OAK 23"
10052	LIVE OAK 19"
10054	LIVE OAK 25"
10055	'MULTI-BRANCH LIVE OAK 21"
10056	'BI-BRANCH LIVE OAK 21"
10085	'BI-BRANCH LIVE OAK 19"
10092	'BI-BRANCH LIVE OAK 28"
10093	'BI-BRANCH LIVE OAK 19"
40003	LIVE OAK 20"
40004	LIVE OAK 19"
40005	'BI-BRANCH LIVE OAK 20"
40009	LIVE OAK 23"
40010	LIVE OAK 22"
50497	LIVE OAK 20"


 Scale: 1" = 50'
 North Date: June 14, 2016

SHEET FILE: B1160013-KBCT1ThematicBase.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



SITE PLAN
 BUCKINGHAM ESTATES
 AUSTIN, TEXAS

EXHIBIT C
 CONCEPTUAL SITE PLAN

**MEMORANDUM**

TO: Wendy Rhoades, Case Manager

FROM: Natalia Rodriguez, Planner II
Scott A. James, P.E., PTOE

DATE: June 17, 2016

SUBJECT: Neighborhood Traffic Analysis for Wey Tract Zoning
Zoning Case # C14-2015-0163

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 15.95 acre tract is located in south Austin along Slaughter Lane between Palace Parkway and United Kingdom Drive. The site is currently zoned Development Reserve (DR) and is vacant. The site is surrounded by single family uses to the west, north, and east, and single family and commercial uses to the south (across Slaughter Lane). The zoning request is for Townhome and Condominium Residence (SF-6).

Roadways

Slaughter Lane is classified as a major divided four lane arterial roadway and serves as the primary east west route providing access to the site. The roadway currently has 120 feet of right-of-way and 93 feet of pavement.

Palace Parkway is classified a residential collector roadway under Section 25-6-114(C) of the Land Development Code. Palace Parkway serves as the primary point of access for the residential neighborhood located north of Slaughter Lane and the subject property. The roadway currently has 64 feet of right-of-way and 40 feet of pavement.

United Kingdom Drive is classified a residential collector roadway Section 25-6-114(C) of the Land Development Code and bounds the western section of the residential neighborhood located around the subject property. No direct access to the site is proposed. The roadway currently has 66 feet of right-of-way and 40 feet of pavement.

Both United Kingdom Drive and Palace Parkway are controlled by traffic signals at their respective intersections with Slaughter Lane.

Trip Generation and Traffic Analysis

The applicant is proposing 84 detached single family dwelling units described as condos. However the Neighborhood Traffic Analysis trip estimation is based on the proposed developments travel patterns. Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition (Land Use Code 210), the estimated number of daily trips from eighty-four (84) single family detached units is approximately 895 trips. These estimated trips are summarized in Table 1 below.

Table 1 – Trip Generation Estimates		
Zoning	Size	Trip Generation (vpd)
SF-6	84 SF detached units	895
TOTAL		895

According to the applicant, approximately 80% of the outbound trips will use Palace Parkway to access Slaughter Lane (via traffic signal) and 20% of the outbound trips will exit onto Slaughter Lane from the development. The returning trips would be divided as 60% use Palace Parkway and 40% use the access from Slaughter Lane. No access is proposed to United Kingdom Drive. Table 2 presents the expected distribution of the 895 daily trips to and from the site:

Table 2 – Trip Distribution percentages		
Street	Outbound	Inbound
Palace Parkway	80%	60%
Slaughter Lane	20%	40%
Totals	100%	100%

According to the traffic data collected during the week of May 17, 2016, the current daily volumes on United Kingdom Drive are 1,300 vehicles per day and on Palace Parkway are 2,540 vehicles per day. As shown in Table 3 below, the projected daily trips resulting from the site development would increase the observed volumes on Palace Parkway by approximately 22%.

Table 3 – Estimated increase in daily traffic volumes (for outbound)				
Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)	Percentage Increase
Palace Parkway	2,541	716	3,257	22%
United Kingdom Drive	1,300	0	1,300	0%

Desirable Operating Level

According to Section 25-6-116 of the Land Development Code, residential local or collector streets are operating at a desirable level if the daily volumes do not exceed the following thresholds:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Conclusions and Recommendations

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.
2. The potential trips generated by the proposed development, in combination with the existing traffic of Palace Parkway and United Kingdom Drive, respectively, do not exceed the thresholds set forth in the LDC 25-6-116.
3. Accordingly, if more than 84 units are proposed at the time of site plan a revised Neighborhood Traffic Analysis or Traffic Impact Analysis shall be required at the time of site plan and may result in mitigation requirements.
4. Possible restrictions of access onto Slaughter Lane shall be determined at the time of site plan review.
5. City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic study area.

If you have any questions or require additional information, please contact me at 974 - 3309.

Natalia Rodriguez, Planner II
Scott A. James, P.E., PTOE
Development Services Department

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

2. Zoning should allow for reasonable use of the property.

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

Staff is of the opinion that the land use represented and permitted under SF-6, townhouse and condominium residence zoning, is appropriate at this location based on the following considerations: 1) as a district, it is compatible with the single family residences that surround the property on three sides and promotes a single-family character that matches the surrounding neighborhood; 2) it will allow for clustering of units given the location of the detention pond and moderate to extensive tree coverage at the northeast corner; 3) it helps to facilitate infill development in a manner that promotes detached housing units and common open spaces, which in turn creates a wider variety of housing options and price ranges; and 4) it provides connectivity and a second access point for this residential project.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and slopes gently to the south, towards West Slaughter Lane.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Comprehensive Planning

This rezoning case is located on the north side of W. Slaughter Lane, between Palace Parkway to the east and United Kingdom Drive to the west. This undeveloped piece of property is approximately 15.95 acres in size and is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes single family housing to the

north, east and west, and an apartment complex and condominiums to the south. The proposed use is 84 condominium units, which also has a public transit stop located directly in front of the property along W. Slaughter Lane.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor**. **Activity Corridors** are intended to allow people to **reside**, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, **single-family houses**, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are relevant to this case.

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **N P1.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports residential uses; (2) the abutting existing residential uses; and (3) the Imagine Austin policies referenced above that supports a variety of development along this activity corridor, including residential, staff believes that this proposed project is supported by Imagine Austin. Staff also highly recommends that this large parcel connect to the adjoining residential neighborhood via a walking trail to promote additional connectivity in the area.

Environmental

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

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.

Site Plan and Compatibility Standards

All single-family development will be reviewed for compliance with Chapter 25-2 of the Land Development code, the 2012 International Residential Code, and Chapter 25-12 Technical Amendments by the Residential Building Review Division.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the north, east and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

Transportation

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Counts have been provided to the staff and results are provided in Attachment A [LDC, Sec. 25-6-114].

Complete Streets Review

If the requested zoning is granted, it is recommended that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.

If the requested zoning is granted, it is recommended to provide sidewalks along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

If the requested zoning is granted, it is recommended that all sidewalks, private drives, streets, and internal circulation routes be provided within public access easements. This will provide vehicular and pedestrian access and connectivity to this site from the surrounding neighborhood.

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

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/planning.

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: C14-2015-0163

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: June 21, 2016, Zoning and Platting Commission

August 11, 2016, City Council

DONNA W. REINHARDT

Your Name (please print)

9014 PALACE PARKWAY, AUSTIN, TX 78748

Your address(es) affected by this application

Donna W. Reinhardt

Signature

Daytime Telephone:

512-924-8881

Comments:

I AM AGAINST THE PROPOSED
DEVELOPMENT DUE TO THE IMMINENT
SEVERE TRAFFIC CONGESTION
& POLLUTION

☐ I am in favor
☒ I object

Date

6-13-16

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2015-0163

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council

HUGO G. RETA

Su nombre (en letra de molde)

☐ I am in favor
☐ I object

802 TENSLEY TRL

Su domicilio(s) afectado(s) por esta solicitud

Hunter

Firma

6/13/16

Fecha

Daytime Telephone: 512-514-0766

Comments: IT WOULD BE A CHAOS AT PALACE
~~SIDE~~ IT IS A SMALL ENTRANCE

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

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Numero de caso: C14-2015-0163

Persona designada: Wendy Rhoades, 512-974-7719

**Audiencia Publica: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council**

Su nombre (en letra de molde)

MARTHA L. RETA

Su domicilio(s) afectado(s) por esta solicitud

802 TENSLEY TRL

6/13/16

Firma

Fecha

Daytime Telephone: 512-514-0766

Comments: HABRA MUCHO TRAFICO
EN PALACE

☐ I am in favor
☒ I object

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning 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.

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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.

For additional information on the City of Austin's land development process, visit our website:
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Case Number: C14-2015-0163

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council

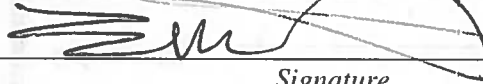
Elizabeth M. Chunh-Grant

Your Name (please print)

☐ I am in favor
☒ I object

1003 Tensley Trail 78748

Your address(es) affected by this application



Signature

6/16/16
Date

Daytime Telephone: (512) 394-5951

Comments: (#1) I object to the removal of so many trees. They are needed for a berm for sound, privacy and environmental reasons.

(#2) I object to the inadequate access into the tract through only two entrance/exits for over 166+ residents, their cars - more importantly fire safety issues. Thank you.

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

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Case Number: C14-2015-0163

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council**

Alton D. Bell

Your Name (please print)

☐ I am in favor
☒ I object

8901 Palace Parkway

Your address(es) affected by this application

Alton D. Bell

Signature

6- -2016

Date

Daytime Telephone: 512-739-6580

Comments: Palace PKWY is already over loaded with traffic, the increase traffic will worsen the traffic problem. Also increase the flooding on Slaughter Lane, with runoff from the condo project. The condo project should have direct access to Slaughter Lane, helping the traffic situation on Palace Parkway.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0163

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council

April Fullerton

Your Name (please print)

9109 United Kingdom Dr.

Your address(es) affected by this application

Sil Fullerton

Signature

☐ I am in favor
☒ I object

6/15/16

Date

Daytime Telephone: 512-994-8773

Comments: This development will ruin the scenery, trees, wildlife and our privacy. There will basically be condos in our backyards. This will triple the traffic and add to an already congested neighborhood, due to all the many new condos and new neighborhoods built.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0163

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: June 21, 2016, Zoning and Platting Commission
August 11, 2016, City Council

LEE WARREN

Your Name (please print)

910 CALICO DR

Your address(es) affected by this application

Noel Lee Warren

Signature

☐ I am in favor
☒ I object

6/1/16
Date

Daytime Telephone: 512 921 4140

Comments:

PROPOSED
ZONING WILL CAUSE PROBLEMS AS NOTED
- LOSS OF GREEN SPACE TREES
- HEIGHTEN TRAFFIC IN
A RESIDENTIAL AREA
- NOISE POLLUTION
- ADDITIONAL SPEEDERS USING
PALACE AS A DIRECT ROUTE
TO DITM ARCADE TO 1ST OR MARCH AKA
- LOSS OF WILDLIFE HABITAT
CURRENTLY IN WOODED AREAS

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City of Austin

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810