ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0084 – The Training Kitchen DISTRICT: 5

ZONING FROM: SF-3; GO-CO TO: GR

ADDRESS: 1901 Matthews Lane

SITE AREA: 0.75 acres (32,670 square feet)

PROPERTY OWNERS: Amanda Longtain and Matthew Shepherd AGENT: Stansberry Engineering Co., Inc. (Blayne Stansberry)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – mixed use (GO-MU) combining district zoning. *For a summary of the basis of Staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
October 6, 2020:

September 15, 2020: *APPROVED A POSTPONEMENT REQUEST BY AN ADJACENT PROPERTY OWNER TO OCTOBER 6, 2020*
[D. KING; A. DENKLER – 2ND] (8-1) B. EVANS – NAY; N. BARRERA-RAMIREZ – ABSENT; ONE VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:
October 15, 2020:

ORDINANCE NUMBER:

ISSUES:

The Applicant would like to discuss the Staff recommendation. Please refer to correspondence in favor of the Applicant's rezoning request at the back of the Staff report.

CASE MANAGER COMMENTS:

The subject rezoning area represents one-half of a 1.5 acre tract owned by the Applicant, is developed with a 1,356 square foot commercial building that was previously used as a salon / barber shop. In June 2005, Council approved general office – conditional overlay (GO-CO) zoning for the northwest 0.25 acre with the -CO limiting the use of the property to personal services use, and all limited office (LO) uses and site development regulations. The remaining 0.50 acre of the property has family residence (SF-3) district zoning. The property

accesses Matthews Lane and is surrounded to the east by a single family residence and duplexes (SF-3, MF-2), to the south by undeveloped, heavily treed area (a designated critical water quality zone) also owned by the Applicant, and a condominium community (SF-3, SF-6), and to the west by a day care facility and a medical office (LO-CO, LO). On the north side of Matthews Lane there is an assisted living center and single family residences (GR, SF-3). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (2005 Rezoning Ordinance).***

The Applicant proposes community commercial (GR) zoning as the first step in redeveloping the property with a learning center for adults and families. The proposed uses of the property include: food preparation, (commercial kitchen to prepare packaged foods for sale); food sales (prepared food packaged to go); personal improvement services (informal adult education classes for various types of literacy (financial, digital, reading); and community recreation - private (family movie nights). All of the proposed uses would exceed the allowances for accessory uses, and GR zoning is the first district that allows for all of the requested uses. Food preparation is a conditional use that is first permitted in the GR district and requires review of a conditional use permit by the Zoning and Platting Commission. Food sales and personal improvement services are first allowed in the neighborhood commercial (LR) district.

BASIS FOR RECOMMENDATION

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

Applicant's request: 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.

Staff recommendation: The GO, General Office district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use. The mixed use (MU) district would allow for office and residential uses to be combined in a single development.

2. *Zoning changes should promote with adjacent and nearby uses.*

Based on the property's location mid-block on a collector street and adjacency to low density residential uses to the north and east, Staff has an alternate recommendation of general office – mixed use (GO-MU) district. The size of the property allows for the additional development and the GO-MU district would serve as a continuation of the zoning pattern and office uses that are established at Menchaca Road / Matthews Lane intersection, and also allow for a residential component, if desired. Please note that of the Applicant's proposed uses, GO-MU zoning only allows for community recreation (private) as a permitted use. Staff has concerns that the requested GR district would introduce commercial uses to

Matthews Lane and be incompatible with the predominant residential character east of its intersection with Menchaca Road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3; GO-CO	Commercial building; Undeveloped
North	GR; SF-3	Assisted living center; Single family residences
South	SF-3; SF-6	Undeveloped (remainder of undeveloped property owned by the Applicant); Condominiums (Southbridge Villas)
East	SF-3; MF-2	Single family residence; Duplexes
West	LO-CO; LO; SF-2	Day care facility; Medical office; Undeveloped

AREA STUDY: Not Applicable TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
Cunningham Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association 742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
1424 – Preservation Austin 1443 – Shiloh Oaks Neighborhood Association
1429 – Go Austin Vamos Austin 78745 1528 – Bike Austin
1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
1550 – Homeless Neighborhood Association
1531 – South Austin Neighborhood Alliance (SANA) 1559 – Palomino Park HOA
1596 – TNR BCP - Travis County Natural Resources
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2006 – Allen Sonstein – 1905 Matthews Ln	SF-3 to LO	To Grant LO-CO w/CO for 500 trips / day	Apvd LO-CO as Commission recommended (12-09-1999).
C14-84-476 – Eula & Nancy Boyd – 7233 Menchaca Rd and 1701 Matthew Ln	I-SF-3 and RR to MF-2	Forwarded without a recommendation	Apvd SF-6 for Tract 1 and MF-2 for Tract 2 (8-21-1986).

C14-77-021 – Eula May & Henry E. Lais – 7200 Menchaca Rd and 1915-1927 Matthews Ln	"A" Residence to "O" Office	Recommendation not available	Apvd "O" Office (8-04-1977).
C14-71-164 – Rylander's Ford Village, Inc. – 6931-7115 Menchaca Rd; 1806-1818 Matthews Ln	Interim "A" Residence to "GR" General Retail	Recommendation not available	Apvd "GR" General Retail, First Height & Area (10-12-1972).

RELATED CASES:

Council approved GO-CO zoning for the northwest (0.25 acre) portion of the property on June 23, 2005 (C14-05-0062 – Fletcher). The Conditional Overlay allows for personal services and all LO uses and development standards.

The property is unplatted and there are no site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Matthews Lane	65 feet	35 feet	Collector (ASMP Level 2)	No	Yes	Wide curb

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the south side of Matthews Lane, on a 0.75 acre site that contains a vacant commercial structure and proposed to be used as a training kitchen/food sales/training and event center. The property is 1,200 linear feet south of the **William Cannon Drive Activity Corridor**. The property is not located in an area with an adopted neighborhood plan. Surrounding land uses include an assisted living facility and single family housing to the north; to the south and east is single family, duplex and condominium housing and to the west is a medical office and an adult daycare center. The existing and proposed use is a training kitchen, which would include food sales, classes and events and the removal of existing Conditional Overlays including, the prohibition of a business.

Per the applicant: The Training Kitchen (TTK) is a non-profit organization that sits on 1.5 acres in south Austin located in an area with rising poverty rates. Our mission is to build an alternative learning community for adult learners and their families. TTK will provide affordable prepared foods and free family meals to low-income neighbors; informal adult education classes; outdoor learning opportunities; and jobs.

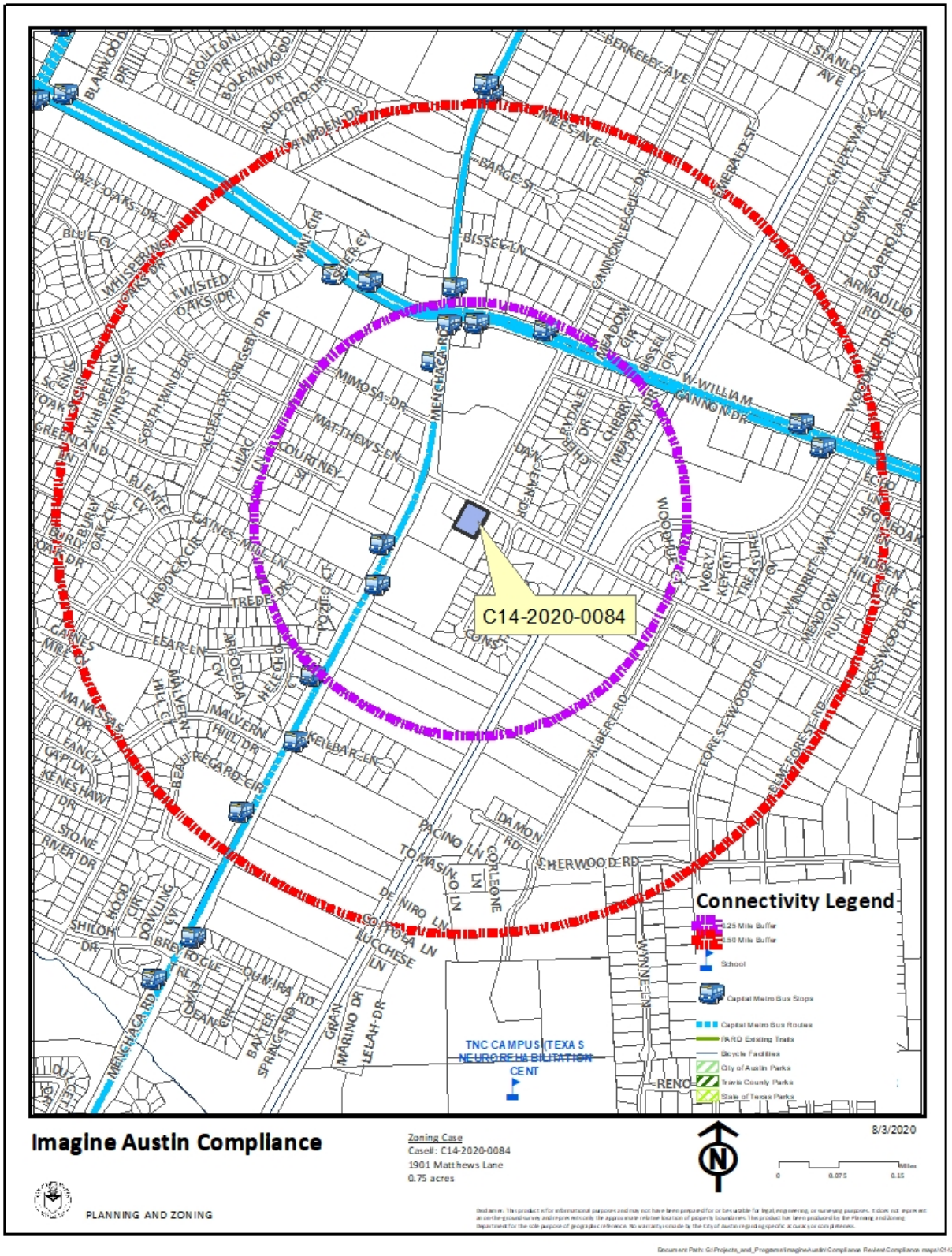
Connectivity
The other side of the Matthews Lane has a public sidewalk. A CapMetro transit stops is located 800 ft. from the property on Menchaca Road. There are no existing urban trails within a mile of this property. The mobility options are average.

Imagine Austin
The property is located 1,200 feet from an Activity Corridor. The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the preservation of neighborhood character:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **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.

Analysis: Matthews Lane consists mainly of residential uses and the requested GR zoning change represents a case of commercial encroachment into an established residential neighborhood. Food sales and indoor and outdoor events and classes will impact this residential street with commercial traffic and activity. Additionally, if the property is sold, a more intense commercial use could locate on this property. While office zoning can be a traffic generator, it does not create the same traffic volumes as commercial and retail uses. Commercial uses tend to have longer hours of operation and can have multiple uses. In summary, based on the commercial nature and impacts of GR zoning and uses and the above referenced Imagine Austin policies that support commercial growth along existing Activity Corridors and Centers but not within existing residential neighborhoods, this rezoning does not support the policies of the Imagine Austin Comprehensive Plan.


C14-2020-0084
Connectivity Legend
0.25 Mile Buffer
0.50 Mile Buffer
School
Capital Metro Bus Stops
Capital Metro Bus Routes
PARD Existing Trails
Bicycle Facilities
City of Austin Parks
Travis County Parks
State of Texas Parks
TNC CAMPUS (TEXAS NEUROREHABILITATION CENT
Imagine Austin Compliance
PLANNING AND ZONING
Zoning Case
Case#: C14-2020-0084
1901 Matthews Lane
0.75 acres
8/3/2020
N
0
0.075
0.15
Miles

Impervious Cover

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

The maximum impervious cover allowed by GO zoning district is also 80%, which is a consistent figure between the watershed regulations and the zoning regulations.

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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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.

At this time, site specific information is unavailable regarding 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

There are currently no parkland requirements for non-residential or non-hotel uses at the time of subdivision or site plan.

Site Plan

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 east and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- 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.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 70 feet of right-of-way for Matthews Lane. It is recommended that 35 feet of right-of-way from the existing centerline should be dedicated for Matthews Lane according to the Transportation Plan with the first site plan or subdivision application [LDC 25-6-51 and 25-6-55].

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water / 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 Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide suitable and sufficient service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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.

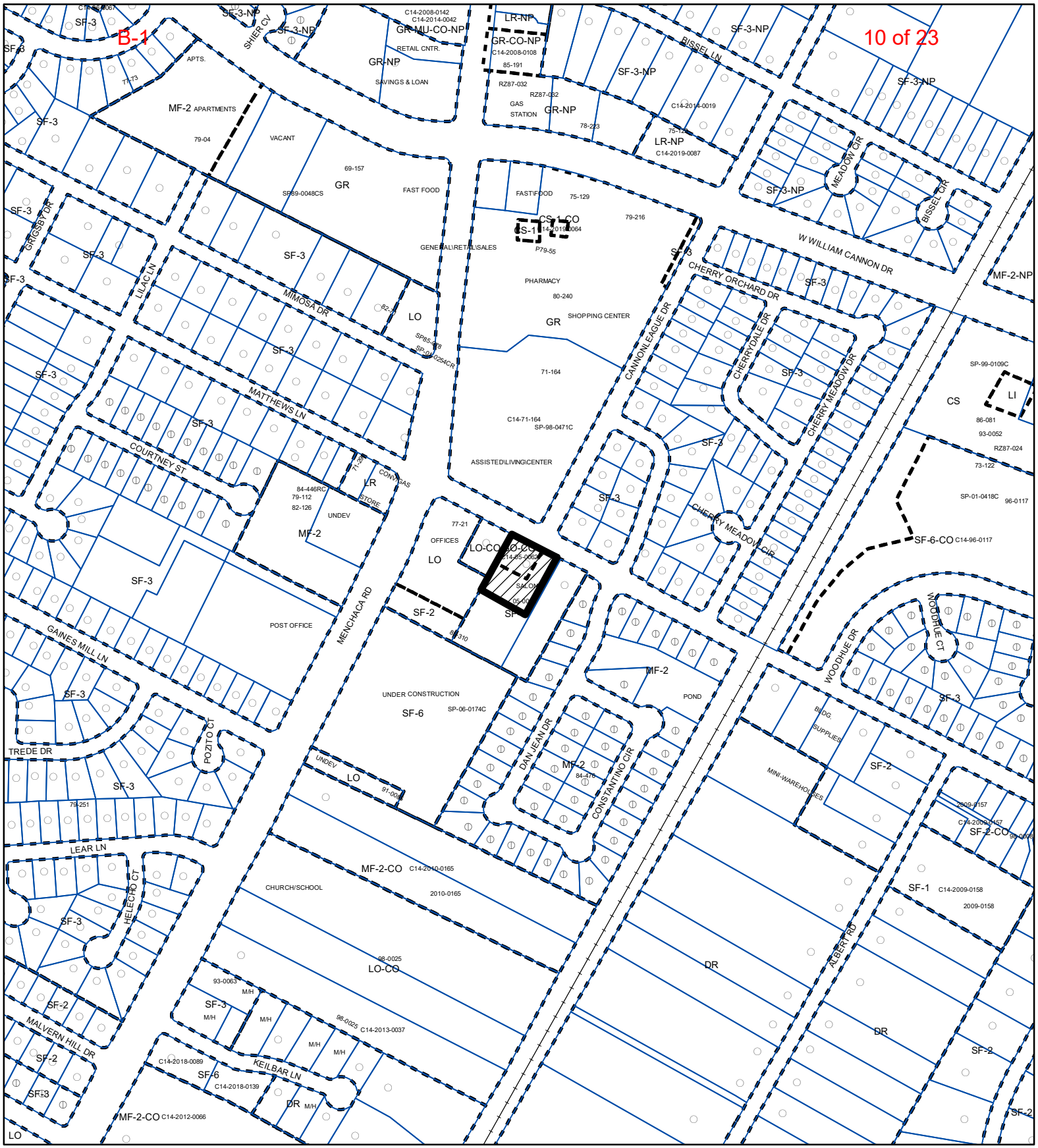
INDEX OF EXHIBITS AND CORRESPONDENCE TO FOLLOW

A: Zoning Map
A-1: Aerial Map

B: 2005 Rezoning Ordinance

Applicant's Cover Letter
Letters of Support

Postponement request by an adjacent Property Owner



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

Exhibit A

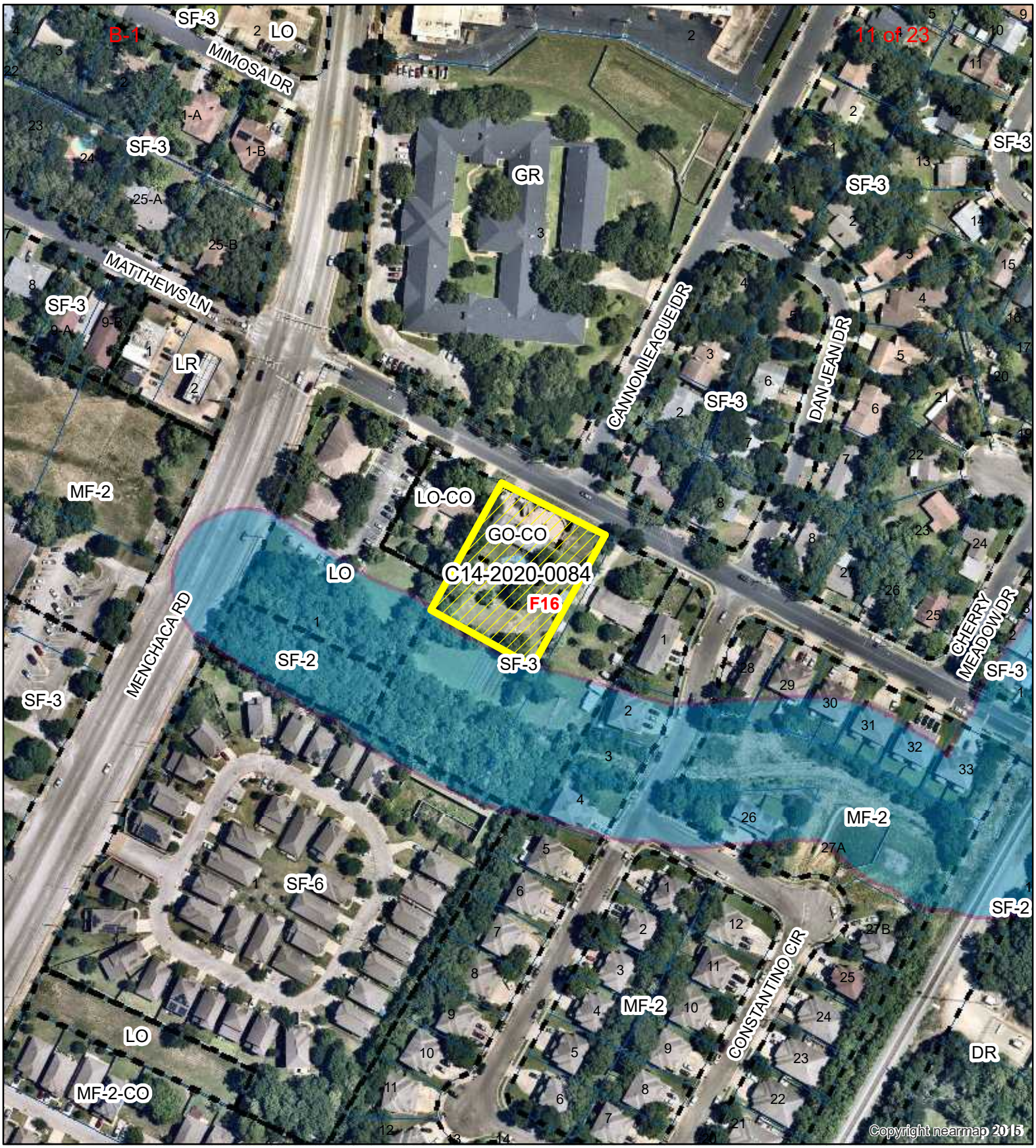
ZONING CASE#: C14-2020-0084

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.

CITY OF AUSTIN FOUNDED 1839

Created: 7/30/2020



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 175'

The Training Kitchen

Exhibit A -1

ZONING CASE#:	C14-2020-0084
LOCATION:	1901 Matthews Ln
SUBJECT AREA:	.75 Acres
GRID:	F16
MANAGER:	Wendy Rhoades

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. 20050623-Z011

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 MATTHEWS LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

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 from family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-05-0062, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.25 acre tract of land, more or less, out of the William Cannon League Survey No. 19, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1901 Matthews Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

1. The following uses are prohibited on the Property:

Business or trade school	Business support services
Guidance services	Hospital services (limited)
Off-site accessory parking	Printing and publishing

2. The following uses are conditional on the Property:

Restaurant (limited)	Hospital services (general)

3. The following site development regulations apply to the Property:

a. The maximum floor-to-area ratio is 0.7 to 1.0.
b. The maximum building coverage is 50 percent.
c. The maximum impervious cover is 70 percent.

Exhibit B

d. The maximum height is 40 feet from ground level.
e. The maximum height is three stories.
f. The minimum street front setback is 25 feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2005.

PASSED AND APPROVED

§
§
§

June 23, 2005

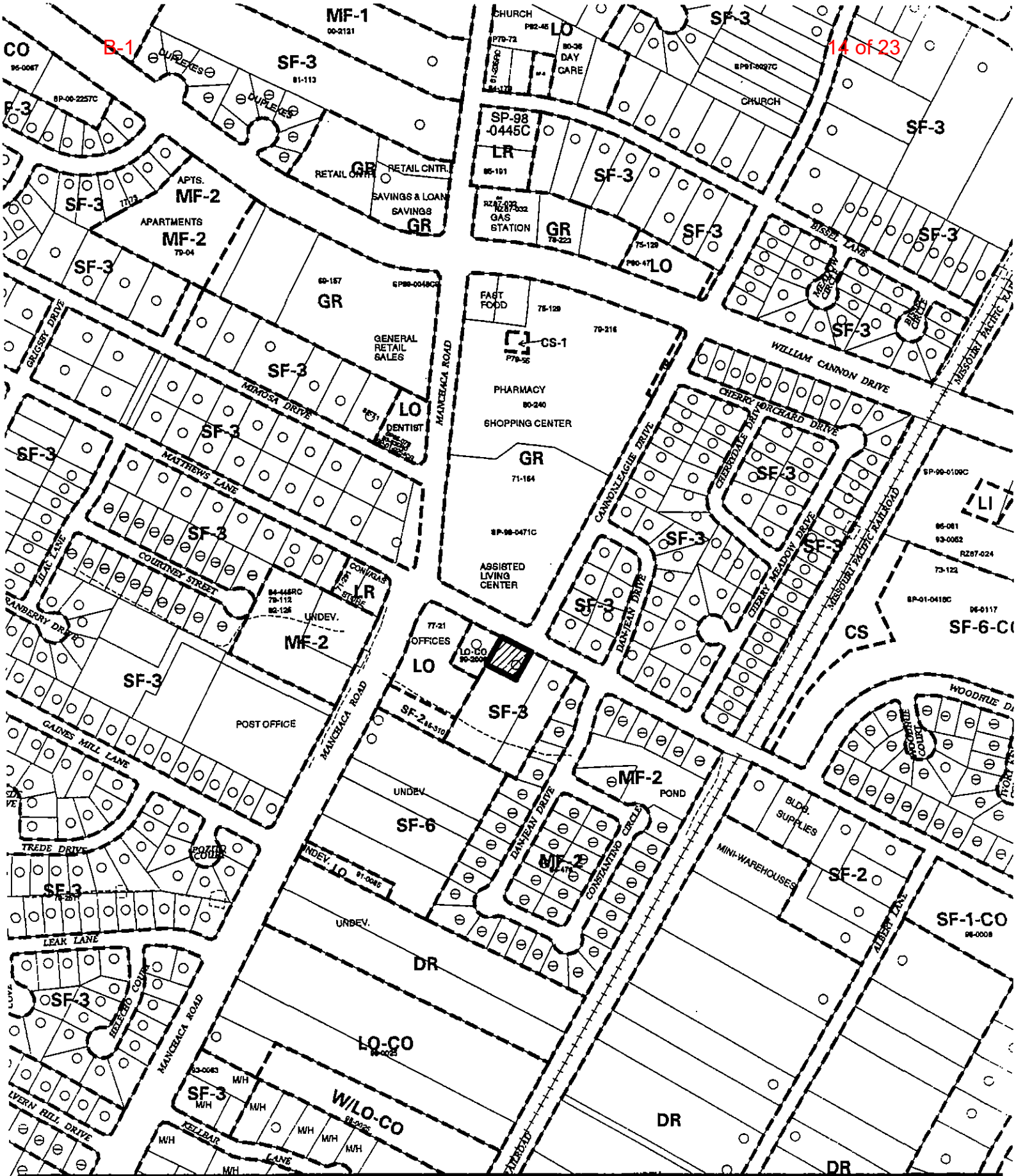
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



N	SUBJECT TRACT	ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER
	PENDING CASE	CASE #: C14-05-0062	F16
	ZONING BOUNDARY	ADDRESS: 1901 MATTHEWS LA.	DATE: 05-04
1" = 400'	CASE MGR: W.WALSH	SUBJECT AREA (acres): 0.250	INTLS: TRC

The Training Kitchen

July 24, 2020

1901 Matthews Lane
Austin, Texas 78745

Re: The Training Kitchen
Zoning application

Dear City of Austin,

The Training Kitchen (TTK) is a non-profit organization that sits on 1.5 acres in south Austin located in an area with rising poverty rates. Our mission is to build an alternative learning community for adult learners and their families. TTK will provide affordable prepared foods and free family meals to low-income neighbors; informal adult education classes; outdoor learning opportunities; and jobs.

With this zoning change, TTK will be positioned to respond to the immediate needs of our community using food preparation as a training opportunity and the sales of the affordable foods as revenue. Whether adults are struggling with joblessness, food insecurity, or a diminished sense of self, TTK will help bridge the gap between them and economic opportunity.

Several letters in support of TTK's mission are included from local residents and the adjacent business. A list is provided of local volunteers, including the Board of Directors, which frequently contribute their time help with site cleanup and the garden. Finally, several education organizations have also written in support of TTK.

In closing, the pandemic has only exacerbated the issues of poverty; therefore, we hope to move forward with urgency as we believe TTK can create a positive impact.

Respectfully,

Amanda Longtain & Matthew Shepherd
(512) 739.1486

Jessica Garcia | Nicole Djahangiri
1005 Acorn Oaks Dr., Austin, TX 78745 · 361-726-7453 · j.garcia492@yahoo.com

June 16, 2020

To Whom It May Concern:

We hope this letter finds you well. We are writing today in support of a new non-profit, The Training Kitchen, that caught our eye in the neighborhood. Not only has this organization already transformed what used to be an eyesore, but we quickly realized what they bring to community goes so much deeper.

We decided to stop by one day and had the pleasure of meeting Amanda and Matthew. After speaking with them, and hearing about their mission and their passion for giving back to their community, we felt inspired and grateful to have something so unique and important so close to home. This project happening on Matthews Lane has the potential to give so much back to the people of Austin.

It is our understanding that The Training Kitchen must apply for rezoning of the property before they can officially proceed with their mission for educating and serving the community. What this organization stands for and brings to Austin is invaluable, and we are happy to support the rezoning of this property.

Thank you for your time and consideration.

Respectfully,

Jessica Garcia and Nicole Djahangiri

2.11.2020

To Whom It May Concern,

I am writing to you today to show my support for the The Training Kitchen at 1901 Matthews Ln, Austin TX 78745.

I owner/occupy a duplex around the corner and I couldn't be happier to have The Training Kitchen as a neighbor. The opportunities they will bring to our corner of Austin, will be nothing short of tremendous for our youth, not to mention our bellies!

As I walk my dogs around the neighborhood, it has been great to see the transformation from the run down, what looked like an abandoned property, to the fresh breath of life it is becoming. Amanda and Matthew Shephard and crew have been working long and hard to make this building and land something our zip code can be proud of. From the bright playful mural on the fence, to the wonderful landscaping, to the new walls on the building itself, it has been a treat to witness this transformation.

They are a very welcome neighbor and I am excited to see them grow.

Regards,

Eva Peradotti
1805B Constantino Cir,
Austin, TX 78745

Allen Sonstein, M.D.
Internal Medicine & Geriatrics

SUPPORT SERVICES PROVIDED BY
MDVIP
PERSONALIZED HEALTHCARE

June 25, 2020

Re: The Training Kitchen
1901 Matthews Ln
Austin, TX 78745

To Whom it May Concern:

We are writing on behalf of our new neighbors and business "The Training Kitchen". We are very pleased with what they have done so far with the property. The improvement was much needed and the positivity of the project has our full approval. Look forward to seeing them grow and making the community a better place.

Sincerely,

Allen Sonstein, M.D.
Owner
Adult Care of Austin, PA

Phone 512.444.4001 • Fax 512.445.5095 • asonstein@mdvip.com • 7201 Manchaca Road, Suite B, Austin, TX 78745

Rose M. Martinez, Ph.D.
9201 Lantana Way
Austin, TX 78749
drrosremartinez@gmail.com

October 14, 2019

Dear Prospective Training Kitchen Funder,

As a long-time Austinite with over 20 years in higher education administration and community engagement, I strongly support the creation of The Training Kitchen, a new and innovative culinary program for young adults seeking to acquire credential culinary skills and to secure gainful employment. This family-inspired and directed non-profit organization will fill a vacuum to educate young people who seek an affordable and short pathway to a career in hospitality management.

With a detailed sequence of instruction necessary to develop knowledgeable workers in the restaurant business, these students will gain valuable experience by contributing to a working kitchen and managing a restaurant-like experience. My experiences in leading postsecondary academic programs, providing postsecondary access and completion support systems to students, and understanding that Texas continues to lag in the number and percentage of higher education attainment. The Training Kitchen can provide low-income students with the essential skills needed to gainful employment. It deserves funding for this worthy purpose.

Sincerely,

Rose M. Martinez

Rose M. Martinez, Ph.D.

Career and Technical Education

Dr. Eric Wright
Superintendent of Schools

Suzi Mitchell
CTE Director

October 11, 2019

I have worked alongside Amanda Longtain for many years. She and I share similar values when it comes to education and these values are grounded in the simple notion that all students deserve access to an educational pathway that's appropriate for them. Hays CISD takes Career and Technical Education, CTE, very seriously. I was excited to learn about The Training Kitchen's program knowing that our low-income students who graduate from our district or earn a GED will be eligible to participate.

Hays County is one of the fastest growing counties in the nation and we have felt the impact. It's an exciting time but things are changing fast and we must ensure our most vulnerable students are offered opportunities to earn the skills and credentials needed to secure and sustain a worthwhile career. We really couldn't do that without the support of community-based organizations like The Training Kitchen.

We're in full support of this grant and Hays CISD district members, myself included, look forward to dining at supper clubs, walking the grounds and watching former Hays CISD students run the whole show. How cool.

Sincerely,



Suzi Mitchell
CTE Director

21003 IH 35
Kyle, TX 78640
512-268-2141
512-268-2147 fax
www.hayscisd.net

TRAEF
Texas Restaurant Association
Education Foundation

February 10, 2020

Steph Smith
Texas Restaurant Association Education Foundation
3300 N IH 35, Suite 610
Austin, TX 78705

Dear National Restaurant Association Educational Foundation,

On behalf of the Texas Restaurant Association Education Foundation (TRAEF), please accept our Letter of Support for The Training Kitchen – a community based organization empowering underserved students with marketable culinary skills.

As a Restaurant Ready program, I will be working with the Founder, Amanda Longtain, as the main point of contact for TRAEF. We are beyond excited to watch this organization grow and impact many, many young lives.

Thank you,

Steph Smith
Director of Strategic Partnerships
TRAEF

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 the 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: C14-2020-0084
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 15, 2020, Zoning and Platting Commission

Kyle Kampe
Your Name (please print)

☑ **I am in favor**
☐ **I object**

7233 Menchaca Rd. Unit 36
Your address(es) affected by this application

Kyle Kampe
Signature

9/10/20
Date

Daytime Telephone: 512-974-2972

Comments: It seems fairly logical to rectify this situation wherein there are two zoning designations for this one lot - one Commercial and one residential - I personally have no objections to this. I actually work for the COA myself and can remember answering a question that the owner, Amanda Longtain, had about this lot over the spring. It's exciting & interesting to see this change take shape from the other side.

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

Or email to:
wendy.rhoades@austintexas.gov

From: seyed miri
To: Rhoades, Wendy
Subject: Case Number:C14-2020-0084
Date: Monday, September 14, 2020 4:18:14 PM

*** External Email - Exercise Caution ***

Good afternoon Members of Zoning and Platting Commission,

This is Seyed Miri, received a notice of public hearing for the above zoing case on Saturday 9/12/2020. I have made a call to the City of Austin, Planning and Zoning Department earlier today to request to participate at the public hearing scheduled for 9/5/2020. I was just informed by Mrs. Wendy Rhoades that the cut off time to request that was noon today which I had no prior information. I would like respectfully to request a postponement of the public hearing to next scheduled hearing of 10/6/2020. In that case, I will have the opportunity to participate at the public hearing. I do have some concerns about the overall drainge in that area and how the proposed development can effect my property. I would also like to review any site plan or layout plan for the proposed site if they are available at this time.

Best Regards,
Seyed Miri
(512)431-6860
seyed1957@yahoo.com

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