

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0168 (Texas Cat Doctor)

DISTRICT: 6

ADDRESS: 13264 Pond Springs Road

ZONING FROM: I-RR

TO: GR

SITE AREA: 0.912 acres (39,727 sq. ft.)

PROPERTY OWNER: Texas Cat Hospital, Inc. (Kim Percival)

AGENT: HB Construction (Josh McKay)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends GR, Community Commercial District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 7, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.912 acre lot located at the southwest corner of Roxie Drive and Pond Springs Road that contains a one-story veterinary clinic. The lots to the north, across Pond Springs Road, contain a cemetery and duplex residences. To the south, there is an industrial park along Roxie Drive and Boardwalk Drive. The properties to the east are developed with industrial office and warehouse uses. To the west, there is an office use and equipment rental business. The applicant is asking to establish permanent zoning on this lot to bring the existing Pet Services use into conformance with requirements of the Land Development Code.

The staff recommends GR, Community Commercial District, zoning because the site under consideration meets the intent of the requested district. The property is located at the entrance to an industrial park. The proposed zoning is consistent with surrounding land use and zoning patterns as there are office, commercial and industrial uses located to the south, east and west. GR zoning will permit the applicant to bring the veterinary clinic into conformance with land use regulations specified in the Code.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

The Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The property is located on Pond Springs Road, a minor arterial roadway. There is a public transit stop is located 0.20 linear miles from the subject property.

2. *The proposed zoning promotes consistency and orderly planning.*

The proposed zoning is consistent with surrounding land use patterns as there is an industrial park with commercial and industrial uses to the south and east and office and commercial uses along the south side of Pond Springs Road to the west. There is commercial and industrial zoning to the south (CS-CO), east (LI-CO) and west (GR-CO) of the site. The property is located approximately 0.68 linear miles from the 183 & McNeil Neighborhood Center as designated in the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR zoning will permit the applicant to bring the existing use on the site into conformance with the land use regulations in the City of Austin Land Development Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Pet Services (Cat Hospital of Austin)
<i>North</i>	I-RR, I-SF-2	Cemetery, Duplex Residences
<i>East</i>	LI-CO, I-RR	Roxie Business Park (Industrial/Warehouse), Office (CRS)
<i>South</i>	CS-CO, I-SF-2	Lakeside Towing, Morrison Supply
<i>West</i>	I-RR, GR-CO	Office (Heavenly Care Home Health), Equipment Rental (Jon's Rental)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 SELTEXAS
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0044 (Roxie Business Park: 12307 Roxie Drive)	I-RR to LI	6/07/11: Approved staff's recommendation of LI-CO zoning, with a CO to limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit the Basic Industry, Recycling Center, and Resource Extraction uses by consent (5-0, G. Bourgeois-absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: Approved LI-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2009-0136 (13216 Pond Springs Road)	I-RR to CS-CO	12/01/09: Approved CS-CO zoning, with Limited Warehousing and Distribution as the only permitted 'CS' district use,	12/17/09: Approved CS-CO zoning on consent on all 3 readings (7-0); Spelman-1 st , Cole-2 nd .

		all other permitted 'GR' district uses, and limit the development intensity on the site to less than 2,000 vehicle trips per day (7-0); P. Seager-1 st , T. Rabago-2 nd .	
C14-06-0236 (13201 Pond Springs Road)	I-RR to CS-1	5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)	6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); all 3 readings
C4-06-0167 (13205 U.S. Highway 183 North)	GR-CO to CS-1	9/05/06: Approved staff's recommendation of CS-1-CO zoning on consent (8-0, J. Shieh-absent); J. Martinez-1 st , T. Rabago-2 nd .	10/05/06: Approved CS-1-CO zoning by consent (5-0, M. Martinez, B. McCracken-off dais); all 3 readings
C14-06-0157 (Pond Springs Plaza – 13233 Pond Springs Road)	I-SF-2 to Tract 1: CS Tract 2: CS-1	<p>9/05/06: 1st Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1st, S. Hale-2nd.</p> <p>2nd Motion: To rescind and reconsider 1st motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd.</p> <p>3rd Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd.</p> <p>9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1st, J. Shieh-2nd.</p> <p>10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent);</p>	<p>12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding a the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).</p> <p>4/12/06: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2nd/3rd readings</p>

		<p>J. Martinez-1st, S. Hale-2nd. 11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as, "Employee Parking Only". To construct an 8-foot masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker,</p>	
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		J. Martinez- No); J. Shieh-1 st , S. Hale-2 nd .	
C14-06-0107 (Milstead Warehouse – 12301 Roxie Drive)	I-SF-2 to LI	6/20/06: Approved staff's recommendation for LI-CO zoning, with CO to limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit the Basic Industry, Recycling Center, and Resource Extraction uses, by consent (7-0, J. Gohil, S. Hale – absent)	7/27/06: Approved LI-CO district zoning (7-0); all 3 readings
C14-05-0143 (Quality Liquors – 13290-A Pond Springs Road)	I-RR to Tract 1: GR, Tract 2: CS-1	9/20/05: Approved GR-CO for Tract 1 and CS-1-CO for Tract 2, prohibit on-site consumption, limit to 2,000 vehicle trips per day (9-0)	10/27/05: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2 by consent (6-0, Alvarez-off dais); all 3 readings
C14-04-0157 (Nouri Project – 186 Pond Springs Road)	I-RR to CS	11/2/04: Approved staff's recommendation of CS-CO zoning by consent (9-0)	12/02/04: Approved CS-CO (7-0); all 3 readings
C14-03-0169 (Maverick Drilling Company – 12228 Roxie Drive)	I-SF-2 to CS-CO	12/16/03: Approved staff's recommendation for CS-CO, with a 2,000 vehicle trip limit, by consent (8-0, C. Hammond-absent)	1/15/04: Approved PC rec. of CS-CO by consent (6-0, McCracken-off dais); all 3 readings
C14-02-0159 (13284 Pond Springs Road)	I-RR to GR-CO	10/29/02: Approved staff's recommendation of GR-CO zoning with the deletion of Congregate Living as a prohibited use, by consent (7-0, A. Adams-absent)	12/05/02: Granted GR-CO on all 3 readings (7-0), the CO limits site to less than 2,000 vehicle trips per day and prohibits the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop

			Services, Research Services, Service Station, Theater, Guidance Services, Residential Treatment
C14-02-0158 (13292 Pond Springs Road)	I-RR to GR-CO	10/29/02: Approved staff's recommendation of GR-CO zoning with the deletion of Congregate Living as a prohibited use, by consent (7-0, A. Adams-absent)	12/05/02: Granted GR-CO on all 3 readings (7-0), the CO limits site to less than 2,000 vehicle trips per day and prohibits the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Service Station, Theater, Guidance Services, Residential Treatment
C14-01-0163 (12224 Roxie Drive)	I-RR to CS-CO	12/11/01: Approved staff's recommendation of CS-CO zoning, adding a condition prohibiting vehicle storage (6-0, A. Adams, V. Aldridge-Left Early)	1/17/02: Approved CS-CO on 3 readings (6-0, Wynn out of room)
C14-01-0111 (Anderson Arbor Phase III – 13301-13321, 13343, 13347, 13353, and 13401 U. S. Highway 183 North)	I-RR, SF-2 to GR	11/27/01: Approved staff rec. of GR by consent (8-0)	1/10/02: Postponed to 1/31/02 at the request of the applicant (7-0) 1/31/02: Approved GR on all 3 readings (6-0, Goodman-off dais)
C14-01-0074 (13218 Pond Springs Road)	I-RR to LI	6/19/01: Approved staff's alternate recommendation of CS-CO district zoning,	7/19/01: Approved CS-CO, all 3 readings

		with CO limiting the site to 2,000 vtpd, by consent (7-1, Cravey-Nay, Garza-Absent)	
C14-00-2037 (Don Ray George Zoning – N. U.S. HWY 183)	SF-2 to CS	4/04/00: Approved GR-CO zoning, prohibit Automotive Repair, Automotive Sales, and Automotive Rentals, and limit site to 2,000 vtpd (5-1, RC-Nay)	5/11/00: Approved PC rec. of GR-CO on 1 st reading only (7-0) 8/03/00: Approved GR-CO zoning on 2 nd /3 rd readings (7-0)
C14-99-2036 (Precision Auto Care - 13160 Pond Springs Road)	I-RR to GR	10/5/99: Approved GR-CO (7-1, RC-Nay) w/ only permitted GR use being a car wash and prohibiting the following uses: Automotive Rental, Automotive Repair Services, Automotive Sales, Business Trade School, Business Support Services, Commercial Off-Street Parking, Communication Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Restaurant (General), Theater, Hospital Services (General), Off-Site Accessory Parking	11/4/99: Approved GR-CO (6-0); all 3 readings
C14-98-0238 (Gerritt Hills Tract – 13200 Pond Springs Road)	I-RR to CS	2/2/99: Approved staff alternate rec. of CS-CO, limiting the site to 2,000 vtpd (8-0)	3/4/99: Approved CS-CO (7-0); all 3 readings
C14-98-0229 (Balcones European Motors – 12131 Roxie Drive)	I-SF-2 to GR	1/19/99: Approved staff rec. of GR-CO, limiting the site to 2,000 vtpd	2/25/99: Approved PC rec. of GR-CO (7-0); all 3 readings

C14-98-0201 (Buell Zoning – 12112 Boardwalk Drive)	I-SF-2 to LI	12/8/98: Approved LI by consent (8-0)	1/7/99: Approved LI-CO w/ condition of 2,000 vehicle trips per day limit (7-0); all 3 readings
C14-98-0199 (Woods Honda - 13175 Research Boulevard)	I-RR to GR	1/12/99: Approved GR-CO zoning, limiting the site to 2,000 vtpd	2/11/99: Approved PC rec. of GR-CO (5-0); all 3 readings
C14-98-0198 (Woods Honda – 13175 Research Boulevard)	I-RR to GR	1/19/99: Approved staff rec. of GR-CO zoning, limiting the site to 2,000 vtpd (9-0)	2/25/99: Approved PC rec. of GR-CO (7-0), all 3 readings
C14-98-0167 (12215-12219 Roxie Drive)	I-SF-2 to CS	11/17/98: Approved staff alternate rec. of CS-CO, w/ 2,000 vehicle trips per day limit, by consent (9-0)	1/21/99: Approved CS-CO w/ conditions (7-0); all 3 readings
C14-98-0152 (R-K Subdivision – 13200 Pond Springs Road)	I-RR to CS	11/10/98: Approved staff alternate rec. of CS-CO, prohibiting adult oriented businesses, by consent (8-0)	12/10/98: Approved CS-CO, with CO limiting the site to 2,000 vtpd (7-0, 1 st) 2/25/99: Approved CS-CO (7-0, 2 nd / 3 rd)
C14-98-0099 (Rundell Zoning No. 4 – (Roxie at Boardwalk))	I-RR to CS	8/18/98: Approved CS-CO, w/ 2,000 vehicle trips per day limit, by consent (7-0)	10/8/98: Approved PC rec. of CS-CO w/ conditions (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0098 (Rundell Zoning No. 3 – Roxie at Boarwalk)	I-RR to CS	8/18/98: Approved CS-CO by consent (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0097 (Rundell Zoning No. 2 – 573' from Boardwalk at U.S. 183 E Side)	I-RR to CS	8/18/98: Approved CS-CO, w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading

			12/10/98: Approved CS-CO with conditions (7-0); 2 nd / 3 rd readings
C14-98-0096 (Rundell Zoning No.1 – 184’ from Boardwalk at U.S. 183 E. Side)	I-SF-2 to LI-CO	8/18/98: Approved CS-CO w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0036 (Roxie Drive Warehouse – 12108-12112 Roxie Drive)	I-SF-2 to LI-CO	4/14/98: Approved LI-CO w/ conditions of 2,000 vehicle trips per day limit, prohibiting Agricultural Sales and Service, Automotive Repair Services, Construction Sales and Services, Equipment Sales, Equipment Repair Services, Scrap and Salvage, Vehicle Storage, Basic Industry, Recycling Center, Resource Extraction, and Railroad Facilities (8-0)	5/14/98: Approved PC rec. of LI-CO w/ conditions (5-0); 1 st reading 1/21/99: Approved LI-CO w/ conditions (7-0); 2 nd / 3 rd readings

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW (Approx.)	Pavement (Approx.)	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
POND SPRINGS RD	100’	45’	Level 3	No	Yes	Yes
ROXIE DR	Varies (48’ to 58’)	24’	Level 1	No	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the west side of the of the 'X' intersection of Pond Springs Road and Roxie Drive on a 0.912 acre lot that contains a one-story vet clinic. The property is located approximately 0.68 linear miles from the 183 & McNeil Neighborhood Center and is not located within the boundaries of a small planning area. Surrounding land uses include a residential subdivision and a cemetery to the north; to the south is a towing company and a business park; and to the west is an equipment rental business and a small one-story office park; and to the east are office uses, a nightclub and a small shopping center. The proposed use is to acknowledge the existing commercial use on the property, a vet clinic, and obtain commercial zoning.

Connectivity: A public transit stop is located 0.20 linear miles from the subject property. Public sidewalks are located on the opposite side of Pond Springs Road. There also appears to be unprotected bikes lanes along both sides of Pond springs Road. Mobility options are fair in the area, due to the incomplete public sidewalks system.

Imagine Austin

The property is not located along an Activity Center or Corridor. The following Imagine Austin policy is applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include 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.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on comparative scale of the site relative to nearby commercial and office uses in the area that recognizes different neighborhood character (in this case a mix of commercial, light industrial, single family and office uses), fair mobility options (sidewalk on one side of the street and a public transit stop less than a quarter of mile away) this project supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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 Is that preempt current water quality or Code requirements.

Fire

Approved. No AFD HM permits within 1,000 ft. of the parcel.

Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for GR, with a proposed veterinary use, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25- 6-113.

Water Utility

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.

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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Correspondence from Interested Parties

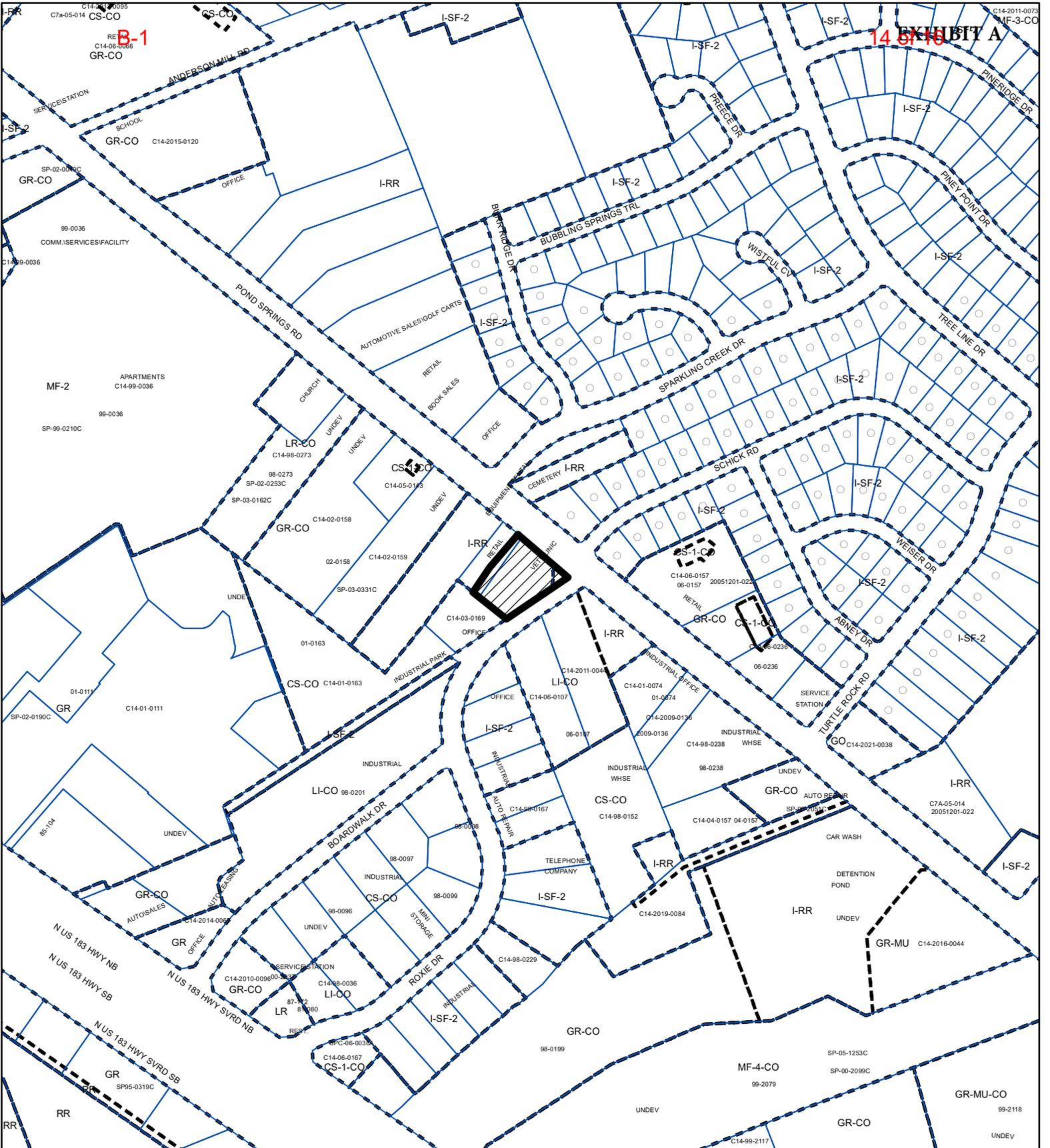


EXHIBIT A
14-5145

ZONING

ZONING CASE#: C14-2021-0168



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

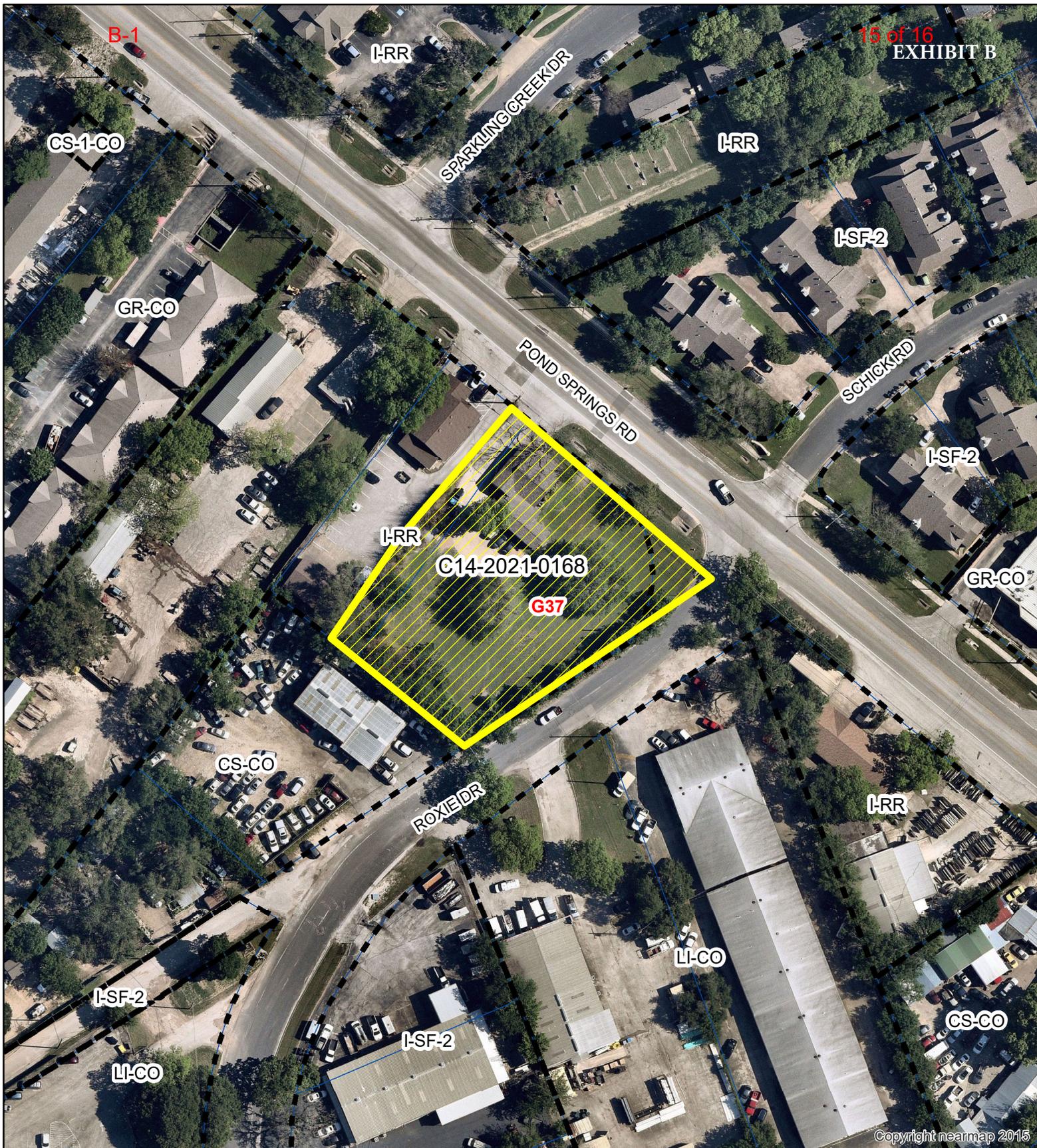


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This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

1" = 400'

Created: 10/12/2021



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Texas Cat Doctor

ZONING CASE#: C14-2021-0168
 LOCATION: 13264 Pond Springs Road
 SUBJECT AREA: 0.92 Acres
 GRID: G37
 MANAGER: Sherri Sirwaitis



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 100'



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.

B-1

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 (of 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2021-0168
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: December 7, 2021, Zoning and Platting Commission

PAUL OTT

Your Name (please print)

I am in favor
 I object

13284 POND SPRINGS, STE 301 78729

Your address(es) affected by this application (optional)

Paul Ott

Signature

11-29-2021

Date

Daytime Telephone (Optional): *512-219-7777*

Comments: *The requested "GR" zoning is more appropriate to the property and will better serve the neighborhood.*

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

City of Austin, Housing & Planning Department

Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov