

April 25, 2005

Rec: 4-28-05 (NOON)

Dear Robert Hell

Neighborhood Planning and zoning Department

Re: Zoning Change from LR to CS-CO

5808 Manor Road

Case # C14-05-0021

Mr. Hell,

I am long time resident and have been living in this area for over 25 years. I have a home on Manor Road.

I am against the zoning change at 5808 Manor Road. I want the zoning to stay as is and not to make it more commercial.

The business at this location is already in violation of the city ordinance and has been in violation of city ordinance for over several years in having a used car lot to sell cars and trucks.

I have call in complaints several times concerning this business working on vehicles in the city right-of-way on the street and grass right of-way on Sweeny Lane @ Manor Road.

As you can see from the photos there is a vehicle parked in the City right-of-way on the grass area on Sweeny Lane @ Manor Road, there is a tire rack in the right-of-way next to the sidewalk on Manor Road.

If we have this going now what do you think is going to happen later?

Approximately one weeks ago a 10-wheeler 60' long Cab & Trailer was parked at the intersection on Manor Road & Sweeny Lane at the stop sign.

This caused a traffic hazard. This truck was illegal parked on a residential 30' wide residential street.

When approaching the intersection you could not see the stop sign with out going into the other lane of the on coming traffic around the 60' Cab & Trailer at the intersection of Sweeny Lane @ Manor Road.

A police officer was call out on the scene. The Officer wrote a citation and placed it on the 60' Cab & Trailer.

Please do not Change the zoning from LR to CS-CO, keep the zoning as is.

A long time Resident and Concern Citizens in this area. Would you want this in your Neighborhood? See Attached Photos.

Copy to: Mayor & Council Members

NOT SIGNED!



## NOTICE OF PUBLIC HEARING REZONING

**Mailing Date: April 8, 2005**

**Case Number: C14-05-0021**

Please be advised that the City of Austin has received an application for a zoning change.

**Owner/Agent: Maria Sosa**

**Telephone: 512-927-2109**

**Address and/or Legal Description:**  
5808 Manor Road

**Proposed Zoning Change**

From **LR – Neighborhood Commercial district** is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

To **CS-CO – General Commercial Services district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments - **Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

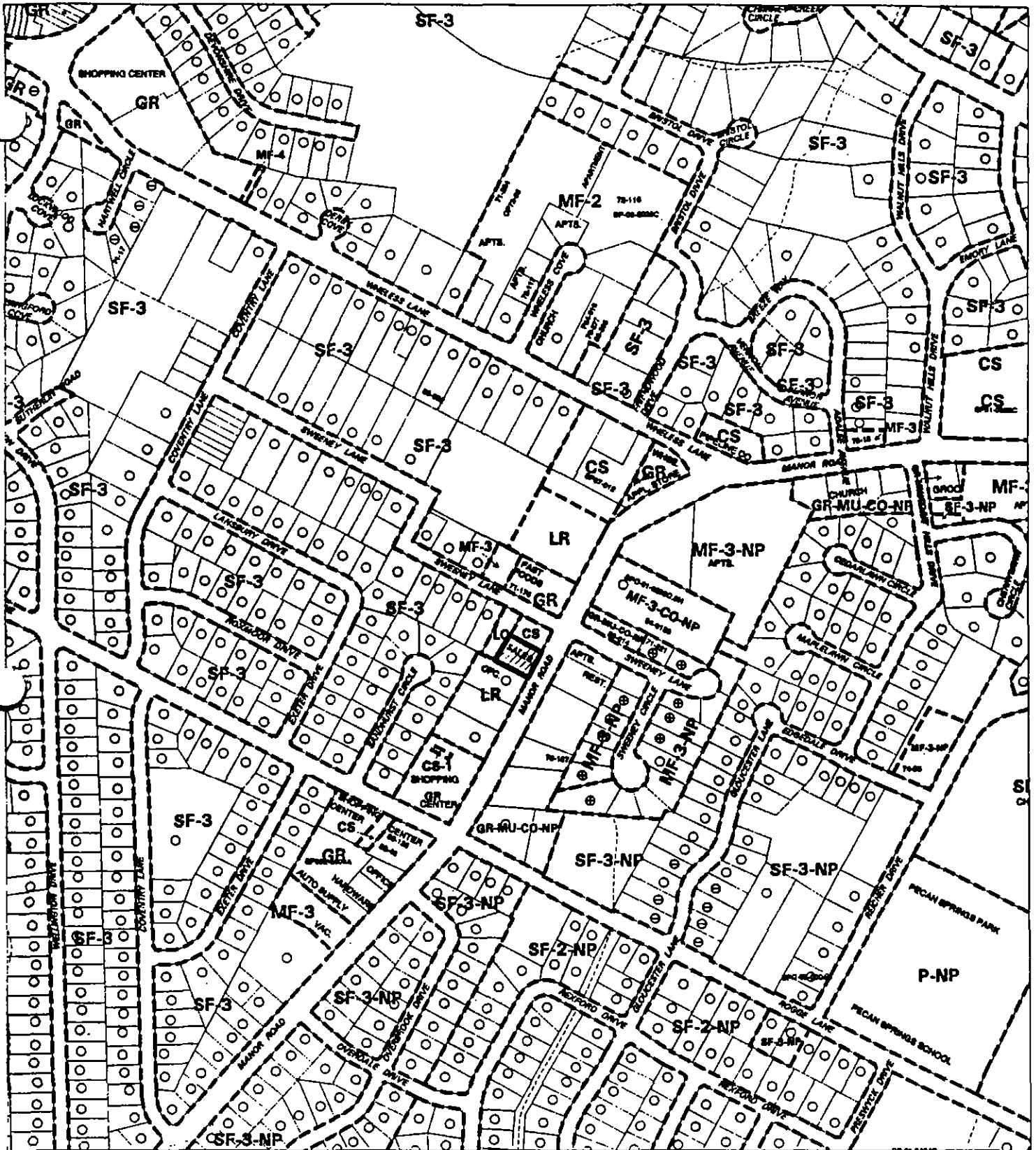
This application is scheduled to be heard by the Zoning and Platting Commission on April 19, 2005. The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street beginning at 6:00 p.m.

This application is scheduled to be heard by the City Council on April 28, 2005. The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street beginning at 4:00 p.m.

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Robert Heil of the Neighborhood Planning and Zoning Department at (512) 974-2330 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site [www.ci.austin.tx.us/gis/reviewcases/rcase\\_table\\_search.cfm](http://www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm).

For additional information on the City of Austin's land development process, please visit our web site [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Este aviso debe informarle de una audiencia pública que sobre un cambia de division por zonas dentro de 300 pies de su propiedad. Si usted desea tener una copia de este aviso en español, por favor llame (512) 974-7668.



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: R. HEIL

**ZONING**  
 CASE #: C14-05-0021  
 ADDRESS: 5808 MANOR RD  
 SUBJECT AREA (acres): 0.280  
 DATE: 05-02  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 M25

**DEFENSIVE DRIVING CLASS**  
— Everyweek —  
**Call 973-9800**

