Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: 45
AGENDA DATE: Thu 01/12/2006
PAGE: 1 of 1

SUBJECT: C814-99-0001.04 - Avery Ranch PUD Amendment #4 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane (Brushy Creek Watershed) from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning (amendment to allow additional permitted uses). First reading approved on October 6, 2005. Vote: 7-0. Applicant: Shoal Creek, Ltd. Robert D. Wunsch. Agent: Waterstone Development (Theresa Canchola). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING DEPARTMENT:	Neighborhood Planning and Zoning	**DIRECTOR'S AUTHORIZATION:**	Greg Guernsey

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SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-99-0001.04 (Avery Ranch PUD Amendment #4)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane from PUD, Planned Unit Development District, zoning to PUD, Planned Unit Development District, zoning.

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

The staff is supportive of this amendment request because the proposed Liquor Sales use will be constructed within planned retail shopping centers located at the intersection of two major arterial roadways. In addition, the proposed amendment to permit a Liquor Sales use on these two tracts within the PUD will allow the applicant to provide additional retail services to consumers living in the residential areas of the PUD development.

The Ordinance and public restrictive covenant reflect those conditions imposed by Council on 1st reading.

OWNER/APPLICANT: Shoal Creek, Ltd. (Robert D. Wunsch, President)

AGENT: Waterstone Development (Theresa Canchola)

DATE OF FIRST READING/VOTE: October 6, 2005/Approved PUD zoning (amendment to allow additional permitted uses) by consent (7-0); 1st reading

November 17, 2005/Postponed to December 15, 2005 by consent at the staff's request (7-0)

December 15, 2005/Postponed to January 12, 2006 by consent at the staff's request (7-0)

CITY COUNCIL DATE: January 12, 2006

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 000413-48 FOR THE PROJECT KNOWN AS AVERY RANCH PLANNED UNIT DEVELOPMENT; SUBJECT TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCALLY KNOWN AS 14900 AVERY RANCH BOULEVARD AND 9550 PARMER LANE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Avery Ranch Planned Unit Development ("Avery Ranch PUD") is comprised of approximately 1,629 acres of land located at Parmer Lane and Brushy Creek in Williamson County and more particularly described by metes and bounds in the land use plan incorporated in ordinance No. 000413-48.

PART 2. Avery Ranch PUD was approved April 13, 2000 under Ordinance No. 000413-48.

PART 3. Avery Ranch PUD was amended for Parcel III-2 on January 30, 2003 under Ordinance No. 030130-27.

PART 4. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-99-0001.04, on file at the Neighborhood Planning and Zoning Department and Development Review Department, as follows:

Parcel No. III-B: A 7.06 acre tract of land, more or less, out of the S. Damon Survey, Abstract No. 17 in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Parcel III-F2: Lot 1, Block A, Avery Ranch Commercial Southeast Subdivision in the City of Austin, Travis County, Texas, according to the plat of record in Document No. 20020066755, of the Official Public Records, Williamson County, Texas (the "Property"),

draft

locally known as the property at 14900 Avery Ranch Boulevard and 1055 Parmer Lane, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 5. Exhibit "D", identified as the Land Use Table on the Avery Ranch Land Use Plan, under Ordinance No. 000413-48 is amended:

1. to modify the land use plan to allow liquor sales use as a permitted use on Parcel II-B and Parcel III-F2 as shown on the attached Exhibit "C". A liquor sales use may not exceed a 6,000 square foot building footprint on each parcel; and

2. to modify the land use plan to prohibit retail lounge use on Parcel II-B and Parcel III-F2 as shown on the attached Exhibit "C".

PART 6. The attached Exhibits "A", "B" and "C" are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance.

PART 7. In all other respects the terms and conditions of Ordinance No. 000413-48, as amended, remain in effect.

PART 8. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

§
§
§ _____

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

draft

ZONING CHANGE REVIEW SHEET

CASE: C814-99-0001.04 **Z.A.P. DATE:** September 6, 2005

ADDRESS: 14900 Avery Ranch Boulevard and 10550 Parmer Lane

OWNER/APPLICANT: Shoal Creek, Ltd. (Robert D. Wunsch, President)

AGENT: Waterstone Development (Theresa Canchola)

ZONING FROM: PUD **TO:** PUD **AREA:** Tract II-B: 7.06 acres
Tract III-F2: 15.00 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

The staff is supportive of this amendment request because the proposed Liquor Sales use will be constructed within planned retail shopping centers located at the intersection of two major arterial roadways. In addition, the proposed amendment to permit a Liquor Sales use on these two tracts within the PUD will allow the applicant to provide additional retail services to consumers living in the residential areas of the PUD development.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

TRACT II-B (located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane):

	ZONING	LAND USES
Site	PUD	Retail Shopping Center, Laundry Services
North	PUD	Undeveloped
South	IP-PDA	Undeveloped
East	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
West	PUD	Single-Family Residential

TRACT III-F2 (located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane):

	ZONING	LAND USES
Site	PUD	Undeveloped
North	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
South	SF-4A	Undeveloped Strip of Land, Single-Family Residences
East	PUD	Undeveloped
West	PUD	Undeveloped

AREA STUDY: N/A

TIA: Not required

WATERSHED: Brushy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

485 – Riviera Springs Community Development Association
604 - Davis Spring HOA
985 - Davis Springs HOA

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-99-0001.03	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)

C814-99-0001.02	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1st reading (6-0, Goodman-off dias) 4/24/03: Approved PUD (6-0, Garcia-off dias); 2nd/3rd readings
C814-99-0001.01	PUD to PUD	6/18/02:Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent) 7/16/02:Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson-absent) 7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0, V. Aldridge-absent) 9/10/02:Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)	10/10/02: Granted PUD on 1st reading (7-0) 1/30/03: Approved PUD amendment (7-0); 2nd/3rd readings
C14-96-0085	SF-2 to SF-4A	Approved staff rec. of SF-4A (7-0)	9/5/96: Approved SF-4A (7-0); all 3 readings
C14-95-0093	SF-2 to IP	Approved LO (1st 100') & IP-PDA (Remainder) (6-0)	Approved LO & IP-PDA (6-0); 1st reading only Approved LO (1st 100') & IP-PDA subject to conditions (5-0); 2nd/3rd readings

RELATED CASES: C814-99-0001 (Avery Ranch PUD)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Avery Ranch Boulevard	130'	Varies	Arterial
Parmer Lane	250'	100'	Arterial

CITY COUNCIL DATE: October 6, 2005 — **ACTION:** Approved PUD zoning (amendment to allow additional permitted uses) by consent (7-0); 1st reading

November 17, 2005 — **ACTION:** Postponed to December 15, 2005 by consent at the staff's request (7-0)

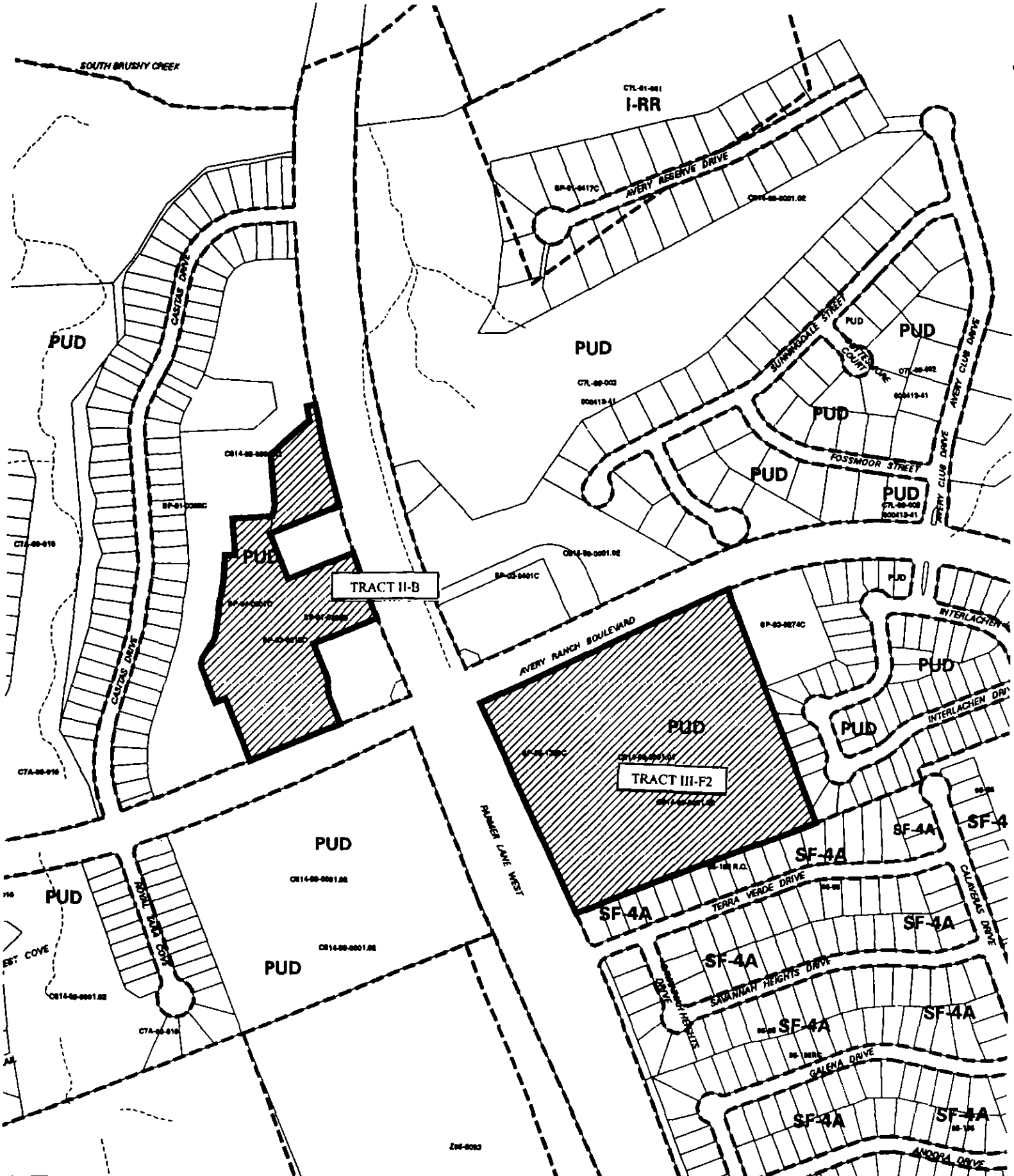
December 15, 2005 — **ACTION:** Postponed to December 15, 2005 by consent at the staff's request (7-0)

January 12, 2005 — **ACTION:**

ORDINANCE READINGS: 1st 10/06/05 — 2nd — 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis — **PHONE:** 974-3057
sherri.sirwaitis@ci.austin.tx.us



N 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SIRWAITIS	PLANNED UNIT DEVELOPMENT CASE #: C814-99-0001.04 ADDRESS: 14900 AVERY RANCH BLVD SUBJECT AREA (acres): 22.430	DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER G42


Tract II-B
AVERY RANCH BOULEVARD
Tract III-F2
Parmer Lane
NORTH



STAFF RECOMMENDATION

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

   The Avery Ranch PUD has a mixture of residential and commercial uses, with large open spaces/parkland areas that are two be connected to the Williamson County trail system to the north that will be utilized by residents of the PUD.

   The proposed amendment to the Avery Ranch PUD will not alter the overall benefits or intent of the PUD development. The amendment will permit the small a Liquor Sales use on tracts within the PUD that are currently planned to provide retail services to the residents of the PUD.

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

   The proposed amendment to permit a 6,000 square foot Liquor Sales use on Tract II-B and Tract III-F2 would allow the applicant to provide additional retail services to the surrounding residential areas.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

   The proposed Liquor Sales use for Tract II-B and Tract III-F2 would be constructed within a planned retail shopping center located at the intersection of two arterial roadways, Parmer Lane and Avery Ranch Boulevard.

EXISTING CONDITIONS

Site Characteristics

Currently, Tract II-B is developed with a retail shopping center that includes a Jack Brown Cleaners (SP-03-0310C). Tract III-F2 is undeveloped. However, a site plan for a Financial Services use (SP-05-1339C-American Bank) is currently under review by the city staff for this location.

Impervious Cover

Impervious cover is controlled by Chapter 25-8 of the City's Land Development Code, as amended by the PUD Ordinance.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Brushy Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

Drainage Construction

Please place the following note on the cover sheet of the plans: "Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers."

PLAN/PLAT NOTES
Add the following Detention Note [LDC 25-7-61, DCM 1.2.2, DCM 8.2.1, DCM 8.3.2]:

ON-SITE DETENTION
"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. "

Transportation

No additional right-of-way is required at this time. Additional right-of-way will be required per the AMATP and the approved PUD plan.

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Capital Metro bus service is not available within 1/4 mile of this property.

There are existing sidewalks along Avery Ranch Boulevard.

Existing Strect Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Avery Ranch Boulevard	130'	Varies	Arterial
Parmer Lane	250'	100'	Arterial

Water Quality

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This project is located at Avery Ranch Blvd at Parmer Lane. It is located in the Brushy Creek Watershed, which is classified as a Water Supply Suburban Watershed.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Parks and Recreation

No comment.

Compatibility Standards

No comments regarding proposed addition of *Liquor Sales* to the permitted uses in the commercial zoning.

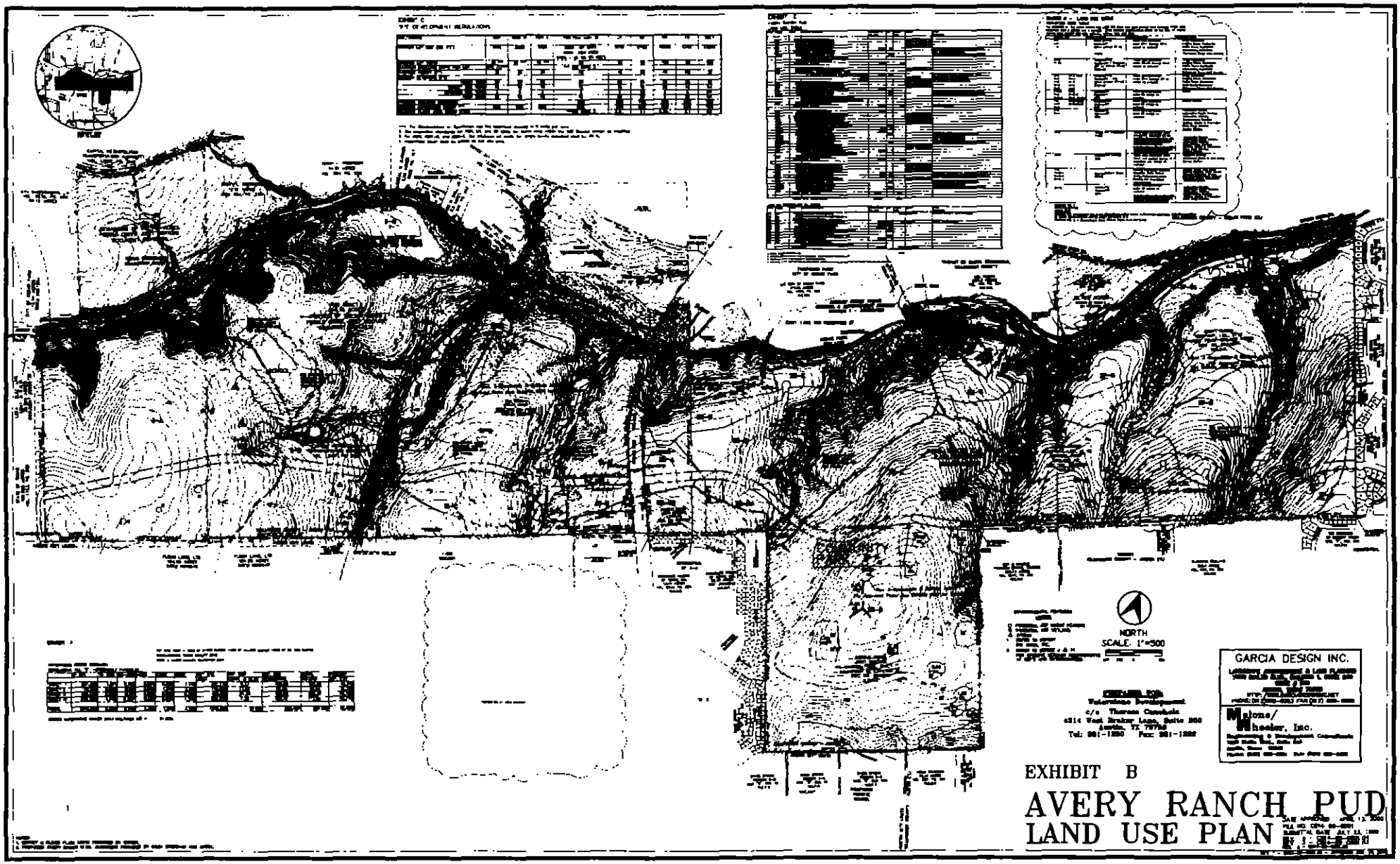


EXHIBIT B

AVERY RANCH PUD
LAND USE PLAN

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.ci.austin.tx.us/development

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: C814-99-0001.04
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ I am in favor
☒ I object

JUSTIN TONG
Your Name *(please print)*

15900 ESTENCIA REY, AUSTIN, TX 78717
Your address(es) affected by this application

Signature

8/27/06
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ **I am in favor**
☒ **I object**

Robert Cummings
Your Name *(please print)*

10009 Loxley Lane, Austin, TX.
Your address(es) affected by this application 78717

Signature 8-29-05 Date

Comments: I do not want a zoning change that would allow a liquor store to be built.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ I am in favor
☑ I object

ELEAZAR CAMEZ
Your Name *(please print)*

11000 QUARRY OAKS DR. AUSTIN TX 78748
Your address(es) affected by this application

Signature

08-29-05
Date

Comments:

I REJECT ANY PROPOSAL FOR BUSINESS TO SELL ALCOHOL IN THIS NEIGHBORHOOD IN ANY FORM OR MODE. DOING THAT WILL IMPACT THE GREAT FAMILY FRIENDLY ATMOSPHERE AND SAFETY THIS NEIGHBORHOOD HAS FOR ALL ITS RESIDENTS

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-99-0001.04
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ I am in favor
☒ I object

Ryan B. Cooper
Your Name *(please print)*

10209 Loxley Lane, Austin, TX, 78717
Your address(es) affected by this application

Signature

9/29/2005
Date

Comments: Thank you for this notice. My objection is due to the fact that the School District's stadium is less than 300 ft away from these properties. Limiting the abuse of Alcohol so close to an active arena where student and families attend is the reason not to allow liquor sales on these properties. Again thank you for the notice. Ryan Cooper

If you use this form to comment, it may be returned to:
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Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ I am in favor
☑ I object

KEVIN BOLTON
Your Name *(please print)*

14508 BALLIMAMORE DR. AUSTIN
Your address(es) affected by this application

Kevin A Bolton — 8/27/05
Signature — Date

Comments:

Liquor sales add in no way to the value nor desirability of our neighborhood. I strongly object to the proposed change!

If you use this form to comment, it may be returned to:
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Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
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☐ I am in favor
☒ I object

Holly Roff, Avery Roff, Chelsea Roff, Donna Ross
Your Name *(please print)*

9328 Meyrick Park Trail
Your address(es) affected by this application

Holly Vond Roff — 8/28/2005
Signature — Date

Comments:

Who is submitting this request anyway?

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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: C814-99-0001.04
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
September 6, 2005 Zoning and Platting Commission

☐ I am in favor
☒ I object

Kevin & Julie Rhodes
Your Name *(please print)*

15020 Bainbridge Trl
Your address(es) affected by this application

Kevin — 9-3-05
Signature — Date

Comments:

This neighborhood has entirely too many, many children. Why must we allow them constant, day-to-day exposure to a liquor establishment? They will be exposed "enough" later in their youth. But please, please, Please, please not here by their home.

Kevin & Julie

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☐ I am in favor
■ I object

Yvonne Lucero
Your Name *(please print)*

14452 Lilley Brook Cove
Your address(es) affected by this application

Yvonne C Lucero — 8/31/05
Signature — Date

Comments:

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■ I am in favor
☐ I object

DANIEL MOLAN
Your Name *(please print)*

9404 BILLINGHAM TRAIL
Your address(es) affected by this application

[signature] — 8/29/05
Signature — Date

Comments: NO Comment

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☐ I am in favor
☑ I object

DAVID & Stephanie Smith
Your Name *(please print)*

15901 Estencia Rey Dr. Austin, TX 78717
Your address(es) affected by this application

David & Stephanie Smith — 8/29/05.
Signature — Date

Comments:
I do not want liquor to be sold in the Avery Ranch area listed.

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☐ I am in favor
☒ I object

Heather Smith
Your Name *(please print)*

11209 Double Eagle Drive
Your address(es) affected by this application

Heather Smith — 9/4/05
Signature — Date

Comments: I am definitely opposed to having any kind of restaurant that close to our neighborhood that will be serving alcohol. I also don't want a liquor store or anything else up in those shopping facilities not at all what I was looking at or for when I bought in Avery Ranch

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☐ I am in favor
☑ I object

ELIZABETH JOSEPH
Your Name *(please print)*

11309 LOS COMANCHEROS RD
Your address(es) affected by this application

E Joseph 8/30/05
Signature Date

Comments: No liquor in 25 mile vicinity of Residence
Liquor Sale near any residential area is not to be allowed. Liquor Sale near Residental are as inviting trouble. No promise is good enough to avoid trouble in the future, which inevitably will happen.

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☐ I am in favor
☑ I object

GLEN C. MILLER
Your Name *(please print)*

15437 FISHER ISLAND DR, AUSTIN TX 78717
Your address(es) affected by this application

Glen C Miller 8/28/05
Signature Date

Comments:
MY WIFE AND I OBJECT TO A LIQUOR STORE IN OUR NEIGHBORHOOD IF APPROVED THIS ZONING CHANGE WILL RESULT IN AT LEAST FOUR (4) LIQUOR OUTLETS IN AN APPROXIMATE 3.5 MILE RADIUS. SUCH BUSINESSES ARE DETRIMENTAL TO FAMILY VALUES AND THE QUALITY OF LIFE OF THIS NEIGHBORHOOD. IF GRANTED THIS REZONING REQUEST WILL ALLOW A LIQUOR STORE "NEXT DOOR" TO A CHILDREN'S SCHOOL WHICH I FEEL IS ILLEGAL.

If you use this form to comment, it may be returned to:
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☐ I am in favor
☑ I object

Silesia Duplessis-Gore
Your Name *(please print)*

15612 Interlachen Dr. Austin 78717
Your address(es) affected by this application

Silesia Duplessis-Gore 8-31-05
Signature Date

Comments:

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☑ I am in favor
☐ I object

WAYNE Cooper Smith
Your Name *(please print)*

9805 VALDERRAMA DRIVE
Your address(es) affected by this application

Wayne Cooper Smith 08/31/2005
Signature Date

Comments:

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☐ I am in favor
☑ I object

Brian K. & Kathryn A Lilly
Your Name *(please print)*

10328 Avery Club Dr Austin 78717
Your address(es) affected by this application

Signature 8/28/05
Date

Comments: Too close to Preschool/Day Care and Single Family Residences. There are already business establishments nearby that provide this service already (Parmer & 620)

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☐ I am in favor
☒ I object

Mrs MARY Bowen
Your Name *(please print)*

10817 Quarry oaks trail - Austin 78717
Your address(es) affected by this application

~~Signature~~ Mary Bowen 9-6-05
Signature Date

Comments: We bought here because this area has wants for a liquor store has homes abutting the acres directly. this developer has pictures of little children with parents to lure young families in it to buy safety! A liquor store has no place here, it can easily became a "bar" in time. (Drunk drivers on our streets)

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P.S. I read this notice on sept 6, 2005 too late!

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☐ I am in favor
☑ I object

Michael Guerrero
Your Name *(please print)*

10521 Dunham Forest Rd. Austin, TX 78717
Your address(es) affected by this application

Michael Guerrero — 8/31/05
Signature — Date

Comments: Alcohol should not be sold when there is a childreis nursery in close proximity to the store.

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☐ I am in favor
☒ I object

John Nelson
Your Name *(please print)*

15208 Sunningdale, Austin, TX 78717
Your address(es) affected by this application

John Nelson — 9/3/05
Signature — Date

Comments: I am concerned about liquor stores significantly decreasing property values and being close to my children playground schools

Liquor stores will draw potential undesireable individuals to our neighborhood.

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☐ I am in favor
☑ I object

Maria C. Atkinson
Your Name *(please print)*

15813 Bowbridge Trail Austin, TX 78717
Your address(es) affected by this application

Maria C. Atkinson — Signature
23 Sept 05 — Date

Comments: I object to any legion establishment in my neighborhood.

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☐ **I am in favor**
☑ **I object**

ARUNACHALAM ARUNACHALAM
Your Name *(please print)*

14609 BALLIMAMORE DR, AUSTIN, TX-78717
Your address(es) affected by this application

A. Arunachalam — 09/14/05
Signature — Date

Comments: _____

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