Item #51

Zoning Ordinances/Restrictive Covenants
CITY OF AUSTIN **AGENDA DATE: 4/6/2006**
RECOMMENDATION FOR COUNCIL ACTION

Subject: C14-05-0204 - Boggy Creek Neighborhood Plan Area - Approve second/third readings of an Ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Upper Boggy Creek Neighborhood Plan Area, bounded by Interstate Highway 35 on the west, the Robert Mueller Redevelopment site and Airport Boulevard on the north and east, and Manor Road, Walnut Avenue, Rogers Avenue, Cedar Avenue, and MLK Jr. Boulevard on the south (Waller and Boggy Creek Watersheds). The proposed zoning change will create subdistricts in the Upper Boggy Creek Neighborhood Planning Area in which the Parking Placement for New Single-Family Construction design tool, Garage Placement for New Single-Family Construction design tool, and Front Porches Extending into the Front Setback design tool may be permitted and parking in the front yard may be prohibited. First reading approved on March 2, 2006. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330. (Related to item #50)

Requesting Department: NPZD

For More Information: Robert Heil, 974-2330

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0204 Upper Boggy Creek Design Tools

REQUEST:

Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known the Upper Boggy Creek Neighborhood Plan Area to create subdistricts in which the Parking Placement for New Single-Family Construction, the Front Porches Extending into Front Setback, and Parking Placement for new single-family construction design tools may be permitted.

DEPARTMENT COMMENTS:

Zoning case enacting NPA-05-0012.01

APPLICANT/AGENT: City of Austin

DATE OF FIRST READING: February 14, 2006 (6-0).

CITY COUNCIL ACTION: Approved new design tools as described on first reading.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 020801-92, REZONING AND CHANGING THE ZONING MAP TO CREATE NEW SUBDISTRICTS IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA AND TO PERMIT THE SPECIAL USES ON PROPERTY WITHIN THE SUBDISTRICTS.

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

PART 1. Ordinance No. 020801-92 zoned property within the area generally known as the Upper Boggy Creek neighborhood plan combining district whose boundaries are the Robert Mueller Redevelopment site and Airport Boulevard on the north and east, Manor Road, Walnut Avenue, Rogers Avenue, Cedar Avenue and Martin Luther King, Jr. Boulevard on the south and Interstate Highway 35 on the west, and generally identified in the map attached as Exhibit "A".

PART 2. Ordinance No. 020801-92 rezoned property that consisted of three subdistricts known as Blackland/Rogers-Washington-Holy Cross Subdistrict, Cherrywood Subdistrict, and Wilshirewood/Delwood I/Delwood II Subdistrict.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to create four new subdistricts and retain the Cherrywood Subdistrict within the property described in Zoning Case No. C14-05-0204, on file at the Neighborhood Planning and Zoning, as follows:

Approximately 714 acres of land, more or less, consisting of five subdistricts more particularly described and identified in Exhibit "B" incorporated into this ordinance, and, as follows:

Blackland Subdistrict bounded by Manor Road on the north, Chestnut Street on the east, Martin Luther King, Jr. Boulevard on the south, and Comal Street on the west; and

Rogers-Washington-Holy Cross Subdistrict bounded by Manor Road on the north, Walnut Avenue, Rogers Avenue and Cedar Avenue on the east, Martin Luther King, Jr. Boulevard on the south and Chestnut Street on the west; and

Wilshire Wood/Delwood I Subdistrict bounded by Airport Boulevard on the north and east, Wilshire Boulevard, the Llano-Giddings Railroad, the rear lot lines of properties on the north side of Kirkwood Road, the rear lot lines of the properties on the west side of Maplewood Avenue on the south, and Interstate Highway-35 on the west; and

Delwood II Subdistrict bounded by the Robert Mueller Airport Redevelopment site on the north and east, Airport Boulevard on the south, and Interstate Highway-35 on the west; and

Cherrywood Subdistrict bounded by Wilshire Boulevard, the Llano-Giddings Railroad, the rear lot lines of properties on the north side of Kirkwood Road, and the rear lot lines of the properties on the west side of Maplewood Avenue on the north, Airport Boulevard on the east, Manor Road on the south, and Dancy Street, Dean Keaton Street, and Interstate Highway 35 on the west (the "Property"),

generally known as the Upper Boggy Creek neighborhood plan located in the City of Austin, Travis County, Texas.

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Blackland Subdistrict, the Rogers-Washington-Holy Cross Subdistrict, the Cherrywood Subdistrict, and the Delwood II Subdistrict:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 5. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Cherrywood Subdistrict, and the Delwood II Subdistrict:

Front porch setback applies as set forth in Section 25-2-1602 of the Code.

PART 6. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Blackland Subdistrict, the Rogers-Washington-Holy Cross Subdistrict, and the Cherrywood Subdistrict:

> Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 7. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 020801-92, that established the Upper Boggy Creek neighborhood plan combining district.

PART 8. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

§
§
_____, 2006 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

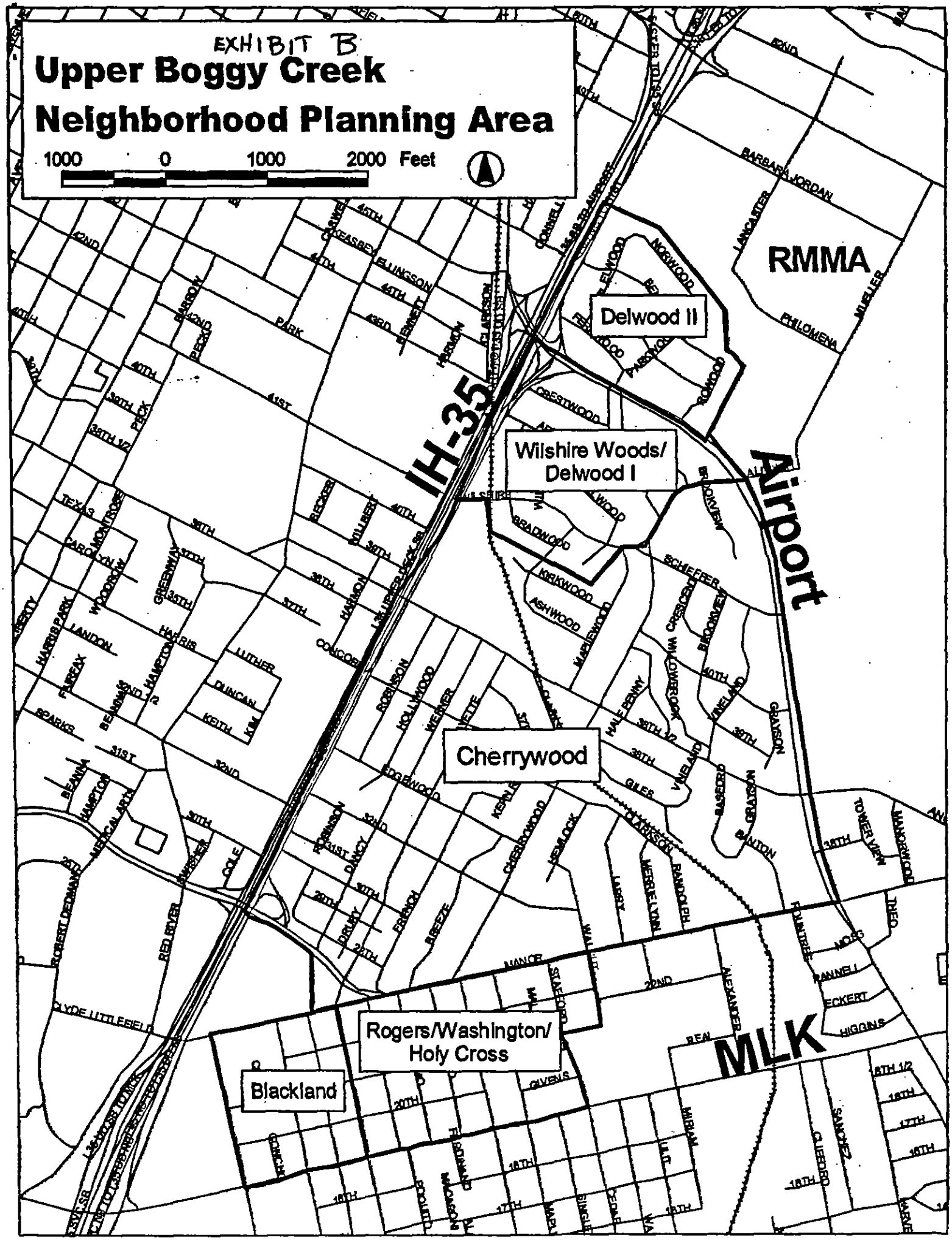
Shirley A. Gentry
City Clerk

Sample

EXHIBIT B

Upper Boggy Creek Neighborhood Planning Area

1000 0 1000 2000 Feet



Neighborhood Plan Amendment Review Sheet

Neighborhood Plan: Upper Boggy Creek

Case #: NPA-05-0012.01

Address: Area within the Upper Boggy Creek Neighborhood Planning Area (IH-35 on the west, the RMMA redevelopment site and Airport Boulevard on the north and east, and generally Manor Road and MLK Boulevard on the south).

Applicant: Upper Boggy Creek Neighborhood Planning Team

Owner: N/A

Type of Amendment:

Change in Neighborhood Plan Text:

1. Add a recommendation to the plan:

   "Downgrade the status of Manor Road from an "Arterial" to a "Neighborhood Collector" street in all regional and City Austin transportation plans."

   The City Council and CAMPO have already taken this action; the planning team wanted this included to reflect these actions.

2. Remove language in the plan that recommends a mixed-use land use designation for the vacant tract located on Airport Boulevard between Schiefer Avenue and 40th Street.

   This item was accidentally left in the plan and was overwhelmingly opposed by adjacent residents. On the plan's Future Land Use Map, the property is designated as office to reflect negations in the 1980s between the property owners and the residents. There is a restrictive covenant on the property that was negotiated between adjacent residential property owners and a property owner from the early 1980s that prohibits residential uses.

3. Change the subdistrict map to reflect the establishment of new subdistricts.

Zoning Changes:
To allow the following design tool zoning regulations and prohibiting parking for the following subdistricts:

Design Tools
Blackland Subdistrict
- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction

Rogers/Washington/Holy Cross Subdistrict
- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction

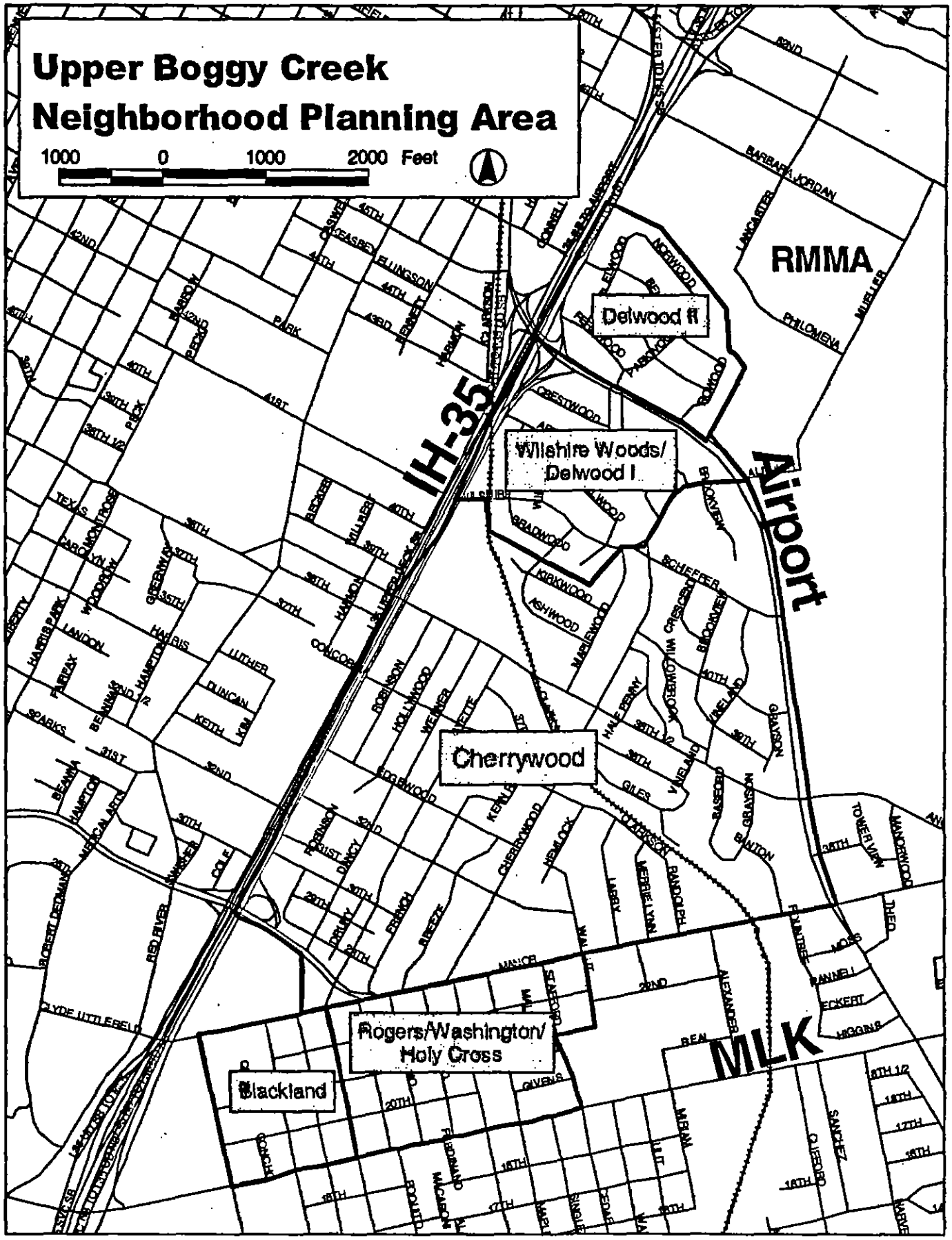
Cherrywood Subdistrict
- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction
- Front Porches Extending into the Front Setback

Wilshire Wood/Delwood I Subdistrict
- None

Delwood II Subdistrict
- Parking Placement for New Single-Family Construction
- Garage Placement for New Single-Family Construction
- Front Porches Extending into the Front Setback

Restrict Parking in the Following Subdistricts:
- *(Yes) Blackland Subdistrict*
- *(Yes) Rogers/Washington/Holy Cross Subdistrict*
- *(Yes) Cherrywood Subdistrict*
- *(No) Wilshire Wood/Delwood I*
- *(No) Delwood II Subdistrict*

Related Zoning Case #: C14-05-0204


Upper Boggy Creek
Neighborhood Planning Area
1000 0 1000 2000 Feet
RMMA
Delwood II
Wilshire Woods/
Delwood I
IH-35
Airport
Cherrywood
Rogers/Washington/
Holy Cross
Blackland
MLK

Department Comments/Background Information
The Austin City Council adopted the Upper Boggy Creek Neighborhood Plan on August 1, 2002. The boundaries of the planning area are generally IH-35 on the west, the RMMA redevelopment site and Airport Boulevard on the north and east, and Manor Road and MLK Boulevard on the south. When the plan and rezoning were adopted, the design tool zoning regulations that can regulate the design of new single-family development were not available to the Upper Boggy Creek Neighborhood Planning Team. The planning team has submitted a plan amendment request to increase the number of subdistricts form three to five to reflect the distinct neighborhoods that are within the planning area. The new planning areas are Blackland, Rogers-Washington-Holy Cross, Delwood I/ Wilshire Wood, and Delwood II. The fifth subdistrict, Cherrywood, was established when the plan was adopted.

These design tools were primarily created to give neighborhoods the opportunity to choose options that would assurances that new single-family construction would be more in character with the existing housing stock than would otherwise be the case if these regulations were not in place.

A neighborhood-wide meeting was held on September 20, 2006 to gain input from the community. There was overwhelming support for the proposed amendments.

Watershed: Waller, Boggy Creek

Staff Recommendation:

Staff is recommending these plan amendments.

Basis for Recommendation:

The adoption of these design tools would be in accordance with Goal One of the Upper Boggy Creek Neighborhood Plan:

> *"Preserve the Character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area."*

Planning Commission Recommendation:

The Planning Commission unanimously recommended the plan amendments and associated rezoning move forward to City Council at their February 14, 2006 meeting.

Neighborhood Organizations:
Upper Boggy Creek Neighborhood Planning Team

Rogers-Washington-Holy Cross NA
Blackland NA
Blackland Community Development Corporation
Cherrywood NA
Wilshire Wood/Delwood I NA
Delwood II NA

Case Histories (Zoning or Neighborhood Plan Amendments)

Number	Request	City Council
NP-02-012	Upper Boggy Creek Neighborhood Plan	Approved 8-1-02
C14-02-0057	Upper Boggy Creek Neighborhood Plan Rezonings	Approved 8-1-02

City Council Date: March 2, 2006 **Action:**

Case Manager: Mark Walters (plan amendment) 974-7695
Robert Heil (zoning case) 974-2330

Email:
mark.walters@ci.austin.tx.us
robert.heil@ci.austin.tx.us

lot lines of the properties on the north side Kirkwood Road, the rear lot lines of the properties on the west side of Maplewood Avenue, and Wilshire Boulevard on the north, by Airport Boulevard on the east, by Manor Road on the south, and by Dancy Street, Dean Keaton Street, and Interstate Highway 35 to the west.

"Garage Placement", "Impervious Cover and Parking Placement Restrictions", and "Front Porch Setback" are proposed for the Delwood II subdistrict. The Delwood II subdistrict is bounded by the Robert Mueller Airport redevelopment site on the north and east, Airport Boulevard on the south, and Interstate Highway 35 on the west.

PLANNING COMMISSION HEARING
DATE: February 14, 2006 TIME: 6:00 PM
LOCATION: Austin City Hall, 301 W. 2nd Street

CITY COUNCIL HEARING
DATE: March, 2006 TIME: 4:00PM
LOCATION: Austin City Hall, 301 W. 2nd Street

For questions regarding amending the Upper Boggy Creek Neighborhood Plan and proposed zoning regulations *governing the design of new single-family construction and parking in the front yard*, please call Mark Walters, Neighborhood Planning and Zoning Department, at 974-7695. **Si Ud Necesita información en Español, favor de llamar a Katie Halloran al 974-3509.** Office hours are 8:00 to 5:00 p.m Monday through Friday. Please be sure to refer to the File Number on the previous page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # **Planning Commission Hearing Date:**

Name (please print) JAMES K GEORGE JR

Address 14721 Bear Creek Pass
AUSTIN, TX 78737

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to amend elements of a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission

lot lines of the properties on the north side Kirkwood Road, the rear lot lines of the properties on the west side of Maplewood Avenue, and Wilshire Boulevard on the north, by Airport Boulevard on the east, by Manor Road on the south, and by Dancy Street, Dean Keaton Street, and Interstate Highway 35 to the west.

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File # C14-05-0204 **Planning Commission Hearing Date:**

Name (please print) David & Stacy James

Address 3109 Robinson Avenue Austin TX 78722

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

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PLANNING COMMISSION HEARING
DATE: January 24, 2006 TIME: 6:00 PM
LOCATION: Austin City Hall, 301 W. 2nd Street

CITY COUNCIL HEARING
DATE: February 9, 2006 TIME: 4:00PM
LOCATION: Austin City Hall, 301 W. 2nd Street

For questions regarding amending the Upper Boggy Creek Neighborhood Plan and proposed zoning regulations ***governing the design of new single-family construction and parking in the front yard,*** please call Mark Walters, Neighborhood Planning and Zoning Department, at 974-7695. **Si Ud Necesita información en Español, favor de llamar a Ricardo Soliz al 974-3524.** Office hours are 8:00 to 5:00 p.m Monday through Friday. Please be sure to refer to the File Number on the previous page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

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File # C 14 05 02 04 **Planning Commission Hearing Date:**

Name (please print) Diana L. Chafin

Address 2902 Breeze Terrace
AUSTIN TX 78722

☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

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File # C 14 05 0204 **Planning Commission Hearing Date:**

Name (please print) MAJOR CRADDOCK

Address POB 3037 AUSTIN TX 78764

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

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File # C14-05-0204 Planning Commission Hearing Date: March 2, 2006

Name (please print) FAITH GAY

Address 1604 E. 32nd St 78722 and 2207 E. 18th St 78702

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # Planning Commission Hearing Date:

Name (please print) Greg McGuire

Address 3306 French Place

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # Planning Commission Hearing Date:

Name (please print) Emily McGuire

Address 3306 French Place

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # Planning Commission Hearing Date:

Name (please print) Mrs Victoria Porfirio

Address 4333 Airport Blvd

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # Planning Commission Hearing Date:

Name (please print) Curtis Gleaton

Address 5711 Robinson

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

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File # C14-05-0204 **Planning Commission Hearing Date:** 2/14/06

Name (please print) Emily Bankston

Address 3510 Warner Avenue, Austin, TX 78722

☑ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

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File # C14-05-0204 **Planning Commission Hearing Date:**

Name (please print) Jamie Duke

Address 4002 Lullwood Road

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

Re: 3304 French Place
Cherrywood Subdistrict
Austin, Texas

File # Planning Commission Hearing Date:

Name (please print) Gene M. Austin

Address 505 Westcott St.; Unit 107
Houston, Texas 77007-5048

☐ I am in favor *(Estoy de acuerdo)*
☑ I object (No estoy de acuerdo)

I understand the proposed program - and I object. Suggest you all let it "die".

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File # **Planning Commission Hearing Date:**

Name (please print) Tamer Rivers

Address 3403 Merrie Lynn Ave. 78722

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

I am in favor of changes, but only to new construction, not to existing houses and yards

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PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # **Planning Commission Hearing Date:**

Name (please print) WALTER, JOHN KNETTEN

Address 4813 RED RIVER AUSTIN, TX 78751

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to amend elements of a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission

lot lines of the properties on the north side Kirkwood Road, the rear lot lines of the properties on the west side of Maplewood Avenue, and Wilshire Boulevard on the north, by Airport Boulevard on the east, by Manor Road on the south, and by Dancy Street, Dean Keaton Street, and Interstate Highway 35 to the west.

"Garage Placement", "Impervious Cover and Parking Placement Restrictions", and "Front Porch Setback" are proposed for the Delwood II subdistrict. The Delwood II subdistrict is bounded by the Robert Mueller Airport redevelopment site on the north and east, Airport Boulevard on the south, and Interstate Highway 35 on the west.

PLANNING COMMISSION HEARING
DATE: February 14, 2006 TIME: 6:00 PM
LOCATION: Austin City Hall, 301 W. 2nd Street

CITY COUNCIL HEARING
DATE: March, 2006 TIME: 4:00PM
LOCATION: Austin City Hall, 301 W. 2nd Street

For questions regarding amending the Upper Boggy Creek Neighborhood Plan and proposed zoning regulations *governing the design of new single-family construction and parking in the front yard,* please call Mark Walters, Neighborhood Planning and Zoning Department, at 974-7695. **Si Ud Necesita información en Español, favor de llamar a Katie Halloran al 974-3509.** Office hours are 8:00 to 5:00 p.m Monday through Friday. Please be sure to refer to the File Number on the previous page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # **Planning Commission Hearing Date:**

Name (please print) JEAN H. McDONALD

Address 3311 HOLLYWOOD AVE.
AUSTIN, TX 78722

☐ I am in favor
(Estoy de acuerdo)
☑ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to amend elements of a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission

east, by Manor Road on the south, and by Dancy Street, Dean Keaton Street, and Interstate Highway 35 to the west.

"Garage Placement", "Impervious Cover and Parking Placement Restrictions", and "Front Porch Setback" are proposed for the Delwood II subdistrict. The Delwood II subdistrict is bounded by the Robert Mueller Airport redevelopment site on the north and east, Airport Boulevard on the south, and Interstate Highway 35 on the west.

PLANNING COMMISSION HEARING
DATE: January 24, 2006 TIME: 6:00 PM
LOCATION: Austin City Hall, 301 W. 2nd Street

CITY COUNCIL HEARING
DATE: February 9, 2006 TIME: 4:00PM
LOCATION: Austin City Hall, 301 W. 2nd Street

For questions regarding amending the Upper Boggy Creek Neighborhood Plan and proposed zoning regulations ***governing the design of new single-family construction and parking in the front yard,*** please call Mark Walters, Neighborhood Planning and Zoning Department, at 974-7695. **Si Ud Necesita información en Español, favor de llamar a Ricardo Soliz al 974-3524.** Office hours are 8:00 to 5:00 p.m Monday through Friday. Please be sure to refer to the File Number on the previous page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0204 **Planning Commission Hearing Date:**

Name (please print) CHLOE-MICHELE BAER

Address 2102 E MARTIN LUTHER KING

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to amend elements of a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

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I AM OPPOSED TO THE "GARAGE PLACEMENT" AND "PROHIBITED PARKING IN THE FRONT YARD" RESTRICTIONS FOR THE BLACKLAND AND ROGERS/WASHINGTON/HOLYCROSS NEIGHBORHOODS. I FEEL THAT THESE ARE DICTATING PERSONAL TAST RATHER THAN ADDRESSING A PROBLEM. STREET PARKING IS A REAL PROBLEM IN THESE NEIGHBORHOODS, BLACKLAND IN PARTICULAR, I WOULD RATHER PEOPLE PARK IN THIER YARD IF THEY PREFER (PROVIDING THAT THE VEHICLE RUNS OF COURSE.) THERE ARE A LOT OF NARROW AND IRREGULAR SIZE LOTS, DESIGN CHOICES ARE ALREADY LIMITED AND A SIDE OR REAR GARAGE IS NOT ALWAYS THE MOST PRACTICAL CHOICE. I AM ALSO CONCERNED THAT WHEN IT COMES TO REMODELING EXISTING HOMES IF THE HOMEOWNERS ARE REQUIRED TO RECONFIGURE EXISTING PARKING THEY COULD RUN INTO FINANCIAL CHALLENGES. BOTTOM LINE IS I LIKE THE UNIQUE AND ECLECTIC FEEL OF OUR NEIGHBORHOOD, PEOPLE SHOULD BE FREE TO EXPRESS THIER PERSONALITY THROUGH THIER PROPERTY, AND WE SHOULD EMBRACE IT.

lot lines of the properties on the north side Kirkwood Road, the rear lot lines of the properties on the west side of Maplewood Avenue, and Wilshire Boulevard on the north, by Airport Boulevard on the east, by Manor Road on the south, and by Dancy Street, Dean Keaton Street, and Interstate Highway 35 to the west.

"Garage Placement", "Impervious Cover and Parking Placement Restrictions", and "Front Porch Setback" are proposed for the Delwood II subdistrict. The Delwood II subdistrict is bounded by the Robert Mueller Airport redevelopment site on the north and east, Airport Boulevard on the south, and Interstate Highway 35 on the west.

PLANNING COMMISSION HEARING
DATE: February 14, 2006 TIME: 6:00 PM
LOCATION: Austin City Hall, 301 W. 2nd Street

CITY COUNCIL HEARING
DATE: March, 2006 TIME: 4:00PM
LOCATION: Austin City Hall, 301 W. 2nd Street

For questions regarding amending the Upper Boggy Creek Neighborhood Plan and proposed zoning regulations *governing the design of new single-family construction and parking in the front yard*, please call Mark Walters, Neighborhood Planning and Zoning Department, at 974-7695. **Si Ud Necesita información en Español, favor de llamar a Katie Halloran al 974-3509.** Office hours are 8:00 to 5:00 p.m Monday through Friday. Please be sure to refer to the File Number on the previous page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # **Planning Commission Hearing Date:**

Name (please print) Jonathan Stoffregen

Address 3307 Lafayette Ave, 78722

☐ I am in favor *(Estoy de acuerdo)*

☒ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to amend elements of a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

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PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-05-0204 **Planning Commission Hearing Date:**

Name (please print) Evelyn Jones

Address 3400 Hollywood Austin

☐ I am in favor *(Estoy de acuerdo)*

☑ I object (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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