

A U S T I N C I T Y C O U N C I L

AGENDA

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Wednesday, August 09, 2006

 [Back](#)  [Print](#)**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 7**

Subject: C14-06-0023 - Marks-4 - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2301 Riverside Drive (Town Lake Watershed) from family residence (SF-3) district zoning to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning; and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. First reading approved on June 22, 2006. Vote: 7-0. Applicant: Eddie Dean. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Robert Heil, 974-2330

Additional Backup Material

(click to open)

☐ **Staff Report****For More Information:** Robert Heil, 974-2330

SECOND SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0023 – Marks 4

REQUEST: Approve second readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2301 Riverside. (Town Lake Watershed) from family residence (SF-3) district zoning to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Planning Commission Recommendation: To grant neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning.

DEPARTMENT COMMENTS:

The site is a roughly ~~4.5~~ 4-acre undeveloped site currently zoned family residence (SF-3). The request is for neighborhood commercial-mixed use-conditional overlay combining district zoning (LR-MU-CO). The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day. The site may be developed for a drive-through bank but this has not been finalized.

OWNER: Eddie Dean

AGENT: Jim Bennett

DATE OF FIRST READING: June 22, 2006, The public hearing was closed and the first reading of the ordinance for neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning for the portion of the tract north of Woodland Avenue, and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning for the portion of the tract south of Woodland Avenue, with the following conditions, was approved on Council Member McCracken's motion, Council Member Cole's second on a 7-0 vote. The conditions were: follow the vertical mixed use (VMU) provisions, a 2,000 trips per day limitation, prohibiting food sales for the portion of the tract zoned LR-MU-CO, and maintaining a 50 ft. setback from the creek for the entire tract.

PLANNING COMMISSION ACTION: June 13, 2006: Approved staff recommendation of LR-MU-CO for that portion of the tract located north of Woodland Avenue, and SF-6-CO for that portion of the tract south of Woodland Avenue. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day. (8-0).

CITY COUNCIL ACTION: August 9, 2006

ORDINANCE NUMBER:

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

ZONING CHANGE REVIEW SHEET**CASE:** C14-06-0023 Marks-4**PC. DATE:** April 11, 2006
May 23, 2006
June 13, 2006**ADDRESS:** 2301 E. Riverside Dr**OWNER/APPLICANT:** Eddie Dean**AGENT:** Jim Bennett Consulting (Jim Bennett)**ZONING FROM:** SF-3**TO:** LR-MU-CO**AREA:** 4.472 Acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends LR-MU-CO for that portion of the tract located north of Woodland Avenue, and SF-6-CO for that portion of the tract south of Woodland Avenue. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day.

PLANNING COMMISSION RECOMMENDATION:

April 11, 2006: Postponed until May 23, 2006 by commission (8-0).

May 23, 2006: Postponed until June 13, 2006 by commission on consent (Vote: 8-0).

June 13, 2006: Approved staff recommendation of LR-MU-CO for that portion of the tract located north of Woodland Avenue, and SF-6-CO for that portion of the tract south of Woodland Avenue. The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day. (8-0).

DEPARTMENT COMMENTS:

The site is a roughly 4.5 acre undeveloped site currently zoned family residence (SF-3). The request is for neighborhood commercial-mixed use conditional overlay combining district zoning (LR-MU-CO). The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day. The site may be developed for a drive-through bank but this has not been finalized.

Staff recommends LR-MU-CO for that portion of the tract located north of Woodland Avenue, and SF-6-CO for that portion of the tract south of Woodland Avenue.

Townhome and Condominium Residence (SF-6) zoning would add to the mix of housing opportunities available in the vicinity.

SF-6 provides mix of housing opportunities. Hope is that SF-6 would allow the flexibility needed considering the floodplain.

Currently access from the site to Riverside Dr would have to be taken through a large, vacant stretch of right-of-way to the north of the site.

The most recent draft of the Riverside Neighborhood Plan calls for "higher density single family" land uses on the tract. SF-6 would be consistent with this recommendation. However, mixed use would not be consistent with the draft land use plan. Staff would amend the draft land use plan for the northern portion of the tract to reflect the result of this case. The rationale for amending the land use plan is recommendation of staff to remove single family residential uses from the floodplain.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|---|
| <i>Site</i> | SF-3 | Undeveloped |
| <i>North</i> | GR and CS | Vacant right of way, Fast food, shopping center |
| <i>South</i> | MF-3 | Apartments |
| <i>East</i> | MF-3 | Apartments |
| <i>West</i> | LR and MF-3 | Undeveloped and Auto Wash |

AREA STUDY: The site falls within the Riverside Neighborhood Plan, currently underway.

TIA: Not Required

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- South River City Citizens' Association
- Southeast Austin Neighborhood Alliance
- Baron Springs/Edwards Aquifer Conservation District
- South Central Coalition
- PODER - People Organized to Defend Earth and her Resources
- Austin Neighborhoods Council
- East Riverside/Oltorf Neighborhood Planning Team

SCHOOLS:

- Metz Elementary School
- Martin Middle School
- Johnston High School

ABUTTING STREETS:

| NAME | RIGHT OF WAY | PAVEMENT | CLASSIFICATION | BICYCLE PLAN | CAPITAL METRO ROUTE | SIDEWALKS |
|-----------------|--------------|----------|----------------|--------------|---------------------|-----------|
| Riverside Drive | Varies | Varies | Arterial | Yes | Yes | Yes |
| Willow Springs | 70' | 50' | Collector | Yes | No | No |

CITY COUNCIL DATE: ACTION:

April 27, 2006: **Postponed until June 8, 2006 at the request of staff.**

June 8, 2006: **Postponed to June 22, 2006 at the request of staff.**

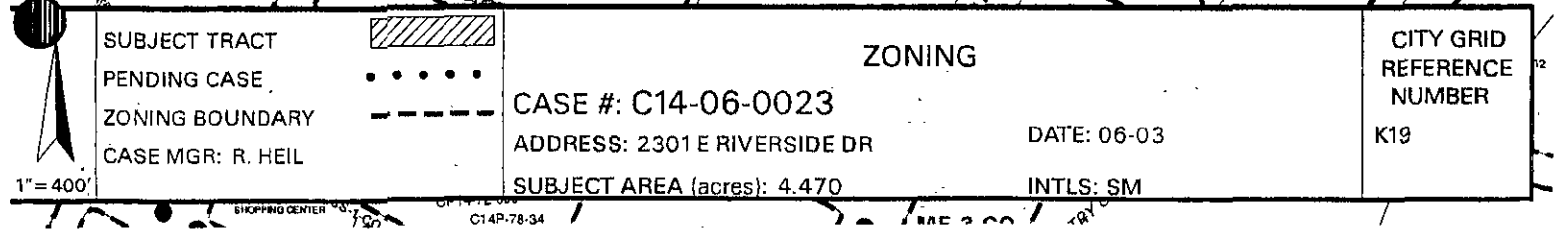
June 22, 2006: **The public hearing was closed and the first reading of the ordinance for neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning for the portion of the tract north of Woodland Avenue, and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning for the portion of the tract south of Woodland Avenue, with the following conditions, was approved on Council Member McCracken's motion, Council Member Cole's second on a 7-0 vote. The conditions were: follow the vertical mixed use (VMU) provisions, a 2,000 trips per day limitation, prohibiting food sales for the portion of the tract zoned LR-MU-CO, and maintaining a 50 ft. setback from the creek for the entire tract.**

ORDINANCE READINGS: 1st: 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330





↑ North



NORTH

FLOOD PLAIN

C14-06-0023

SUMMARY STAFF RECOMMENDATION

Staff recommends LR-MU-CO for that portion of the tract located north of Woodland Avenue, and SF-6-CO for that portion of the tract south of Woodland Avenue.

Townhome and Condominium Residence (SF-6) zoning would add to the mix of housing opportunities available in the vicinity.

SF-6 provides mix of housing opportunities. Hope is that SF-6 would allow the flexibility needed considering the floodplain.

Currently access from the site to Riverside Dr would have to be taken through a large, vacant stretch of right-of-way to the north of the site.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

LR-MU zoning would be appropriate along the northern portion of the tract closer to Riverside Drive. Further to the south, neighborhood land uses are more residential, and SF-6 would more in keeping with the neighborhood character.

EXISTING CONDITIONS

Site Characteristics

The site is a roughly 4.5 acre undeveloped site currently zoned family residence (SF-3). The request is for neighborhood commercial-mixed use-conditional overlay combining district zoning (LR-MU-CO). The conditional overlay would limit the daily vehicle trips to less than 2000 trips per day.

To the north lies an undeveloped stretch of right-of-way and then Riverside Drive with intense commercial uses. Apartments lie to the east and south. Largely undeveloped commercially zoned land lies to the west.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 6,674 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

| NAME | ROW | PAVEMENT | CLASSIFICATION | BICYCLE PLAN | CAPITAL METRO ROUTE | SIDEWALKS |
|-----------------|--------|----------|----------------|--------------|---------------------|-----------|
| Riverside Drive | Varies | Varies | Arterial | Yes | Yes | Yes |
| Willow Springs | 70' | 50' | Collector | Yes | No | No |

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.

RIVERSIDE NEIGHBORHOOD PLANNING AREA

Draft Future Land Use

City of Austin Staff Recommendation



LEGEND

- 100 Single-family
- 111 Higher-Density Single Family
- 200 Multi-family
- 300 Commercial
- 330 Mixed Use
- 335 High Density Mixed Use
- 350 Warehouse/Limited Office
- 400 Office
- 430 Mixed Use/Office
- 500 Industry
- 600 Civic
- 700 Open Space
- 800 Transportation
- 870 Utilities
- 100-Year Floodplain
- Boundary-Riverside
- Creeks

August 30, 2005



0 500 1,000 2,000 3,000 Feet

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This draft map should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

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 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: C14-06-0023

Contact: Robert Heil, (512) 974-2330

Public Hearing:

April 11, 2006 Planning Commission

LINDA WATKINS

Your Name (please print)

2407 RIVERSIDE FARMS RD

Your address(es) affected by this application AUSTIN

Signature: *Linda Watkins* Date: 4-8-06

☐ I am in favor
☒ I object

Date

Signature

Comments: Despite an ongoing neighborhood plan in the East Riverside Old of Combined area (EROC) applicant has NEVER contacted any stakeholder regarding this zoning change on Tract #36 of the Riverside NPA. Staff recommendation is SF-6-NP and stakeholder recommendation is SF-3-NP. There have also been illegal tree cutting done on the site on a Sunday. There is a significant portion of the property in the flood plain with the creek on the property. EROC can't accept any MU zoning until the ordinance is changed to MANDATE a true mixed use.

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0023

Contact: Robert Heil, (512) 974-2330

Public Hearing:

April 11, 2006 Planning Commission

☐ I am in favor
☒ Object

Bryan H. Smith
Your Name (please print)

3014 Metairie Dr.

Your address(es) affected by this application

Bryan H. Smith

Signature

Date

4-8-06

Comments: Creek should not be crushed
by high density commercial development.

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

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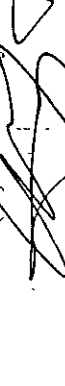
WAYNE GROENQUIST

Your Name (please print)

5702 PERVICK DR

78741

Your address(es) affected by this application



Signature

Date

4/8/06

Comments:

Take no action until applicant meets w neighborhoods + the East Riverside / Oldory Combined area Plan is taken into consideration

A creek runs thru the property which should not be compromised in any way (no waiver of set back requirements) and new First floor plan data must be considered before any zoning changes

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

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

TO WHOM IT MAY CONCERN

I Eddie Dean and Peggy Marks would like to let you know that we have tried to visit with our Neighborhood Planners at four (4) different occasions and we communicated a few times over the telephone in regard to overlays on our property at the following address: 2301 E. Riverside Drive, which we owned since 1999.

Although we do understand that this is not an overnight process, and our Neighborhood Planners are busy with variety of business matters, however, we have been addressing this issue for quite a long time. We lived on Riverside Drive for (17) years, and we are active in pursuing resolution through our Neighborhood Planners, to change the rezoning of the above mentioned property. Needless to say, we have spent a lot of time, mortgages, taxes, and efforts to maintain and keep this property clean and safe for our community, however, we do feel that we do not have the cooperation or the assistance of our Neighborhood Planners to resolve our zoning issues.

Several opportunities to sell this property have passed by, and we feel that our hands are tied, and we are forced to be at a standstill with our zoned property as SF3.

In our opinion, we actually do not need any businesses such as gas stations, Seven-Eleven's, Convenience Stores, or the like on Riverside Drive, rather we do prefer small family businesses, (Mom & Pop's) such "Amy's Ice Cream & Coffee Shop" which is the core of Austin's economy that will allow our long timers on Riverside to live and work in that area as well, as we have enough leased apartments, condominiums, and high-rise, which are leasing property that will not allow for the small business owners a place to make a good living and sustain themselves.

Last but not least, Bars, Car Wash, Fast Food Shops and leased apartments and high-rises promotes heavy traffic, and high crimes, and is not a home for those of us that has lived and look forward to living on Riverside for a long time to come.

Yours Truly,

Eddie Dean
Peggy Marks

5/13/06

My name is Asim Rabbani. I live on
Wickersham lane. I want you people to

Bulld Movie ~~the~~ ~~the~~ ~~the~~ Cinema on this

side. I am in a ~~compact~~ ~~of~~ ~~Small~~ Rosier

where space can be useful and that

would create job opportunities. We will

decrease every if not every 11 bit

of ~~the~~ ~~the~~ ~~the~~ we face.

Asim Haf Rabbani

2100 Wickersham

Austin, Tx, 78741

512-927-0941

Evelyn Broussard
11111 Highway 101
Riverside, CA 92504

Please do not return

I Evelyn Broussard, have been living in the Riverside area for 7 years and do to my medical problems, and also my husband and mother of 84 years young health issues, we would like to see more doctors and clinic medical practices and also eye and dental. I have seen enough apartments, condos and housing in the area, we don't need anymore McDonald's, Taco Bell or Wendy's. We need friendly community services! Something along the lines of a movie theater or bowling alley with a nice family atmosphere would be nice.

Sincerely,

Evelyn Broussard

Evelyn Broussard

To Whom It May Concern:

I Pimissalla Soto live at 2425 E Riverside #212. I have three kids, two that are under age 18 and I am a single parent. I have to take my kids to Dove Spring every day to the babysitter and then drive all the way to Braker where my job is at. It would be a lot more easier if we had more jobs and doctors offices and even a community recreation center for the parents and children whom live in this area. Right now I have to go miles away just to take my kids to a doctor or if they want to play in sports. We keep getting more and more apartments and the kids that live in the Riverside area have to go to schools that are very far away instead of the schools down the street. It is a very inconvenience especially now with the gas prices so high. Hopefully you can consider trying to get more buildings that provide jobs, doctors + recreation centers for our area instead of putting more apartments + condos which are not necessary at this time.

Thank You
Pimissalla Soto

PATRICIA HERNANDEZ
5300 JIMMY CLAY DR. #3201
AUSTIN, TX 78744

To whomever, this may -
Concern, my opinion on building business
on Montopolis & Riverside is a good idea
Doctors office Dentist, Chiropractic -
No more apt's, the neighborhood
is getting bad with too many
Apt's & Condominiums I personally
had to move to a much better
area with more Doctor's office
& near a nice movie theater
There is no Bus-Stop close
by on Towne Vista General
Tenants even move to Nursing
Homes & I was Robbed at Montopolis
Point - Right in that area -

I am much happier in my
new home!

Sincerely
Patricia

A.
Hernandez

From:

05/12/2006 07:00 #012 P.001/001

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

My name is Curtina Alston and I work in the Riverside area. I also live very close to the riverside area. I would feel comfortable to see more Dr. Offices, Gyms, health clinics, and more small ~~but~~ family owned stores. I think that we have more than enough living space. We need more work places.

Curtina Alston 5-27-06

5-24-06

To whom it may concern:

I've lived off of the Riverside/Wickersham area for about 8 yrs. I would like to see some retail stores, movies, entertainment in this area. I must travel a few miles in order to find those places. It would be very productive for this community.

Thanks, R. Tomp

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

I Randy CHAMBERS Reside
@ 2425 East Riverside Dr. @
the Mountain Ranch Apts. I
would like to see more expansion
of commercial business in this
zone. I feel that commercial
growth would generate more
revenue in this location this
is a prominent zone for
such business.

Randy Chambers

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

I Maria Vega lived in this Area all my life and ~~there~~ there has been a lot of changes. AS I am older person and I still work I would like to see more retail and small business and small Doctors office and maybe movie theaters OR even a small coffee shop for when I get off work. and then enjoy the community that I have been living all my life in.

Maria Vega
620 Kemp St
Austin, TX 78741

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

My name is Curtina Alston
and I work in the Riverside
area. I also live very close
to the river side area. I would
feel comfortable to see more
Dr. Offices, Gyms, Health Clinics,
and more Small ^{bus} Family
owned stores. I think that
we have more than enough
living space we need more
work places.

Curtina Alston 5-27-06

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

I Betty Fisher - work & live
Riverside & Malapine would love
to see this change zoning
New Jobs - New opportunities
in our Neighborhood -

Betty Fisher

May 19, 2006

I support the requested zoning change Case No. C14-06-0023, located at 2301 East Riverside Dr. I understand that this request is for LR- Neighborhood Commercial Zoning, which will allow neighborhood type uses to be built on the property.

Signature

Address

William Castro6110 E. Riverside Dr.

I'm in support in any kind of small business to be build
in the Riverside Dr area. We need more work spaces and I
feel we have enough living space (homes ect.), not enough
community Bank, Doctor, any kind of medical business.

6-5-06

To Whom it May concern:

Hi my name is Tameka White. My address is 4501 E. Riverside Dr #3009. I have lived here for over 4 years. With my 3 children and I have seen enough apartments and condos living spaces. As I am in support to rezoning this property to where we can have more businesses that I can live and walk to, and be close to my children. We need more job spaces and jobs on the Riverside area.

Thanks,
Tameka White
Tameka White
4501 E. Riverside #3009
Austin, TX, 78741

0-5-06

To Whom it May concern:

Hi my name is TAMEKA White. My address is 4501 E. RIVERSIDE DR #3009. I have lived here for over 4 years. With my 3 children and I have seen enough APARTMENTS AND CORDO'S living SPACE. As I am in support to re zoning this property to where we can have more businesses that I can live and walk to, and be close to my children. WE need more job spaces and jobs on the RIVERSIDE AREA.

Thanks,
Tameka White
Tameka White
4501 E. RIVERSIDE #3009
Austin, TX, 78741