

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

AGENDA



Thursday, November 30, 2006

+ Back Print

**Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 45

Subject: C14-06-0134 - Lake Line Austin Development, Ltd ; Lakeline Commons - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as North F.M. 620 Road and Ridgeline Boulevard (Lake Creek Watershed) from commercial highway (CH) district zoning, general commercial services (CS) district zoning; community commercial-conditional overlay (GR-CO) combining district zoning and limited office-conditional overlay (LO-CO) combining district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 1 and limited office-conditional overlay (LO-CO) combining district zoning for Tract 2. First reading approved on October 19, 2006. Vote. 6-0 (Martinez off the dais). Applicant: PSI (Ralph Reed) Agent. Shaw Hamilton Consultants (Shaw Hamilton). City Staff Sherri Sirwaitis, 974-3057.

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information: Sherri Sirwaitis, 974-3057

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0134 (Lakeline Commons)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as North F.M. 620 Road and Ridgeline Boulevard from CH, Commercial Highway District, zoning, CS, General Commercial Services District, zoning, GR-CO, Community Commercial-Conditional Overlay District, zoning; and LO-CO, Limited Office-Conditional Overlay District, zoning to GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2.

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

PROPERTY OWNER: PSI (Ralph Reed)

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

DEPARTMENT COMMENTS:

The property in question is undeveloped and sparsely vegetated. The site is located to the west of Lakeline Mall on Ridgeline Boulevard. The applicant is requesting to rezone this site to GR-MU to develop a mixture of retail and residential uses on the property.

The staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2. Tract 1 of the property meets the purpose statement of the GR-MU district. The site is located near the intersection of an arterial roadway and a collector street, North F.M. 620 and Ridgeline Boulevard. The staff is recommending the addition of the 'MU' Combining District to the existing zoning because GR-MU-CO zoning will allow for a mixture of residential, office, or commercial development adjacent to existing residential uses to the south and west and commercial uses to the east. In addition, the staff is recommending LO-CO zoning for Tract 2 (a 2.579 acre area) to preserve an existing 50-foot buffer along the property line adjacent to the existing single-family residential neighborhood to the west. This 50-foot buffer was instituted as part of the previous zoning case (C14-95-0149) for this property through zoning Ordinance No. 970710-A. Finally, the staff is requiring through a conditional overlay that the applicant apply Compatibility Standards (as spelled out in City of Austin Land Development Code Sections 25-2-1051 through 25-2-1068) along the western property line adjacent to the single-family neighborhood located in the County. These Compatibility Standards will require the applicant to comply with the following conditions along the western property line.

- No structure may be built within 25 feet of the property line
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line
- No parking or driveways are allowed within 25 feet of the property line

- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection

The applicant agrees with the staff's recommendation.

DATE OF FIRST READING/VOTE:

October 5, 2006 / Postponed to October 19, 2006 at the applicant's request
(5-0, B McCracken-off the dais)

October 19, 2006 / Approved ZAP Commission recommendation of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2 with an exception to allow a 45 foot building height with a 200 foot setback (6-0, Council Member Martinez- off the dais), L. Leffingwell-1st, S. Cole-2nd Staff was directed to bring back in the ordinance or in the form of a restrictive covenant those items requested by the neighborhood and agreed to by the applicant.

CITY COUNCIL DATE: November 30, 2006

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci austin.tx us

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0134

Z.A.P. DATE: July 18, 2006
August 15, 2006
September 5, 2006

ADDRESS: North F.M 620 Road and Ridgeline Boulevard

OWNER/APPLICANT: PSI (Ralph Reed)

AGENT: Shaw Hamilton Consultants (Shaw Hamilton)

ZONING FROM: CH, CS, GR-CO, LO-CO **TO:** GR-MU **AREA:** 56.040 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2. The proposed conditional overlay will require that the applicant apply City of Austin Compatibility Standards along the western property line, adjacent to the existing single-family residential neighborhood located in the County.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/18/06. Postponed to August 15, 2006 by the applicant (6-0, B Baker, J. Gohil, J Martinez-absent), M Hawthorne-1st, C Hammond-2nd.

8/15/06. Continued to September 5, 2006 by the Zoning and Platting Commission (8-0, K. Jackson-absent); J Martinez-1st, S Hale-2nd.

9/05/06 Approved GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2 with conditions of

For Tracts 1 & 2 (the following conditions were adopted from the existing ordinance for this tract of land (Ordinance No 970710-A))

- 1 Outdoor Sports and Recreation and Outdoor Entertainment uses are prohibited on the Property,
- 2 The following uses are prohibited on the Property within an area 300-feet from the easternmost property line of the Shenendoah Section 5 Subdivision
 - Automotive Repair Services,
 - Automotive Washing (of any type),
 - Restaurant (General),
 - Restaurant (Limited),
 - Theater,
 - Indoor Entertainment,
 - Club or Lodge
- 3 No building of any kind shall be constructed within an area 100-feet from the easternmost property line of the Shenendoah Section 5 Subdivision;
- 4 No structure of any kind shall be built to a height greater than 30-feet above ground level within the area beginning 100-feet from the easternmost property line of the Shenendoah Section 5 Subdivision to a depth of 200-feet westerly from the 100-foot point

- 5 Beyond the above 200-foot depth, no structure of any kind shall be built to a height greater than 35-feet above ground level.

Added new conditions of

- No development within the LO-CO tract (Tract 2);
- The applicant shall vegetate/re-vegetate the LO-CO area (Tract 2);
- The applicant will provide an 8-foot stone or masonry fence along the western property line adjacent to the Shenedoah Section 5 Subdivision.

Vote: (7-1, K Jackson-Nay, J. Shieh-absent); J. Pinnelli-1st, T. Rabago-2nd

DEPARTMENT COMMENTS:

The property in question is undeveloped and sparsely vegetated. The site is located to the west of Lakeline Mall on Ridgeline Boulevard. The applicant is requesting to rezone this site to GR-MU to develop a mixture of retail and residential uses on the property.

The staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2. Tract 1 of the property meets the purpose statement of the GR-MU district. The site is located near the intersection of an arterial roadway and a collector street, North FM. 620 and Ridgeline Boulevard. The staff is recommending the addition of the 'MU' Combining District to the existing zoning because GR-MU-CO zoning will allow for a mixture of residential, office, or commercial development adjacent to existing residential uses to the south and west and commercial uses to the east. In addition, the staff is recommending LO-CO zoning for Tract 2 (a 2.579 acre area) to preserve an existing 50-foot buffer along the property line adjacent to the existing single-family residential neighborhood to west. This 50-foot buffer was instituted as part of the previous zoning case (C14-95-0149) for this property through zoning Ordinance No. 970710-A. Finally, the staff is requiring through a conditional overlay that the applicant apply Compatibility Standards (as spelled out in City of Austin Land Development Code Sections 25-2-1051 through 25-2-1068) along the western property line adjacent to the single-family neighborhood located in the County. These Compatibility Standards will require the applicant to comply with the following conditions along the western property line:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CH, GR-CO, LO-CO, CS	Undeveloped Tracts
<i>North</i>	P, CH	Undeveloped Tracts
<i>South</i>	CS, SF-2	Undeveloped Tract, Single-Family Residential
<i>East</i>	CH, GR, GR-CO	Commercial/Retail (Lakeline Mall)
<i>West</i>	County	Single Family Residential

AREA STUDY: N/A**TIA:** N/A**WATERSHED:** Lake Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

485 – Riviera Springs Community Development Association

277 – Shenandoah Neighborhood Association

275 – Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2058	GR to GR-MU	5/23/00. Approved staff rec. of GR-MU by consent (8-0)	6/22/00. Approved GR-MU on all 3 readings (7-0)
C14-95-0149	MF-3 to GR	4/23/96 Approved GR for Tract 1 and LO for Tract 2 (9-0), with the following conditions prohibit Outdoor Sports and Recreation and Outdoor Entertainment uses; prohibit Automotive Repair Services, Automotive Washing, Restaurant (Limited, General), Theater, Indoor Entertainment, and Club or Lodge uses within an area 300 feet from the western property line, no building shall be constructed within and area 100 feet from the easternmost property line of the Shenandoah Section 5 Subdivision, limit building height to 30 feet within an area 100 feet from the easternmost property line of the Shenandoah Section 5 Subdivision to a depth of 200 feet, beyond the 200 foot	7/11/96 Approved GR-CO (Tract 1) and LO-CO (Tract 2) with conditions (6-1, JD-No); 1 st reading 7/10/97 Approved 2 nd /3 rd readings (7-0)

		depth limit building height to no greater than 35 feet, and on Tract 2 a privacy fence shall be constructed on the westernmost property line adjacent to the Shenendoah Section 5 Subdivision	
C14-95-0146	MF-3 to GR	4/02/96. Approved staff rec. of GR by consent (7-0)	7/11/96. Approved GR (7-0); 1 st reading 6/26/97. Approved GR (7-0); 2 nd /3 rd readings
C14-95-0145	P to GR	4/02/96. Approved staff rec. of GR with public RC requiring Transit Facility (6-0)	7/11/96. Approved GR, subject to restrictive covenant conditions (7-0) 6/26/97. Approved GR, subject to conditions (7-0), 2 nd /3 rd readings
C14-95-0044	DR to GR	10/03/95: Approved CS zoning, as amended with ROW requirement (6-0-1) 10/17/95. Approved CS (5-0)	11/30/95. Approved CS zoning, as amended subject to ROW (6-0); 1 st reading 12/07/95. Approved CS (7-0), 2 nd /3 rd readings
C14-95-0005	CH, SF-2 to GR	2/28/95. Approved GR (7-0)	3/30/95. Approved GR (6-0); 1 st reading 4/27/95. Approved GR (7-0); 2 nd /3 rd readings
C14-94-0115	GO to GR	10/25/94. Approved GR-CO subject to Compatibility Standards-setback provisions set forth in Sec. 13-7-21 of the LDC (7-0)	11/03/94. Approved GR-CO (5-0); 1 st reading 9/07/95. Approved GR-CO (7-0); 2 nd /3 rd readings
C14-94-0114	GO to GR	10/25/94. Approved GR-CO subject to Compatibility Standards-setback provisions set forth in Sec. 13-7-21 of the LDC (7-0)	11/03/94. Approved GR-CO (5-0), 1 st reading 9/07/95. Approved GR-CO (7-0), 2 nd /3 rd readings
C14R-85-178	RR to CS (Tracts 1, 2, 3, & 4), RR to GO (Tracts 5 & 6), RR to GR (Tracts 7, 8, 9, 10, 11, 12, 13, 27, 28), RR to CH (Tracts 15, 24, 25, & 29), RR to P (Tract 16)	8/05/97: Approved restrictive covenant amendment to amend zoning site plan (9-0)	9/04/97. Approved restrictive covenant amendment (5-0)

	& Tract 22), RR to MF-3 (part of Tract 17, Tracts 19 & 26, part of Tract 20), RR to SF-6 (Tract 21),		
--	---	--	--

RELATED CASES: C14-95-0149 (previous zoning case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
RM 620 (SH 45)	125'	70'	Arterial	No	No	No
Ridgeline Boulevard	Varies	Varies	Collector	No	No	No

CITY COUNCIL DATE: October 5, 2006

ACTION: Postponed to October 19, 2006 at the applicant's request (5-0, B McCracken-off the dais)

October 19, 2006

ACTION: Approved ZAP Commission recommendation of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2 with an exception to allow a 45 foot building height with a 200 foot setback (6-0, Council Member Martinez- off the dais); L Leffingwell-1st, S. Cole-2nd. Staff was directed to bring back in the ordinance or in the form of a restrictive covenant those items requested by the neighborhood and agreed to by the applicant

November 30, 2006

ACTION:

ORDINANCE READINGS: 1st 10/19/06

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



 = 600'	SUBJECT TRACT		CASE #: C14-06-0134 ADDRESS N FM 620 RD AND N RIDGE LINE SUBJECT AREA (acres) 56.040	DATE 06-06 INTLS. SM	CITY GRID REFERENCE NUMBER F39
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR S. SIRWAITIS				



STAFF RECOMMENDATION

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use District, zoning for Tract 1 and LO-CO, Limited Office-Conditional Overlay District, zoning for Tract 2. The proposed conditional overlay will require that the applicant apply City of Austin Compatibility Standards along the western property line, adjacent to the existing single-family residential neighborhood located in the County.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be 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 purpose of the Mixed Use (MU) Combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

The proposed zoning would allow for a fair and reasonable use of the property because it will provide the opportunity for the applicant to develop a mixture of residential, office, and commercial development on this site adjacent to existing residential uses to the south and west and commercial uses to the east. The staff's recommendation to apply a 50-foot LO-CO buffer and Compatibility Standards along the western property line will insure a transition from the single-family residential neighborhood located in the County to the proposed GR-MU development to the east.

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 property in question is located near the intersection of an arterial roadway and a collector street, North F.M. 620 and Ridgeline Boulevard.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and sparsely vegetated.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site lies within both the Buttercup and Lake Creek Watersheds, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

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 Net Site Area</i>	<i>% NSA 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note. The most restrictive impervious cover limit applies.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site lies within both the Buttercup and Lake Creek Watersheds, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 existing trees and other 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for RM 620 (SH 45). Dedication and reservation of right-of-way may be required during the subdivision or site plan process [LDC, Sec. 25-6-51 and 25-6-55]

No additional right-of-way is needed at this time for Ridgeline Boulevard

The trip generation under the requested zoning is estimated to be 54,184 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).

The traffic impact analysis for this site was waived because 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.

Existing Street Characteristics

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
RM 620 (SH 45)	125'	70'	Arterial	No	No	No
Ridgeline Boulevard	Varies	Varies	Collector	No	No	No

Water and Wastewater

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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

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.

Compatibility Standards

The site is subject to compatibility standards. Along the south property line, the following standards apply.

- No structure may be built within 25 feet of the property line
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 4 feet wide is required along the property line. In addition, a fence, a berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

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: C14-06-0134

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 18, 2006 Zoning and Platting Commission

LARRY VWEYAAD
Your Name (please print)



Your address(es) affected by this application

[Signature]
Signature

7.12.06
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

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: C14-06-0134

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Aug. 15

July 18, 2006 Zoning and Platting Commission

Sherri Walter

Your Name (please print)

3404 Valley Pike Rd, Cedar Park, TX 78613

Your address(es) affected by this application

Sherri Walter

Signature

8-2-06

Date

Comments: Attached you will find a
written "objection to re-zoning letter"
and petitions containing approximately
17 signatures of residents living in
the Sherwood Subdivision.

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

☐ I am in favor
☒ I object

Rezoning Request by : PSI (Ralph Reed)
Agent Shaw Hamilton Consultants

Neighborhood Planning & Zoning

Address/Legal: Approximately 56 acres located at North FM 629 at Ridgeline Boulevard

Proposed Zoning Change. From CS, GR-CO, CO, LO-CO, CO
TO: GR-MU, MU

We, representatives of the Shenandoah Subdivision (approximately 400 households located adjacent to the proposed development), object to the rezoning of the above mentioned 56 acre property on the following basis:

1. Environmental Impact – Shenandoah Subdivision has been in existence for approximately 30 years and in that time period has suffered irreparable damage to its ecology, environment and very nature. The perimeters of its area have been totally encompassed by commercial, light industrial and multi-family housing developments. The only remaining untouched and natural area adjacent to Shenandoah is a narrow strip of land directly east of the easternmost property line of Shenandoah (56 acres referenced above). This continual development has sorely stretched Shenandoah's natural state to its limits. Wildlife has been and is being threatened, countless trees and natural terrain has been razed to make way for concrete surfaces and water drainage/overflow has created flooding problems and concerns for the current residents of Shenandoah Subdivision. The air and noise pollution created by the continual construction is immeasurable. Very little quiet time exists in our formerly peaceful suburban neighborhood, large equipment continues to generate noise and dust at all hours of the night.
2. Traffic – According to representatives of Lakeline Mall, an estimated 9 to 10 million visitors patronize the mall on a yearly basis, most of them traveling to the mall by car. Statistics released by CAMPO (Capital Metro Planning Organization) in 2005 show **daily traffic counts** at the following volume:

Street	Limits	Count
US 183	Cypress Creek Rd -RM620	56,000
US 183	RM620-Anderson Mill Road	57,500
RM620	Lake Creek Parkway-US 183 (N)	17,900
RM620	US183 (N)-Lake Creek Parkway	25,000

The increased traffic due to development has jeopardized the safety of our children and of the Shenandoah commuters. More and more vehicles continue to use our subdivision roads as a path to circumvent the increasing construction in our area. Continual development has significantly increased the amount of vehicles and traffic in our immediate and general area. Ingress and egress to our homes grows more difficult day by day.

We respectfully submit these objections to the proposed zoning change and ask that they be given serious consideration before any zoning changes are made. In the event that the Commission decides to grant a change in the zoning status, we respectfully request that the land be zoned no greater than "MF-3" (Medium Density). "MF-3" Multifamily was the former zoning level of the above referenced 56 acres.

July 30, 2006

(177 518)

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number					
C-14-06-0134 by the City of Austin, object to the over-development of said property					
and request input into any zoning changes and proposed development.					
#	Name	Address	Own	Signature	email
1	Pedro Alvarez	3101 Valley Pike Rd		<i>Pedro Alvarez</i>	
2	Hermelinda Alvarez	3101 Valley Pike Rd			
3	Herbert Elsik	3103 Valley Pike Rd		<i>Herbert Elsik</i>	
4	Carolyn Elsik	3103 Valley Pike Rd			
5	Iraj Arasteh	3107 Valley Pike Rd	✓	<i>Dr. J. Arasteh</i>	
6	Shahisavandi Zahra	3107 Valley Pike Rd	✓	<i>Zahra Arasteh</i>	
7	James Hooks	3109 Valley Pike Rd	✓	<i>James R. Hooks</i>	
8	Jane Beatty	3201 Valley Pike Rd	✓	<i>Jane Beatty</i>	<i>jbeatty2@austin.tx.us</i>
9	Kenneth Savage	3203 Valley Pike Rd			
10	Diane Savage	3203 Valley Pike Rd		<i>John R. Savage</i>	
	<i>John R. Savage</i>	<i>3203 Valley Pike Rd</i>	✓		<i>John R. Savage - Electronics</i>

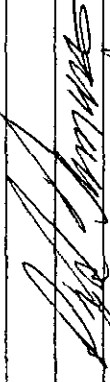

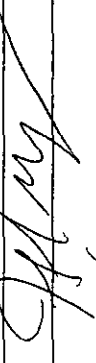





RECEIVED


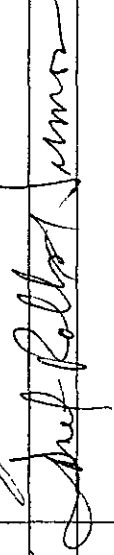

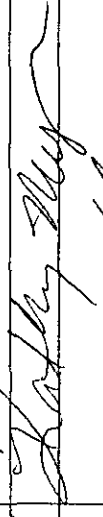
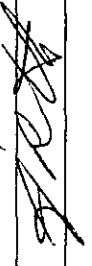

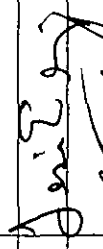

AUG 04 2006

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number					
C-14-06-0134 by the City of Austin, object to the over-development of said property					
and request input into any zoning changes and proposed development.					
#	Name	Address	Own	Signature	email
11	Christopher Byer <i>Karen Byer</i>	3205 Valley Pike Rd	YES	<i>Chris Byer</i>	<i>cbyer@mobilemini.com</i>
12	David Duvall	3206 Valley Pike Rd	YES	<i>Karen Byer</i>	<i>kbyer@austin.tx.com</i>
13	Paul Kuhn	3207 Valley Pike Rd		<i>Paul Kuhn</i>	
14	Kenneth Riley	3209 Valley Pike Rd		<i>Lammy Gula</i>	
15	J D Stewart	3211 Valley Pike Rd		<i>J D Stewart</i>	<i>jdstewartpublishing@aig.com</i>
16	Gerry Rapp	3300 Valley Pike Rd	YES	<i>Gerry Rapp</i>	<i>gerryrapp@aig.com</i>
17	Betty Glover	3301 Valley Pike	YES	<i>Betty Glover</i>	
18	Thomas Harris *	3302 Valley Pike Rd			
19	Arturo Arredondo	3303 Valley Pike Rd		<i>Arturo Arredondo</i>	<i>arturo@knect.com</i>
20	Frances Baglioni	3304 Valley Pike Rd		<i>Frances Baglioni</i>	
21	Uribe Yamile	3304 Valley Pike Rd		<i>Uribe Yamile</i>	<i>angstcorp@aig.com</i>

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number C-14-06-0134 by the City of Austin, object to the over-development of said property and request input into any zoning changes and proposed development.					
#	Name	Address	Own	Signature	email
22	Robin Starr *	3305 Valley Pike Rd			
23	Deanna Hand ?	3306 Valley Pike Rd			
24	Bobby Gilmore ^{vacant} *	3307 Valley Pike Rd			
25	Yolanda Gilmore ^{vacant} *	3307 Valley Pike Rd			
26	Kent Mickelson X	3308 Valley Pike Rd			
27	Anna Ples *	3309 Valley Pike Rd			
28	M Bustamante *	3310 Valley Pike Rd			
29	Chris Bustamante *	3310 Valley Pike Rd	✓	Chris Bustamante	ChrisBustamante@yahoo.com
30	Sally Bustamante *	3310 Valley Pike Rd			
31	Kathy Gilley	3311 Valley Pike Rd	✓	Kathy Gilley	KathyGilley@lsijr.com

* not home
 X more info needed

#	Name	Address	Own	Signature	email
We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number C-14-06-0134 by the City of Austin, object to the over-development of said property and request input into any zoning changes and proposed development.					
32	Mary Jane Ricks	3400 Valley Pike Rd			
33	Kenneth Stuart	3401 Valley Pike Rd			
34	Douglas Harmon	3402 Valley Pike Rd	✓		
35	Janet Rolls	3402 Valley Pike Rd	✓		
36	Jeffrey Myers	3403 Valley Pike Rd	✓		
37	Kathy Myers	3403 Valley Pike Rd	✓		
38	Jay R Walter	3404 Valley Pike Rd	✓		
39	Sharee Walter	3404 Valley Pike Rd	✓		
40	Larry Jungman	3405 Valley Pike Rd			
41	Leslie Ellis	3406 Valley Pike Rd			
42	Nathan Cullinan	3407 Valley Pike Rd			Ncullinan1@austin.tx.us

#	Name	Address	Own	Signature	email
32	Mary Jane Ricks	3400 Valley Pike Rd			
33	Kenneth Stuart	3401 Valley Pike Rd			
34	Douglas Harmon	3402 Valley Pike Rd	✓		
35	Janet Rolls	3402 Valley Pike Rd	✓		
36	Jeffrey Myers	3403 Valley Pike Rd	✓		
37	Kathy Myers	3403 Valley Pike Rd	✓		
38	Jay R Walter	3404 Valley Pike Rd	✓		
39	Sharee Walter	3404 Valley Pike Rd	✓		
40	Larry Jungman	3405 Valley Pike Rd			
41	Leslie Ellis	3406 Valley Pike Rd			
42	Nathan Cullinan	3407 Valley Pike Rd			Ncullinan1@austin.rr.com

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

7:00 7-25 Sheenbach

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number

C-14-06-0134 by the City of Austin, object to the over-development of said property

and request input into any zoning changes and proposed development.

Name	Address	Own	Signature	email
LARRY KNOX	3420 ROANOKE (Down Fork)	yes	Larry Knox	LARRYK78613@AUSTIN.A
Reuben Knox	3420 Roanoke, Cuthbert	yes	Reuben Knox	
WILLARD HALL	3501 ROANOKE, CETA PARK	NO	Willard Hall	
Corainger Simpson	3416 Roanoke Dr.	YES	Corainger Simpson	
BRENN HARRIS	3406 Roanoke	YES	Brenn Harris	
John R. Donaldson	3415 Roanoke	yes	John R. Donaldson	
B. Moskal	3414 Roanoke Dr	yes	B. Moskal	
Terry Allen	1508 Dandridge Dr.	yes	Terry Allen	Terry 4290 @ Juno.C
Luke Townsend	3009 White Post Rd	NO	Luke Townsend	pumar 7 @ hotmail.com
David Pittard	1519 Big Meadows	yes	David Pittard	dpittard@comcast.net
Patty Madigan	3208 White Post	yes	Patty Madigan	
Karen Jaathoff	30016 Blue Ridge	yes	Karen Jaathoff	
Larry Sullivan	3003 " "	yes	Larry Sullivan	Pastor @ Sherman
Chris Burkhardt	3340 Valley Pike Rd	yes	Chris Burkhardt	Chrisburkhardt@yahoo.com

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number				
C-14-06-0134 by the City of Austin, object to the over-development of said property				
and request input into any zoning changes and proposed development.				
Name	Address	Own	Signature	email
Linda Redmon	3408 valley pike	✓	Linda Redmon	
Adam Butler	3805 valley pike	✓	Adam Butler	
	3508 valley pike			
	3504 valley pike			
Richard Pisano	3511 Valley Pike	✓	Richard Pisano	Richard.Pisano1@aol.com
Laura Elliott	3418 Roanoke Dr	✓	Laura Elliott	
Dee Dee Wilkerson	3417 Roanoke Dr	✓	Dee Dee Wilkerson	
ANGIE WILKERSON	✓	✓	Angie Wilkerson	
J.D. Stewart	3211 Valley Pike	✓	J.D. Stewart	
Patricia Stewart	" "	✓	Patricia Stewart	
ANNE HEINLEN	3806 BLUE RIDGE DR	✓	ANNE HEINLEN	
Bryan Weindern	3206 Blue Ridge Dr	✓	Bryan Weindern	
Adam Dollinger	1710 Bower Dr	✓	Adam Dollinger	
Shannon Dollinger	1710 Bower Dr	✓	Shannon Dollinger	
Tom Ridge	3205 Blue Ridge Dr	✓	Tom Ridge	
Rebecca Ridgeway	3205 Blue Ridge Dr	✓	Rebecca Ridgeway	
Susie Richey	3511 Roanoke Dr	✓	Susie Richey	richrey524@aol.com
GARY Richey	" "	✓	GARY Richey	
MONIQUE CHANTARA-ROANOKA	3508 Roanoke Dr	✓	MONIQUE CHANTARA-ROANOKA	512-797-1523
Rungnue Thani Chan	3508 Roanoke Dr	✓	Rungnue Thani Chan	512-797-1523
William J. Wilkerson	3515 Roanoke	✓	William J. Wilkerson	512-258-5975

and request input into any zoning changes and proposed development.

Name	Address	Own	Signature	email
David Duval *	3206 Valley Pike			
Justin Butler	3505 Valley Pike Rd	✓	<i>Justin Butler</i>	PA.Butler@us.Army.MIL
Kenneth Riley *	3209 Valley Pike Rd			
Shawn Nicholson	3422 Danville	✓	<i>Shawn Nicholson</i>	
Shelley Nicholson	3422 Danville	✓	<i>Shelley Nicholson</i>	
Kelly Kuerst	1715 Jackson Dr	✓	<i>Kelly Kuerst</i>	
Don Kuerst	1715 Jackson Dr	✓	<i>Don Kuerst</i>	
John Bremble	1510 Sheppard Dr	✓	<i>John Bremble</i>	
Cindy Hiestand	3104 Great Valley	✓	<i>Cindy Hiestand</i>	Cindy.h.naser@fmc
Tom Cox	1508 Lundy Dr	✓	<i>Tom Cox</i>	

We, the undersigned, living adjacent to or within 300 feet of the property designated Case Number

C-14-06-0134 by the City of Austin, object to the over-development of said property

and request input into any zoning changes and proposed development.

[illegible]

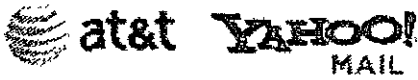
To Interested Parties Concerning
the development of the land
behind Valley Pike;

Cindy Carr
1701 Jackson Dr
Cedar Park, TX 78613

I cannot attend the meeting
tonight, but I support your efforts
to block development. I AM
OPPOSED TO ZONING CHANGES
THAT WOULD ALLOW DEVELOPMENT
OF THIS LAND. I AM A HOMEOWNER
AND WILL SUPPORT THE HOMEOWNER'S
ASSOCIATION TO REPRESENT ME
IN THIS MATTER.

Thank you for your efforts to
make us aware and take action.
That land, "the woods," is one of the
most fundamentally important aspects
of our neighborhood (besides the people
of course!)

Cindy Carr 1701 Jackson Dr



Welcome,
shareelynn@sbcgl...
[Sign Out, My Account]

[Mail Home](#) | [Tutorials](#) | [Help](#)

[Mail](#)[Addresses](#)[Calendar](#)[Notepad](#)[What's New - Mail For](#)[Mobile - Upgrades - Options](#)[Check Mail](#)[Compose](#)[Search Mail](#)[Search th](#)**Folders**[\[Add - Edit\]](#)[Previous](#) | [Next](#) | [Back to Messages](#)**Inbox (53)**

Draft

Sent

Bulk (1) [Empty]

Trash [Empty]

My Folders[\[Hide\]](#)

GE

Saved Emails

[Delete](#)[Reply](#)[Forward](#)[Spam](#)[Move...](#)

This message is not flagged. [[Flag Message](#) - [Mark as Unread](#)] [Printable View](#)

Subject: CASE C14-06-0134**Date:** Tue, 11 Jul 2006 08:34:03 -0500**From:**

Mobile Alert

[Add to Address Book](#) [Add](#)

SHERRI.SIRWAITIS@CI.AUSTIN.TX.US,

To:

Mary Jane Ricks- Rodriguez
Federico Rodriguez

3400 Valley Pike
Cedar Park, Tx 78613

I am objecting to the zoning changes and overdevelopment of the
land directly west of Valley Pike Rd

When the Mall was built this was to remain a greenbelt

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: C14-06-0134

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 18, 2006 Zoning and Platting Commission

Larry R. Schietter

Your Name (please print)

1519 Shengendoah Dr, Cedar Park TX, 78613

Your address(es) affected by this application

Larry R. Schietter

Signature

Date

I hate to see our

quiet neighborhood as being a thing of the past.

But I realize all good things come to an end.

I hope our neighborhood and the new development can both get some parks from this building again.

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

See sheet #7 -