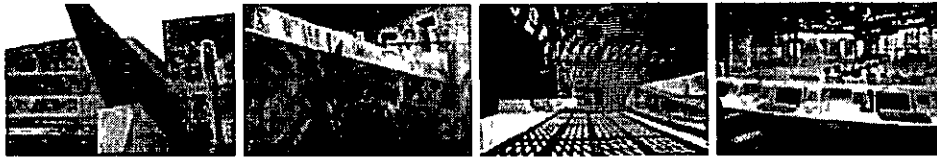


AUSTIN CITY COUNCIL

AGENDA



Thursday, December 14, 2006

+ Back Print

Item(s) to Set Public Hearing(s) RECOMMENDATION FOR COUNCIL ACTION

ITEM No 51

Subject Set a public hearing on an appeal by Gloria Moreno of the Planning Commission's decision to grant a waiver from compatability standards for the Ends on Sixth located at 2608 E 6th Street, to allow a driveway within 25 feet of a single-family lot (Site Plan Number SP-06-0318C) (Suggested date and time January 11, 2007 at 6 00 p m , Austin City Hall, 301 W Second Street, Austin, TX)

Fiscal Note There is no anticipated fiscal impact A fiscal note is not required

Additional Backup Material

(click to open)

[Site Plan Waiver Request Review Sheet and Site Plan Appeal](#)

For More Information George Zapalac, 974-2725, Sue Welch, 974-3294

Boards and Commission Action Recommended by Planning Commission

The Ends on Sixth is a proposed 8-unit multi-family residential building with parking, detention, and other associated improvements. The development is taking access from the alley which runs along the north side of the property. The property across the alley is zoned and used as a single family residence. The applicant is requesting a waiver from the Land Development Code Section 25-2-1067 to construct a parking area or driveway that is 25 feet or less from a lot that is zoned or used SF-5 or more restrictive.

There are two proposed driveways accessing the alleyway, which would serve four residential units. The alley is approximately 15 feet wide, and the driveway encroaches by 10 feet into the 25-foot compatibility setback. The applicant has agreed to upgrade the alleyway the full length of their property line and has proposed a wooden privacy fence along the north side of the alley, adjacent to the single family residences. This will provide additional buffering and screening for the residences.

Staff recommended the waiver because the project is consistent with the objective of the Holly Neighborhood Plan to provide a diversity of housing options through the development of multi-family housing that is in keeping with the character of the neighborhood. In addition, two of the existing single-family residences which occupy the property already take access to the alley.

The Planning Commission heard the case and approved the waiver on October 24, 2006 (6-2). Gloria Moreno, neighborhood representative, is appealing the Commission's approval on the basis that this request does not meet the zoning requirements.

SITE PLAN WAIVER REQUEST REVIEW SHEET

CASE: SP-06-0318C

PC DATE October 24, 2006

PROJECT NAME: Ends on Sixth

ADDRESS OF SITE. 2608 E 6th

COUNTY. Travis

AREA 598 acres

WATERSHED. Boggy (Suburban)

JURISDICTION: Full Purpose

APPLICANT The Cobalt Companies, LLC (Matt McCormick)
1010 Land Creek Cove, Suite 150
Austin, Texas 78746
(512) 289-4175

AGENT: Jim Bennett for Mauricio Quintero-Rangel
11312 Robert Wooding Drive
Austin, Texas 78748
(512) 659-4386

EXISTING ZONING: MF-2-NP

NP. Holly Neighborhood Plan

PROPOSED DEVELOPMENT.

The applicant is proposing a multi-family residential building with parking, detention, and other associated improvements. The development is taking access to the alleyway. Across the alley, the property is zoned and used as single family.

DESCRIPTION OF WAIVERS

Waiver requests are as follows

- 1 LDC Section 25-2-1067(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is (1) in an SF-5 or more restrictive zoning district, or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located

DEPARTMENT COMMENTS

The subject site is located within the Boggy Creek watershed, which is classified as a Suburban Watershed, and is in the City of Austin's Full Purpose jurisdiction within the Desired Development Zone (DDZ). The abutting tracts to the north of the site are zoned SF-3-NP. The proposed development did not require a TIA. There are no critical environmental features.

2

LDC Section 25-2-1067(G)

The applicant is requesting a waiver from LDC Section 25-2-1067(G) to reduce the Design Regulation requirement from 25 feet to 6 feet for a parking area or driveway from a lot that is (1) in an SF-5 or more restrictive zoning district, or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located

There are two proposed driveways accessing the alleyway, which would serve four residential units. The alley is approximately 15 feet wide and the driveway slightly encroaches by 10' into the 25' compatibility setback. The applicant has agreed to upgrade the alleyway the full length of their property line, as well as a proposed a wooden privacy fence along the northern-side boundary, adjacent to single family residence. This will provide additional buffering and screening for the adjacent single-family property. One objective with the neighborhood plan was to provide a diversity of housing options through the development of multi-family housing that is in keeping with the character of the neighborhood.

This administrative site plan will comply with all other requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

SUMMARY STAFF RECOMMENDATION

- Staff recommends approval of the waiver from LDC Section 25-2-1067(G) to reduce the Compatibility Setback requirement from 25 feet to 15 feet from adjacent SF-3 zoned property for a parking area or driveway.

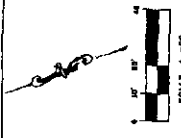
PLANNING COMMISSION ACTION

CASE MANAGER Sue Welch
Sue_welch@ci.austin.tx.us

PHONE: 974-3294

SITE PLAN
THE ENDS ON SIXTH
2808 EAST 6TH STREET
AUSTIN TEXAS 78702

MARTIN GILBERT
11512 ROBERT WOODS, DR
AUSTIN, TEXAS 78748
(512) 438 286 TEL
(512) 281-8714 FAX



LEGEND

①	THE PROGRAM
②	POWER POLE
③	STARTING THE TEST RUN
④	STOPPING THE TEST RUN
⑤	LAST OF COLLECTION
⑥	PROPERTY LINE
⑦	BACKTRACK LINE
⑧	ENDING THE TEST RUN
⑨	ENDING OVERHEAD UTILITY
⑩	ENDING CONTAIN
⑪	ENDING THE TEST RUN
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UNION: CREDITED

UNPULVED DEVELOPMENT NOTE

THE SITE IS COMPOSED OF 2 LOTS/TRACTS & HAS BEEN APPROVED AS ONE EXCLUSIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

SIX PAIN RELIEF NOTES

1. A letter from the Department of Health and Human Services, dated 10/10/68, regarding the use of pain relievers in the treatment of patients in the City of New York.

2. A letter from the Department of Health and Human Services, dated 10/10/68, regarding the use of pain relievers in the treatment of patients in the City of New York.

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6. A letter from the Department of Health and Human Services, dated 10/10/68, regarding the use of pain relievers in the treatment of patients in the City of New York.

[illegible]

STANDARD METHOD
I. TRADE MARK UP BY CITY OF AUSTIN SOLID WASTE SERVICES INC.
RECORDED FOR THIS PROJECT

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ALBUQUERQUE DOES NOT REMOVE THESE RESPONSIBILITIES.

AUTHORIZED PROTECTION AND DEVELOPMENT REVIEW DATE _____
 SITE PLAN RELEASE

FBI MEMPHIS _____
SAC MEMPHIS _____
CITY OF MEMPHIS _____
MEMPHIS POLICE DEPARTMENT _____
ATTENTION: _____
DATE: _____
RE: _____
FROM: _____
SUBJECT: _____

DATE OF BIRTH	1	DATE OF DEATH	
PLACE OF BIRTH	1	PLACE OF DEATH	
DATE OF INTERVIEW	1	DATE OF INTERVIEW	
NAME OF INTERVIEWER	1	NAME OF INTERVIEWER	
NAME OF WITNESS	1	NAME OF WITNESS	
NAME OF OFFICIAL	1	NAME OF OFFICIAL	
NAME OF AGENCY	1	NAME OF AGENCY	
NAME OF COUNTRY	1	NAME OF COUNTRY	
NAME OF CITY	1	NAME OF CITY	
NAME OF STREET	1	NAME OF STREET	
NAME OF HOUSE	1	NAME OF HOUSE	
NAME OF ROOM	1	NAME OF ROOM	
NAME OF FLOOR	1	NAME OF FLOOR	
NAME OF DOOR	1	NAME OF DOOR	
NAME OF WINDOW	1	NAME OF WINDOW	
NAME OF CHAIR	1	NAME OF CHAIR	
NAME OF TABLE	1	NAME OF TABLE	
NAME OF BED	1	NAME OF BED	
NAME OF CUPBOARD	1	NAME OF CUPBOARD	
NAME OF SHED	1	NAME OF SHED	
NAME OF GARDEN	1	NAME OF GARDEN	
NAME OF FENCE	1	NAME OF FENCE	
NAME OF GATE	1	NAME OF GATE	
NAME OF PATH	1	NAME OF PATH	
NAME OF ROAD	1	NAME OF ROAD	
NAME OF BRIDGE	1	NAME OF BRIDGE	
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NAME OF LAKE	1	NAME OF LAKE	
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APPENDIX Q-1 INT. RATE AREA		
TOTAL COPS BY DIST.	0-9999	ACRES
S.E. DISTRICTS:		
10000-19999	0-9999	ACRES
20000-29999	0-9999	ACRES
30000-39999	0-9999	ACRES
40000-49999	0-9999	ACRES
50000-59999	0-9999	ACRES
60000-69999	0-9999	ACRES
70000-79999	0-9999	ACRES
80000-89999	0-9999	ACRES
90000-99999	0-9999	ACRES
LAWMA AREA COPS BY DIST. TOTAL (CENTRAL)		
NET DIST. AREA CALCULATED:		
10000-19999	0-9999	ACRES
20000-29999	0-9999	ACRES
30000-39999	0-9999	ACRES
40000-49999	0-9999	ACRES
50000-59999	0-9999	ACRES
60000-69999	0-9999	ACRES
70000-79999	0-9999	ACRES
80000-89999	0-9999	ACRES
90000-99999	0-9999	ACRES
NET DIST. AREA (SOUTHWEST) =		

[illegible]

NAME	AGES	AGES	R OF CATEGORY	BUILDING AND GRASS IMPROVEMENT COVER	SHEDDING TREES COVER
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[illegible][illegible][illegible]

CRIMINAL RECORDS & INDEX (1971-72)	CRIMINAL & SEX OFFENSES SECTION
FBIHQ CHARTERED AIRCRAFT	

PERMITTEE ROAD ADJUSTMENT CALCULATIONS			
EAST 6TH STREET	18	(1/10) ROAD WIDTH	5
ROAD WIDTH	BY	(1/10) ROW WIDTH	50
ROW WIDTH	100'	(1/10) 1' ROW	44.8%
IS ALLOWED ON WATERSHED-			
IS ALLOWED ON WATERSHED (YES)		ON ROW (44.8%)	
THEREFORE, THERE IS NO PERMITTABLE ROAD ADJUSTMENT REDUCTION			
CLARKSON STREET			

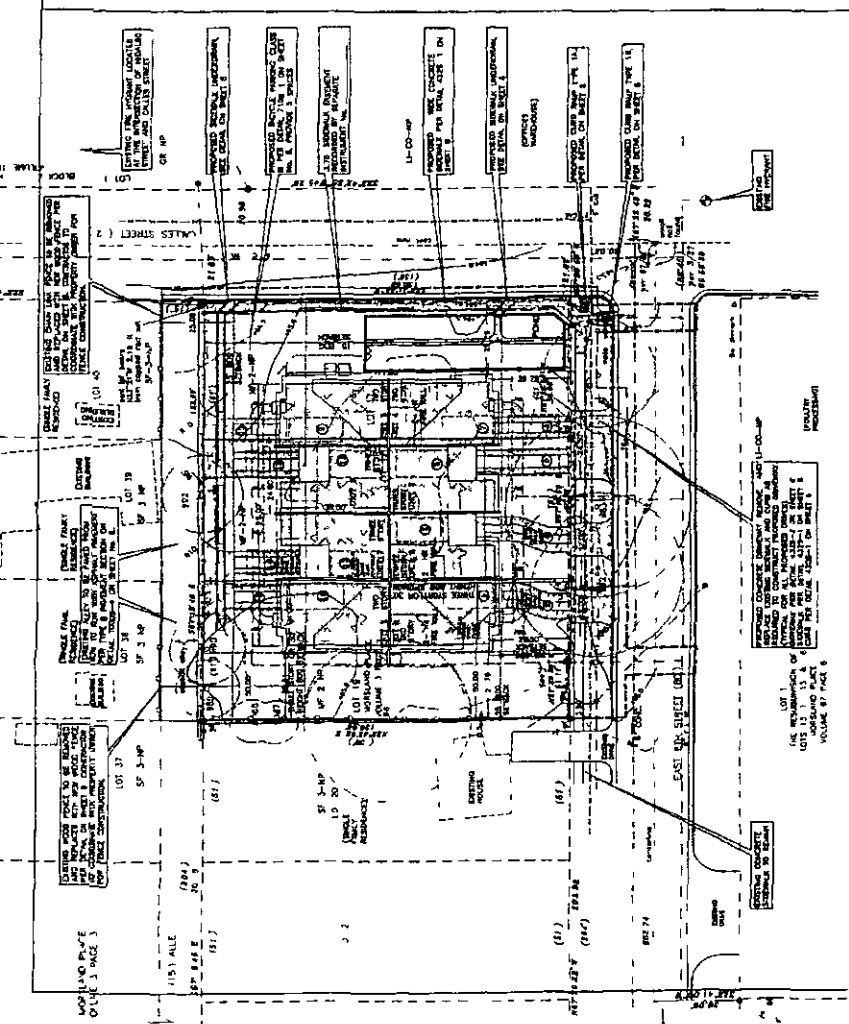
[illegible]

ACCIDENTAL ROUTE SLOPE

ALL ACCESSIBLE ROUTES ARE TO EXCEED A MAXIMUM SLOPE OF 1:30 AND A MAXIMUM CROSS SLOPE OF 1:50. ALL TRAILING ACCESSIBLE ARE TO EXCEED A MAXIMUM SLOPE OF 1:40 IN ALL DIRECTIONS.

SLOPE	MAX PERCENT	MAX PERCENT PROTECTION
1:12	15	0
1:10	20	0
1:8	30	0

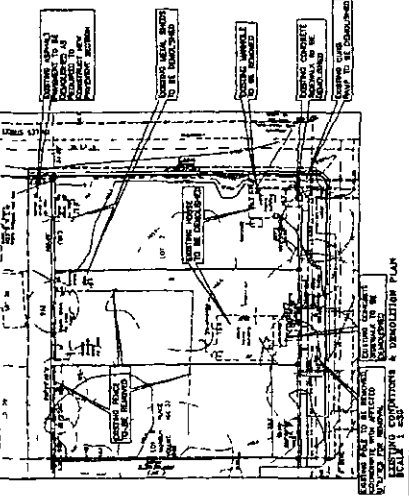
THE CRESTS SHALL BE 6 FEET WIDE MEASURED PARALLEL TO THE ROUTE OF TRAIL.

[illegible]

TANDEM PARKING BRACKETS NOTICES

The following information is to be read and understood by all drivers who are required to park in tandem parking spaces. Drivers who do not understand the information should contact the City of Chicago at 312-307-3111.

1. The City of Chicago has implemented a new parking system for the City of Chicago. This system is designed to increase the number of parking spaces available to the public and to reduce the amount of time spent searching for a parking space. The new system is based on the use of tandem parking spaces, which are spaces that are designed to be used by two vehicles. The new system is designed to be used by two vehicles, one in the front and one in the back. The new system is designed to be used by two vehicles, one in the front and one in the back. The new system is designed to be used by two vehicles, one in the front and one in the back.



Mauricio Quintero-Rangel, P.E.

11312 Robert Wooding Drive
Austin, Texas 78748

Tel 512-459-4386
Fax 512-291-8714

October 6, 2006

Sue Welch
Watershed Protection and Development Review
City of Austin
PO Box 1088
Austin, TX 78767

Re ***The Ends on Sixth***
2608 E 6th Street, Austin, Texas
SP-06-0318C
Driveway location Warver Request Letter (LDC 25-2-1067)

Ms Welch,

I would like to request a waiver to the requirement on LDC 25-2-1067 (G) stating the following

Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is

- (1) in an SF-5 or more restrictive zoning district, or*
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.*

The requested waiver applies to the two proposed driveways accessing the alley. This proposed driveways will be serving 2 residential units each, and traffic will be limited to residential use. The compatibility driveway setback required on the LDC applies more to a driveway accessing a commercial parking lot that contains numerous parking spaces and has commercial traffic such as delivery trucks, trash collector truck, fire trucks etc. The proposed driveways on this project will be serving 4 residential units. Each residential unit will have 1 enclosed parking space and 1 parking space on the driveway (25' away from residential zoning).

The proposed parking configuration has been designed to be more neighborhood friendly and no commercial parking lot is proposed for this development.

The waiver is required because the alley right of way is only 15' wide and the proposed driveways are having access from the alley, shall the alley be 25' wide, the waiver would have not been necessary.

The owner has contacted several property owners within 300 feet of the development and have gotten approval in writing and verbally for this development accessing the alley.

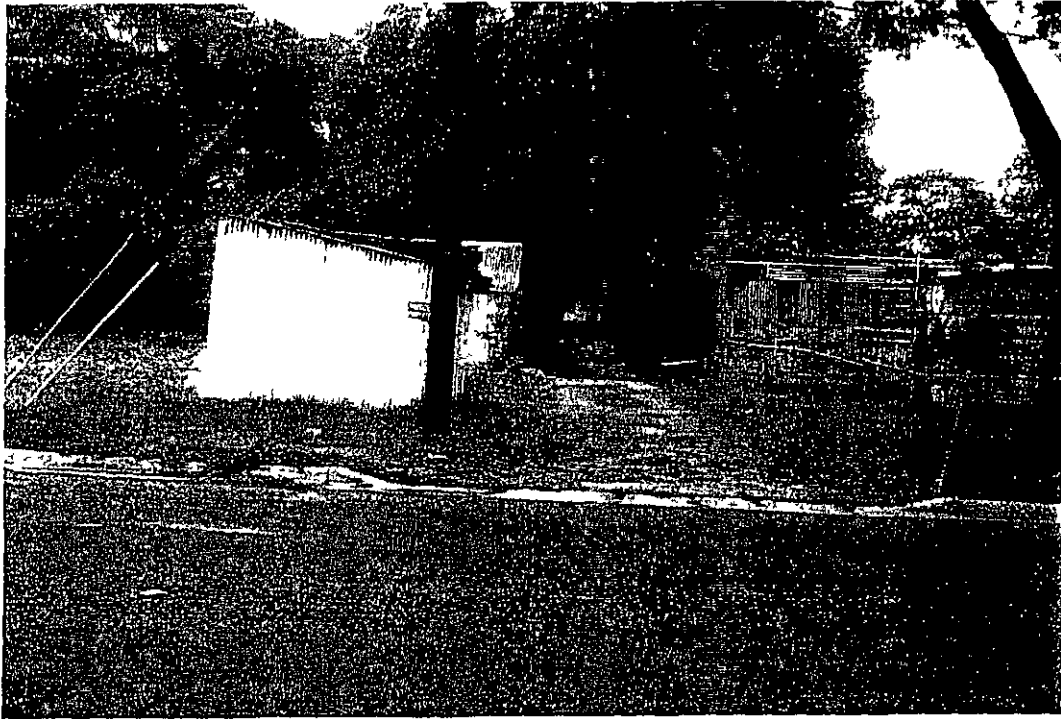
Your favorable consideration is appreciated. Should you have any questions, please contact me at (512) 659-4386.

Sincerely,

Mauricio Quintero-Rangel, P.E.
cc file



4



current alley conditions

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*), or
- appearing and speaking for the record at the public hearing,

and

- occupies a primary residence that is within 500 feet of the subject property or proposed development,
- is the record owner of property within 500 feet of the subject property or proposed development, or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: 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 SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

☐ I am in favor
☒ At object

Your Name *Joan Arroyo*

2604 ELM Austin TX 78702

Your address(es) affected by this application

10-21-06 Date

Comments

2006 OCT 23 PM 01:54 10

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

3 feet (next door)

PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*), or
- appearing and speaking for the record at the public hearing, and
- occupies a primary residence that is within 500 feet of the subject property or proposed development,
- is the record owner of property within 500 feet of the subject property or proposed development, or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print) JAMES PHAM

Your address(es) affected by this application 2609 Hidalgo St

Signature [Signature]

Date Oct 24 06

Comments

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

20-100

PUBLIC HEARING INFORMATION

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.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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Case Number **SP-06-0318C**

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print) ANACIO & HERMINIA GARCIA, II

2512 E 6th ST

Your address(es) affected by this application

Eggen & Hermanus Signature

Date

10-22-06

Comments

2006 OCT 23 PM 01:54:17

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

105 feet

PUBLIC HEARING INFORMATION

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Arthur Csato

Your Name (please print)

2608 Hidalgo

Your address(es) affected by this application

Art in fit 102206

Signature

Date

Comments

☐ I am in favor
☒ I object

2006 OCT 23 PM 1:54:47

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

City of Austin

Watershed Protection and Development ~~2006 OCT 23 PM 1:54:47~~

Sue Welch

P O Box 1088

Austin, TX 78767-8810

2608 fit

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

FOR NECTO MANT INE2, 30

Your Name (please print)

2604 HTDAGO ST

Your address(es) affected by this application

Flower Martin

10-21-06

Date

Comments

Signature

2006 OCT 23 PM 01:54:54

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

206 Oct 24

PUBLIC HEARING INFORMATION

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Arham Hondres

Your Name (please print)

2508 E 6th St

Your address(es) affected by this application

Arham Hondres

Signature

Date

10-22-06

Comments

☐ I am in favor
☒ I object

2006 OCT 23 PM 01:54 25

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

12

21c feat

PUBLIC HEARING INFORMATION

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Case Number **SP-06-0318C**

Contact **Sue Welch, (512) 974-3294**

Public Hearing

October 24, 2006 Planning Commission

Alex Vasquez

Your Name (please print)

ZS10 Hidalgo

Your address(es) affected by this application

Alex Vasquez

Signature

Date

10-21-06

Comments

2006 OCT 23 PM 01:55 01

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

W

PUBLIC HEARING INFORMATION

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Carlos Arrieta

Your address(es) affected by this application

2504 Leander St
Leander, TX

Signature

Date

Comments

2006 OCT 23 PM 01:54:32

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

310 feet

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Rogelio Molina

Your Name (please print)

2508 HIDALGO

Your address(es) affected by this application

Rogelio Molina

Signature

Date

10-21-06

Comments

2006 OCT 23 PM 01:55:08

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

315 feet

lot 2 from this address

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Joe A. Prado

Your Name (please print)

2508 Nickels St

Your address(es) affected by this application

Joe A. Prado

Signature

10-23-06

Date

☐ I am in favor
☒ Object

Comments

2006 OCT 23 PM 01:55:34

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

2nd floor this building 315 feet

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Albert Kench

Your Name (please print)

2506

H. Dargu

Your address(es) affected by this application

Albert Kench

Signature

Date

10-21-06

Comments

2006 OCT 23 PM 01:55:16

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

345 feet

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print) Glenn M. Welch

Your address(es) affected by this application
2504 Hedden St

Signature [Signature] Date 10-20-06

Comments _____

2006 OCT 23 PM 01:55:25

If you use this form to comment, it may be returned to
City of Austin
Watershed Protection and Development Review Department
Sue Welch
P O Box 1088
Austin, TX 78767-8810

370 1-1-1

PUBLIC HEARING INFORMATION

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Case Number SP-06-0318C

Contact Sue Welch, (512) 974-3294

Public Hearing

October 24, 2006 Planning Commission

Sofie Z. Gonzales

Your Name (please print)

2604 Diaz St.

Your address(es) affected by this application

Sofie Z. Gonzales

Signature

10-23-06

Date

Comments

2006 OCT 23 PM 01:55 40

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

City of Austin

Watershed Protection and Development Review Department

Sue Welch

P O Box 1088

Austin, TX 78767-8810

464 feet



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Planning Commission, or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-06-0318C DATE APPEAL FILED 11-1-06
PROJECT NAME The Enderson Smith YOUR NAME Gilbert D. J. J. J. J.
SIGNATURE [Signature]
PROJECT ADDRESS 2608 E 6th St YOUR ADDRESS 2504 Hildalgo St
APPLICANT'S NAME The Enderson Smith YOUR PHONE NO. (512) 698 6425 WORK
CITY CONTACT Sue Welch HOME

INTERESTED PARTY STATUS Indicate how you qualify as an interested party who may file an appeal by the following criteria (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☒ I communicated my interest by speaking at the Planning Commission public hearing on (date) 10-24-06
- ☐ I communicated my interest in writing to the Director or Planning Commission prior to the decision (attach copy of dated correspondence)

In addition to the above criteria, I qualify as an interested party by one of the following criteria (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site
- ☐ I am the record owner of property within 500 feet of the subject site
- ☒ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site

DECISION TO BE APPEALED* (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☒ Planning Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other

Date of Decision _____
Date of Decision _____
Date of Decision 10-24-06
Date of Decision _____
Date of Decision _____
Date of Decision _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant

STATEMENT Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code

It doesn't meet the zoning.

(Attach additional page if necessary)

Applicable Code Section _____