

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0027 – Colonial Grand at Cityway

**Z.A.P. DATE:** April 20, 2010

**ADDRESS:** 11001 South 1st Street

**OWNER:** Colonial Properties Trust  
(Ed Wright)

**AGENT:** Kimley-Horn and Associates,  
Inc. (Joseph Willrich)

**ZONING FROM:** GR-MU-CO

**TO:** MF-3

**AREA:** 23.97 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multifamily residence medium density – conditional overlay (MF-3-CO) combining district zoning. The Conditional Overlay: 1) prohibits vehicular access to the portion of Old San Antonio Road north of the property, and furthermore, prohibits vehicular access to the section of Old San Antonio Road to the east of the property until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass; 2) limits the maximum number of units to 430, and 3) limits the daily number of vehicle trips to 5,753.

The Restrictive Covenant includes all recommendations listed in the update to the Traffic Impact Analysis memorandum, dated April 14, 2010, as provided in Attachment A.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

April 20, 2010: *APPROVED MF-3-CO DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE UPDATED TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED.*

*[S. BALDRIDGE, P. SEEGER – 2ND] (7-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property is a portion of land zoned community commercial – mixed use – conditional overlay (GR-MU-CO) in 2006 and consists of undeveloped land with vacant softball fields (not associated with Akins High School). This is the western portion of a larger development known as Double Creek Village that is generally bordered by the intersection of Old San Antonio and IH 35 frontage road to the north and east, Onion Creek to the south, and South 1<sup>st</sup> Street to the west. The Conditional Overlay that applies to the property prohibits commercial uses that are considered incompatible with the AISD high school adjacent to the north, limits the number of residential units to 430 and prohibits access to Old San Antonio Road north of the property and also to the east of the property until

certain improvements are made. The property has frontage on FM 1626, South 1<sup>st</sup> Street and Old San Antonio Road. Please refer to Exhibits A (Zoning Map), A-1 (Aerial) and B (2006 rezoning ordinance).

The Applicant proposes to rezone the property to the multifamily residence medium density (MF-3) district in order to proceed with an apartment development. The remainder of the area rezoned in 2006 that is not part of this rezoning application is located on FM 1626 at the intersections of South 1<sup>st</sup> Street and Old San Antonio Road, and retains GR-MU-CO zoning as described above. While the current zoning of the property requires compliance with the City's commercial design standards, apartments constructed under multifamily residence (MF) zoning districts are not subject to this requirement. The maximum number of units and the access restrictions to Old San Antonio Road would not change from that approved by the 2006 case. The Restrictive Covenant attached to the original 2004 case would remain in place and a second Restrictive Covenant would be recorded with this application that updates the conditions of the Traffic Impact Analysis. Please refer to Attachment A.

Staff recommends MF-3 zoning (up to 36 units per acre) with the maximum number of units consistent with the 2006 approval in order to provide a residential component to this phase of the Double Creek Village development, and note that MF-2 zoning (up to 23 units per acre) was approved for a subsequent phase of this development, further southeast and bordering Onion Creek.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU-CO	Vacant baseball fields; Undeveloped land
<i>North</i>	I-RR	Charles Akins High School and associated sports facilities
<i>South</i>	I-SF-4A; County	Single family residences; Undeveloped; Office – warehouses; Marble / granite company
<i>East</i>	SF-2; I-RR; GR-CO; CS-CO	Three single family residences; Undeveloped GR-CO and CS-CO for proposed commercial development (Phase I of Double Creek Village)
<i>West</i>	GR-CO; SF-2; I-RR; P	Undeveloped; Single family residences; Pond; Mary Moore Searight Park

**AREA STUDY:** N/A

**TIA:** An update to the TIA is provided as Attachment A

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 627 – Onion Creek Homeowner's Association  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Association      1075 – League of Bicycling Voters  
 1113 – Austin Parks Foundation  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1228 – Sierra Club, Austin Regional Group      1234 – Austin Monorail Project

**SCHOOLS:**

Menchaca Elementary School      Paredes Middle School      Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0220 – Double Creek Village – 10200 – 10614 South IH 35 Service Road Southbound	I-RR; CS to CS- MU	To Grant an Indefinite Postponement on 4-20- 10.	To be considered on 5- 27-10.
C14-05-0175 – Newmark Homes – Northwest corner of South First Street and West FM 1626	I-RR to GR for Tract 1; SF-2 for Tract 2	To Grant GR-CO with the CO for prohibited uses and SF-2 for Tract 2, with a Restrictive Covenant for the conditions of the TIA and a private restrictive covenant to prohibit the installation of video games.	Approved GR-CO for Tract 1 and SF-2 for Tract 2 with a Restrictive Covenant as ZAP recommended (3-23-06).
C14-04-0020 – Double Creek Village Phase II – southwest corner of IH-35 and FM 1626	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with the CO for prohibited uses on Tract 1; MF-2 for Tract 2. The Restrictive Covenant is for the conditions of the TIA and a minimum square footage for restaurant uses.	Approved CS-MU-CO and MF-2 with Restrictive Covenant for the TIA and restaurant size, as ZAP recommended (6-17- 04).
C14-04-0019 –	I-RR to CS	To Grant CS-CO with	Approved CS-CO as

Double Creek Village Phase II- northwest corner of IH-35 and 1626		conditions. The CO is for a list of prohibited uses.	ZAP recommended (6-17-04).
C14-03-0053 – Double Creek Village – east side of Old San Antonio Road)	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Road. Restrictive Covenant for the Traffic Impact Analysis.	Approved ZAP recommendation (12-11-03).
C14-02-0052 – Wedding Facility, Catering and Restaurant – 10300 Old San Antonio Road	I-RR to GR-MU-CO	To Grant GR-MU-CO as requested, CO is for 35' height limit; 200 trips, 35% building coverage; GR limited to bed and breakfast, indoor / outdoor entertainment, General and limited restaurant and all NO uses, RR for floodplain; RC for reservation of r-o-w on Old San Antonio & types of gatherings; subdivision requirement.	Approved ZAP recommendation, less zoning the floodplain RR and the subdivision requirement (8-22-02).
C14H-01-0104 – Wedding / Catering Facility (Matthew Brown Homestead) – 10140 Old San Antonio Road	I-RR to GR-MU-CO-H for Tract 1; GR-CO for Tract 2	To Grant as requested, CO is for 35' height limit; 1,000 trips, 50% building coverage; 60% impervious cover; dedication of r-o-w on Old San Antonio; GR limited to bed and breakfast, with conditions, RC for types of gatherings.	Approved as recommended by ZAP, with reservation of r-o-w, additional GR uses of Limited and General Restaurant (12/6/01).
C14-00-2031 – Stablewood Apartments – Old San Antonio Road	I-RR to MF-2	To Grant MF-2-CO w/conditions of no access to Old San Antonio; 15' vegetative buffer adjacent to SF	Approved MF-2-CO w/conditions as recommended by PC (8-17-00).

		zoned properties; 2,000 trips.	
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**RELATED CASES:**

The subject property was annexed into the City limits on December 31, 1997. The property was zoned GR-CO by a 2004 zoning case (C14-04-0018). The Conditional Overlay: 1) prohibits the following uses: automotive sales; automotive rentals; bail bond services; drop-off recycling collection facility; exterminating services; hotel-motel; indoor entertainment; outdoor entertainment; pawn shop services; residential treatment; and theater; and 2) prohibits access to Old San Antonio Road. The Restrictive Covenant covers the conditions of the Traffic Impact Analysis and prohibits restaurants with pad sites smaller than 300 square feet.

The 2006 rezoning case added an MU combining district to the property, limited the number of residential units to 430, and revised access restrictions to Old San Antonio Road by prohibiting access to the planned cul-de-sac near the northeast property line, and permitting access to a planned vacation of a segment of Old San Antonio Road extending north of FM 1626 (C14-06-0063 – Riddell Tract 2 Zoning). Please refer to Exhibit C.

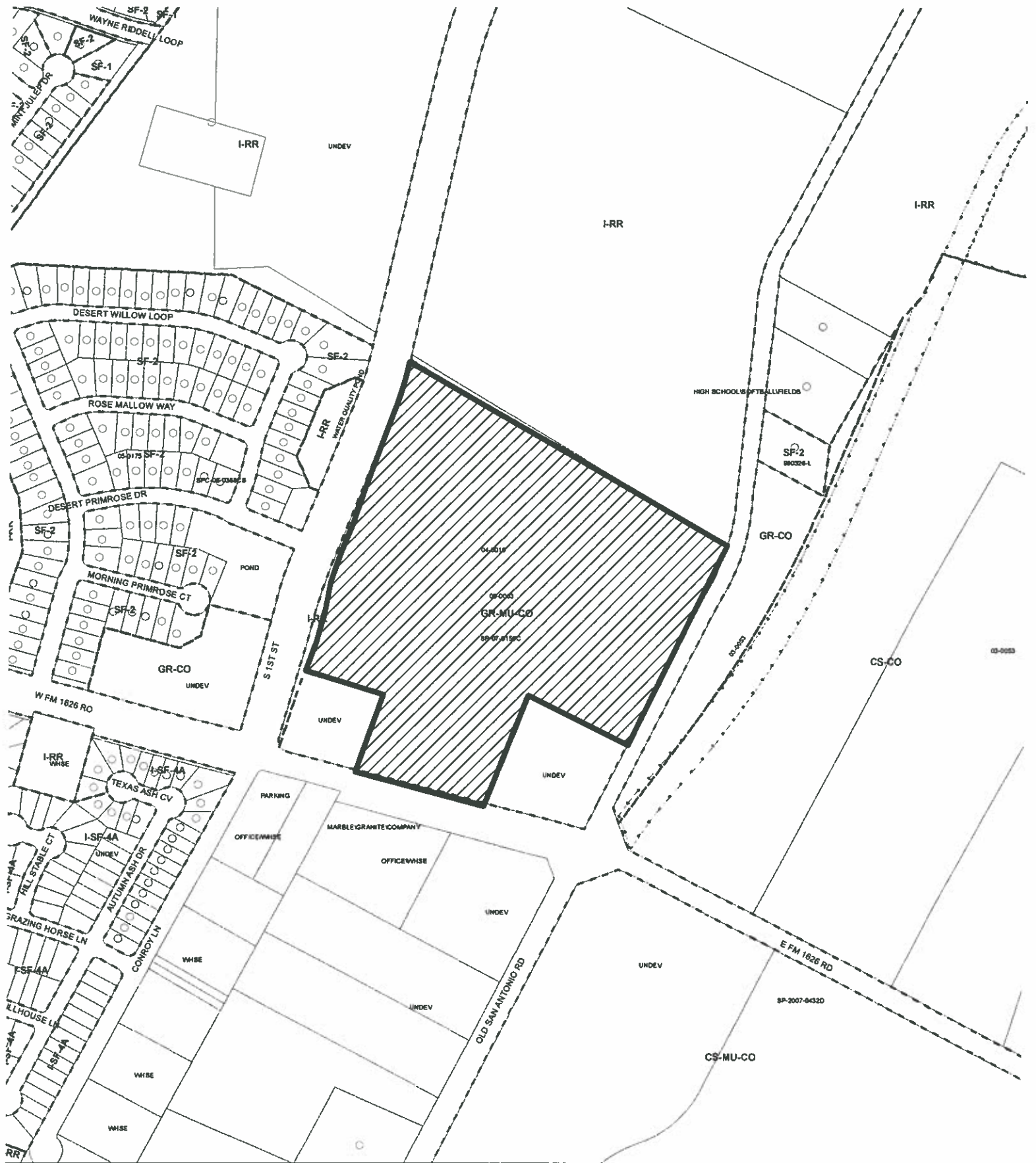
**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
South 1 <sup>st</sup> Street	120 feet	2 @ 24 feet	Minor Arterial, Divided, 4 lanes	No	201	No
FM 1626	114 feet	21 feet	Major Arterial, Undivided, 2 lanes	No	201	No
Old San Antonio Road	50 feet	23 feet	Collector	No	No	No

**CITY COUNCIL DATE:** May 27, 2010**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719



 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

OPERATOR: S. MEEKS

## ZONING

ZONING CASE#: C14-2010-0027  
 ADDRESS: 11001 S 1ST ST  
 SUBJECT AREA: 23.97 ACRES  
 GRID: F11-12  
 MANAGER: W. RHOADES

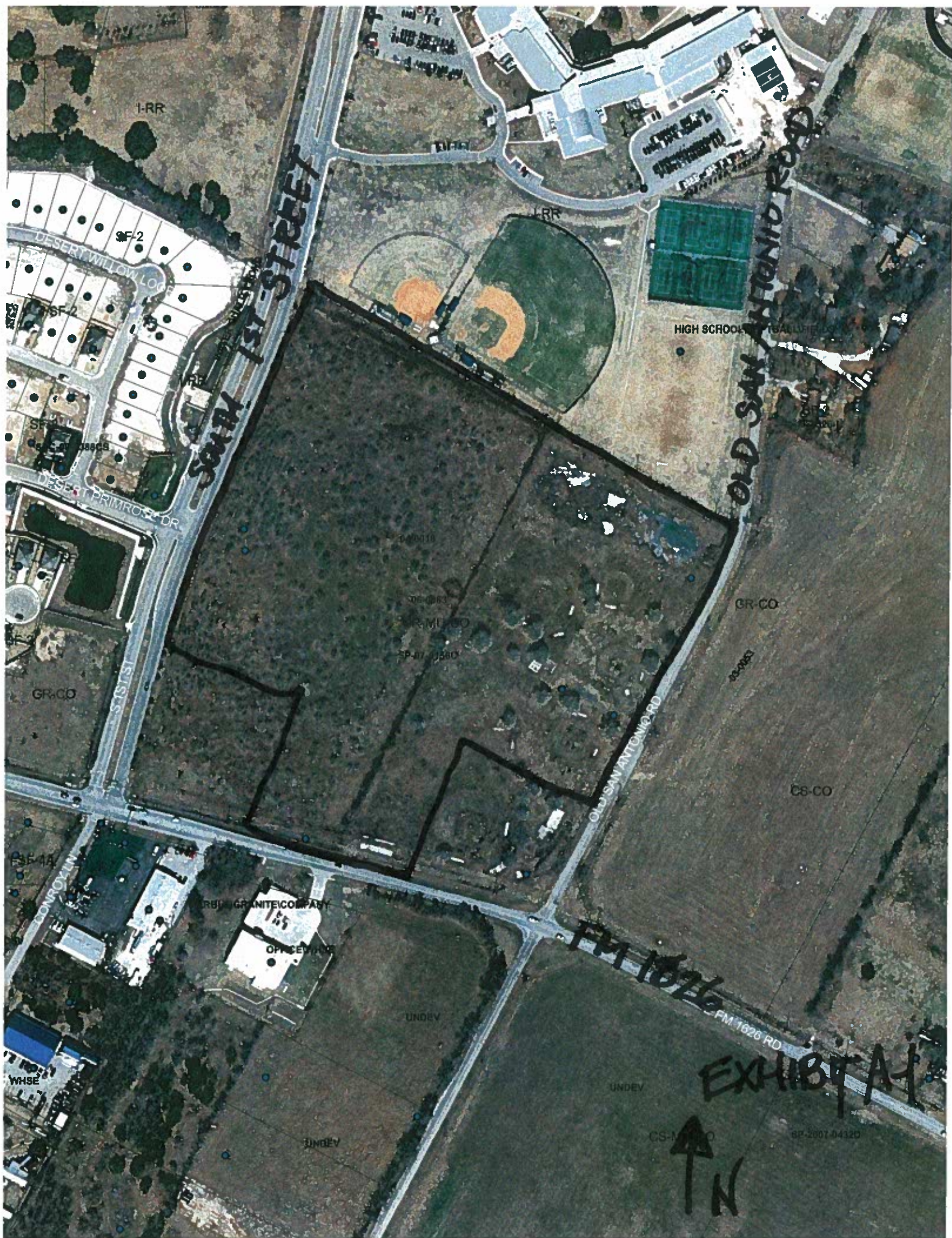
*Exhibit A*



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.







**ORDINANCE NO. 20060525-072**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11100 BLOCK OF SOUTH FIRST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0063, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 11100 Block of South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Automotive rentals  
Bail bond services  
Exterminating services  
Indoor entertainment  
Pawn shop services  
Theater

Automotive sales  
Drop-off recycling collection facility  
Hotel-motel  
Outdoor entertainment  
Residential treatment

2. The maximum number of residential units on the Property is 430 units.




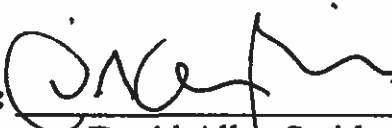
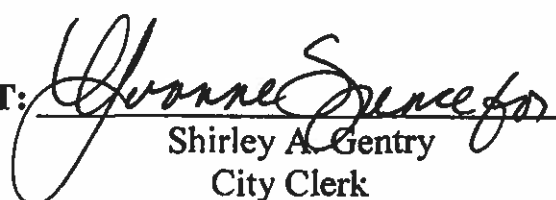
3. Vehicular access to the portion of Old San Antonio Road north of the Property is prohibited. Vehicular access to the section of Old San Antonio Road to the east of the Property is prohibited until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass.

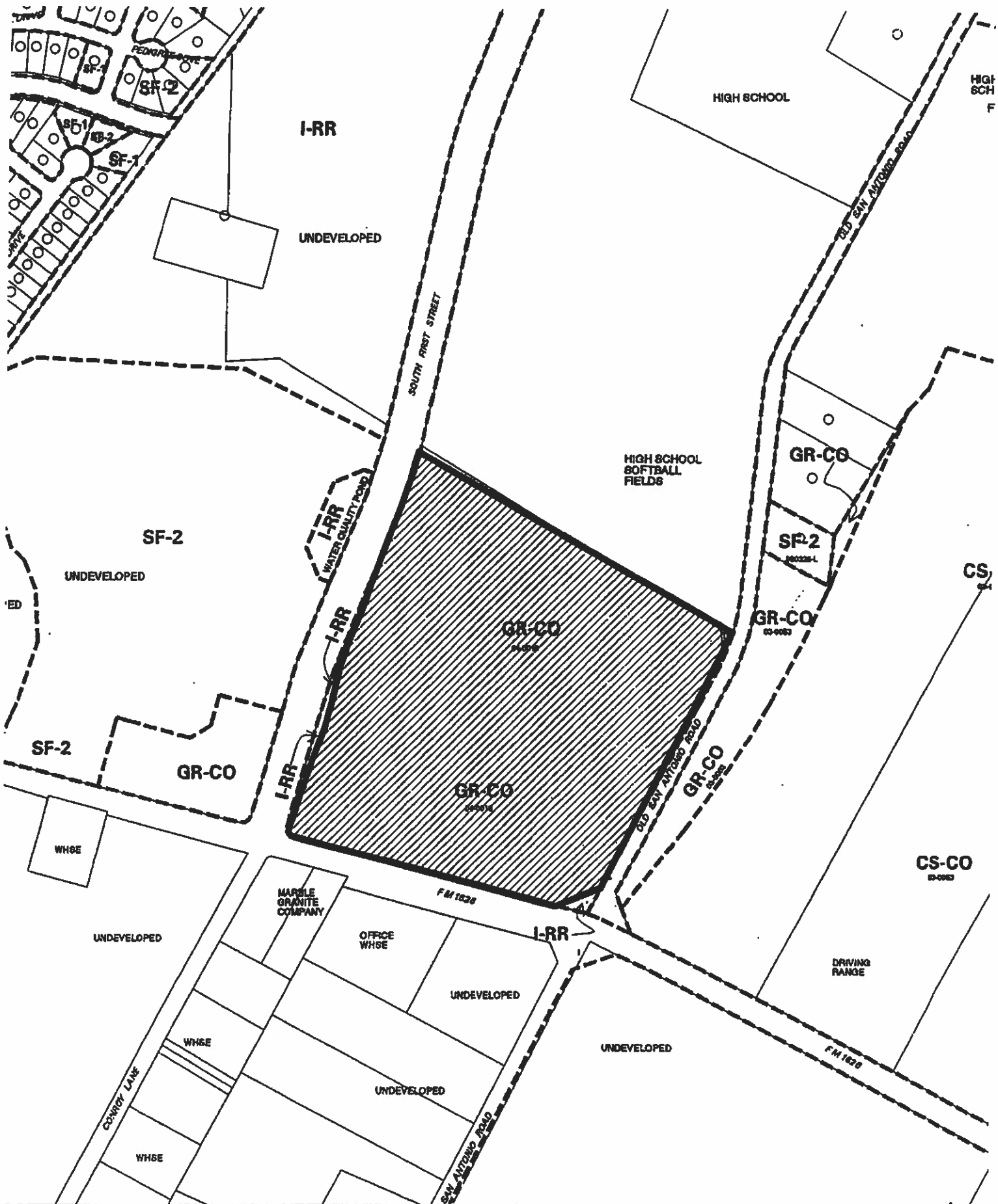
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 5, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, May 25, 2006      §  
§  
§  
§ \_\_\_\_\_   
Will Wynn  
Mayor

APPROVED:  \_\_\_\_\_ ATTEST:  \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: W.WALSH

CASE #: C14-06-0063

ADDRESS: 11100 BLOCK OF S 1ST ST

SUBJECT AREA (acres): 27.96A

ZONING EXHIBIT P

DATE: 08-04

INT'L S. SM

CITY GRID  
REFERENCE  
NUMBER

F11



## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
**CC:** Members of the Planning Commission

**FROM:** Shandrian Jarvis, Transportation Planner  
**DATE:** April 14, 2010  
**SUBJECT:** Colonial Grand at Cityway  
Zoning Case # C14-2010-0027(Updated TIA for C14-04-0018)

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### Summary

Colonial Grand at Cityway is a 23.97 acre multifamily use site located at the northeast corner of FM 1626 and S. First Street. The proposed development plans are for suburban garden style apartment homes. The property is currently zoned GR-MU-CO.

A traffic impact analysis (TIA) was prepared by Wilbur Smith Associates on February 5, 2004 for zoning case C14-04-0018, which covered an area of approximately 27.96 acres and included the Colonial Grand at Cityway site. Per the study, a total of 20,340 trips would be generated at build out of the 27.96 acre site. The current request to rezone the Colonial Grand at Cityway portion of the site (which represents approximately 23.97 acres) from GR-MU-CO to MF-3, would lower the trip generation of the overall site from 20, 340 to 10, 252 trips per day - a 50 percent reduction in trips.

### Staff Recommendations

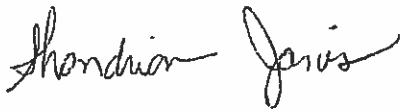
The following are staff comments on the traffic impact analysis (TIA) for the Colonial Grand at Cityway development. *Please note that these comments should be considered in addition to all applicable comments and recommendations from the TIA review of zoning case C14-04-0018.*

- 1) In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning (23.97 acre tract) should be limited to less than 5,753 unadjusted vehicle trips per day. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the *Double Creek Village- Tract 2 TIA*, (prepared by Wilbur Smith Associates, dated February 5, 2004) and the *Colonial Grand at Cityway Rezoning to MF-3 TIA Update*, prepared by Kimley-Horn and Associates, dated February 10, 2010, including traffic distribution, roadway conditions, and other traffic related characteristics. Also, the owner will maintain a maximum of 430 apartment units and construct a maximum of two driveways (one on S. First Street and one on FM 1626). *Note: Additional outlets may be required for "emergency access only" to ensure adequate access by emergency vehicles.*

- 2) The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for FM 1626. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for FM 1626 according to the Transportation Plan at the time of final subdivision plat. In the event that a legal lot determination and subdivision is not required, right of way dedication will be required prior to the release of the site development permit. [LDC, Sec. 25-6-51 and 25-6-55].
- 3) Prior to the release of the site development permit, the applicant should post fiscal for the estimated cost to construct a southbound left turn lane on the driveway proposed on S. First Street. Turn lanes serving only one project (e.g. left or right turn lanes at a private driveway) is funded 100 percent by the applicant. The applicant should submit a schematic drawing with dimensions and a construction cost estimate signed and sealed by an engineer to verify the amount required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the apartment site. The improvements should be included with the site development phase of the apartment project.
- 4) All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways at the time of site plan application.

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If you have any questions or require additional information, please contact me at 974-2628.



Shandrian Jarvis  
Senior Planner ~ Transportation Review  
Planning and Development Review Department



**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multifamily residence medium density – conditional overlay (MF-3-CO) combining district zoning. The Conditional Overlay: 1) prohibits vehicular access to the portion of Old San Antonio Road north of the property, and furthermore, prohibits vehicular access to the section of Old San Antonio Road to the east of the property until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass; 2) limits the maximum number of units to 430, and 3) limits the daily number of vehicle trips to 5,753.

The Restrictive Covenant includes all recommendations listed in the update to the Traffic Impact Analysis memorandum, dated April 14, 2010, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The MF-3, Multifamily Residence (Medium Density) district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

*This property is accessible from South 1<sup>st</sup> Street and FM 1626.*

*2. Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends MF-3 zoning (up to 36 units per acre) with the maximum number of units consistent with the 2006 approval in order to provide a residential component to this phase of the Double Creek Village development, and note that MF-2 zoning (up to 23 units per acre) was approved for a subsequent phase of this development, further southeast and bordering Onion Creek.

**EXISTING CONDITIONS****Site Characteristics**

The site consists of vacant baseball fields and undeveloped land. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the MF-3 zoning district would be 55%, which is based on the more restrictive zoning regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin,

which is classified as a Suburban Watershed 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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for FM 1626. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for FM 1626 according to the Transportation Plan at the time of final subdivision plat [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was conducted with the previous zoning case C14-04-0018 associated with this site. The Applicant submitted a TIA update on February 10, 2010, which showed that the assumptions made in the 2004 report remain valid. Additional right-of-way, participation in roadway improvements, and limitations on development intensity will be recommended based on the results of the TIA report and subsequent update [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

If the zoning is granted, development should be limited through a conditional overlay to less than 5,753 vehicle trips per day, as reflected in the *Colonial Grand at Cityview Rezoning to MF-3 TIA Update*, dated February 10, 2010, prepared by Kimley-Horn and Associates, Inc. [LDC, 25-6-117].

A portion of Old San Antonio Road is proposed to be replaced by a 4-lane roadway and realigned to connect to IH-35. Once this realignment occurs, the existing segment of Old

San Antonio Road should be vacated from FM 1626 to Charles Akins High School. Old San Antonio Road would then be terminated in a cul-de-sac just north of this proposed tract. Possible access to the future cul-de-sac is not recommended based on the fact that Old San Antonio Road is currently substandard with 21 feet of pavement and does not contain the necessary right-of-way to accommodate proposed traffic from this tract.

### **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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Site Plan and Compatibility Standards**

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

- 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 SF-2 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.

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



Kimley-Horn  
and Associates, Inc.

10415 Morado Circle  
Building I, Suite 300  
Austin, Texas  
78759

February 1, 2010

City of Austin  
Planning and Development Review  
505 Barton Springs Road  
Austin, Texas 78704

Re: Colonial Grand at Cityway  
Rezoning to MF-3

To Whom It May Concern:

Colonial Properties Trust is the owner of approximately 23.97 acres at the northeast corner of FM 1626 and S. First Street. The property was previously part of an overall 27.96 acre tract. The property is currently zoned GR-MU-CO under ordinance No. 20060525-072.

On behalf of our client Colonial Properties Trust, we are requesting to rezone 23.97 acres out of the total 27.96 acres from GR-MU-CO to MF-3. The purpose for the rezone is that our client intends to develop a suburban garden style apartment complex as opposed to an urban style apartment development requiring compliance with the commercial design standards.

The existing GR-MU-CO zoning ordinance has three conditions associated with it and it is our intent that these same conditions shall apply to the rezoning of the 23.97 acres to MF-3. The sole intent for the rezoning application is to remove the commercial design standards requirements from the property.

Please let me know if you need any additional information to process the application and we appreciate in advance a positive staff recommendation.

Very truly yours,  
KIMLEY-HORN AND ASSOCIATES, INC.

Joseph G. Willrich, P.E.

Attachments: Ordinance No. 20060525-072



## 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](http://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: C14-2010-0042

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 27, 2010, Planning Commission  
May 27, 2010, City Council

Pamela Christensen  
Your Name (please print)

☒ I am in favor  
☐ I object

7800 Southwest Parkway #1511  
Your address(es) affected by this application Austin, TX 78735

Pamela A. Christensen 4/19/2010  
Signature Date

Daytime Telephone: 512 494 5821

Comments: Looks OK to me now,  
as long as things don't change  
from my conversation w/Wendy,  
who was most helpful & very  
polite! Thanks again Wendy!  
PC

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

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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.

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Case Number: C14-2010-0027

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2010, Zoning & Planning Commission

May 27, 2010, City Council

☐ I am in favor  
☒ I object

Your Name (please print)

Howard P. Smith

Your address(es) affected by this application

307 E FM 1626

Signature

Howard P. Smith

Daytime Telephone:

512-682-7331

Date

4/13/2010

Comments:

Development in the area has

grown significantly in this area in the last ten years.

The roadways (especially FM 1626) has NOT.

We have congestion now.

Study traffic patterns at FM 1626 & 115th.

FM 1626 & surrounding access roads at 115th.

23 acres of apartments = ~ 2000 more people??

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810