

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0054 – Chisholm Lane

DISTRICT: 5

ZONING FROM: DR

TO: SF-2

ADDRESS: 9110 Chisholm Lane

SITE AREA: 1.5 acres

PROPERTY OWNER: Paula Lantz

AGENT: Spyglass Realty & Investments
(Matthew Edwards)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence (standard lot) (SF-2) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 16, 2019: APPROVED SF-2-CO DISTRICT ZONING AS AGREED TO BETWEEN THE OWNER AND THE NEIGHBORHOOD WITH THE -CO FOR A MAXIMUM OF 2 SINGLE FAMILY RESIDENCES, HEIGHT IS LIMITED TO A SINGLE STORY AND A FRONT SETBACK EQUAL TO THAT OF THE EXISTING RESIDENCE (NOTE: HEIGHT AND SETBACK FIGURES WILL BE PROVIDED PRIOR TO COUNCIL).

[D. KING; A. DENKLER – 2ND] (7-0) A. AGUIRRE, N. BARRERA-RAMIREZ, J. KIOLBASSA, E. RAY – ABSENT

June 4, 2019: **APPROVED A POSTPONEMENT BY THE APPLICANT TO JULY 16, 2019**
[A. DENKLER; A. AGUIRRE – 2ND] (8-0) A. TATKOW – OFF THE DAIS; N. BARRERA-RAMIREZ; E. GOFF – ABSENT

May 7, 2019: **APPROVED A POSTPONEMENT TO JUNE 4, 2019**
[D. KING; A. TATKOW – 2ND] (9-0) N. BARRERA-RAMIREZ – ABSENT; 1 VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:

June 6, 2019: **APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 20, 2019.**
VOTE: 10-0, COUNCIL MEMBER HARPER-MADISON – OFF THE DAIS

June 20, 2019: **APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 8, 2019. VOTE: 11-0.**

August 8, 2019:

ORDINANCE NUMBER:ISSUES:

After the Zoning and Platting Commission meeting, the Owner and the Neighborhood reached agreement that the two, single-story residences would be limited to 25 feet in height with a minimum setback of 95 feet. Please refer to correspondence at the back of the report.

The Owner and Agent met and discussed the proposed rezoning with residents of Chisholm Lane on Sunday, July 14, 2019. A valid petition of 84.93% has been filed by the adjacent property owners in opposition to this rezoning request. Petition materials and comment response forms are located at the back of the Staff report.

CASE MANAGER COMMENTS:

The subject property is developed with one single family residence, is located on Chisholm Lane and has been zoned development reserve (DR) district since its annexation into the City limits in November 1984. Chisholm Lane consists of unplatted tracts and subdivided lots that range between approximately 0.18 acres and 1.5 acres in size. In general, the smaller platted lots have SF-2, single family residence-standard lot zoning (approximately 35% of all residential lots on Chisholm Lane) and the larger tracts / lots have DR zoning (approximately 65%). There was one rezoning to SF-2 at the northwest end of the cul-de-sac in November 1995, and otherwise there have been no rezoning case histories on Chisholm Lane which indicates that the existing DR and SF-2 zonings were assigned upon annexation and have remained unchanged since that time. There are standard sized single family residential lots to the west in the Texas Oaks subdivision and east of Chisholm Lane in the Buckingham Estates subdivision (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested rezoning to the single family residence – standard lot (SF-2) district in order to subdivide the property and create up to three additional single family residential lots, plus remodel the existing residence, for a total of four residences.

BASIS OF RECOMMENDATION:

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

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

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

Staff thinks that SF-2 zoning is compatible with the single family residential character of Chisholm Lane, and with the adjacent properties which have SF-2 zoning.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------|--------------------------------------------------------|
| <i>Site</i> | DR | One single family residence |
| <i>North</i> | DR; SF-2 | Single family residences |
| <i>South</i> | DR; SF-2 | Single family residences |
| <i>East</i> | DR; SF-2 | Single family residences |
| <i>West</i> | SF-2 | Single family residences in the Texas Oaks subdivision |

NEIGHBORHOOD PLANNING AREA: Not ApplicableTIA: Is not requiredWATERSHED: Slaughter Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS: Casey Elementary School Paredes Middle School Akins High SchoolNEIGHBORHOOD ORGANIZATIONS:

242 – Slaughter Lane Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Organization
 1578 – South Park Neighbors 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|----------------------------------------------------------------------------|------------|------------|--------------------|
| C14-95-0110 – Western Ridge Estates – 8710 (and 8712) Chisholm Ln | DR to SF-2 | To Grant | Apvd (11-02-1995). |

RELATED CASES:

The property was annexed into the City limits on November 15, 1984.

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|---------------|---------|--------------|----------------|-----------|---------------|-------------------------------|
| Chisholm Lane | 46 feet | 16 – 18 feet | Local | No | No | No |

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the west side of Chisholm Trail on a 1.50 acre tract, which contains a single family residence. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing to the north and south; to the south is also two day care centers; to the east is single family housing and a meditation center; and to the west is single family housing and Casey Elementary School. The proposal is to obtain single family zoning for the existing residential use and subdivide the property for up to 3 residential lots.

Imagine Austin

The property is located 1,200 ft. from an Activity Corridor and well within an existing single family neighborhood in South Austin. Based on comparative scale of this site relative to other residential uses in this area, which furthers consistency along the block, and the property not being located along an Activity Corridor, this case falls below the scope of Imagine Austin, and consequently the plan is neutral on the proposed rezoning.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, 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 Slaughter 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. The site is in the Desired Development Zone.

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 Gross Site Area</i> | <i>% of Gross Site Area with Transfers</i> |
|--------------------------------------------------|-----------------------------|--------------------------------------------|
| Single-Family (minimum lot size 5750 sq. ft.) | 50% | 60% |
| Other Single-Family or Duplex | 55% | 60% |
| Multifamily | 60% | 70% |
| Commercial | 80% | 90% |

According to floodplain maps there is no floodplain within or adjacent to the project location.

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 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family residential. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

Chisholm Lane requires 50 feet of right-of-way in accordance with the Transportation Criteria Manual (TCM). 25 feet of right-of-way should be dedicated from the centerline of Chisholm Lane at the time of subdivision plat in accordance with LDC 25-6-55; TCM, Tables 1-7, 1-12.

Austin Water Utility

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 Austin Water for compliance with City criteria and suitability for operation and maintenance.

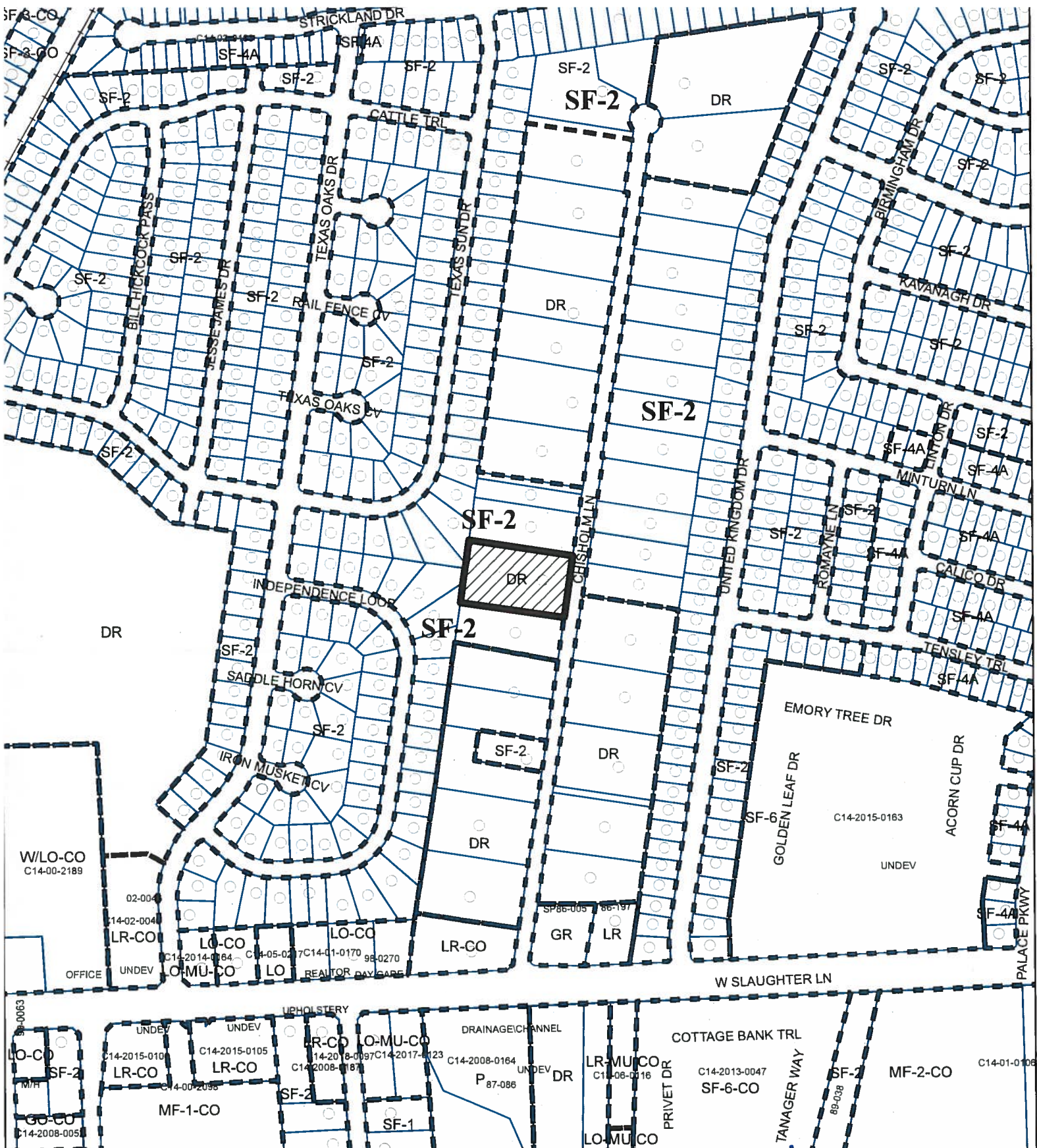
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide adequate service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
A-1: Aerial Map
Zoning Petition and Petition Results
Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0054

EXHIBIT A

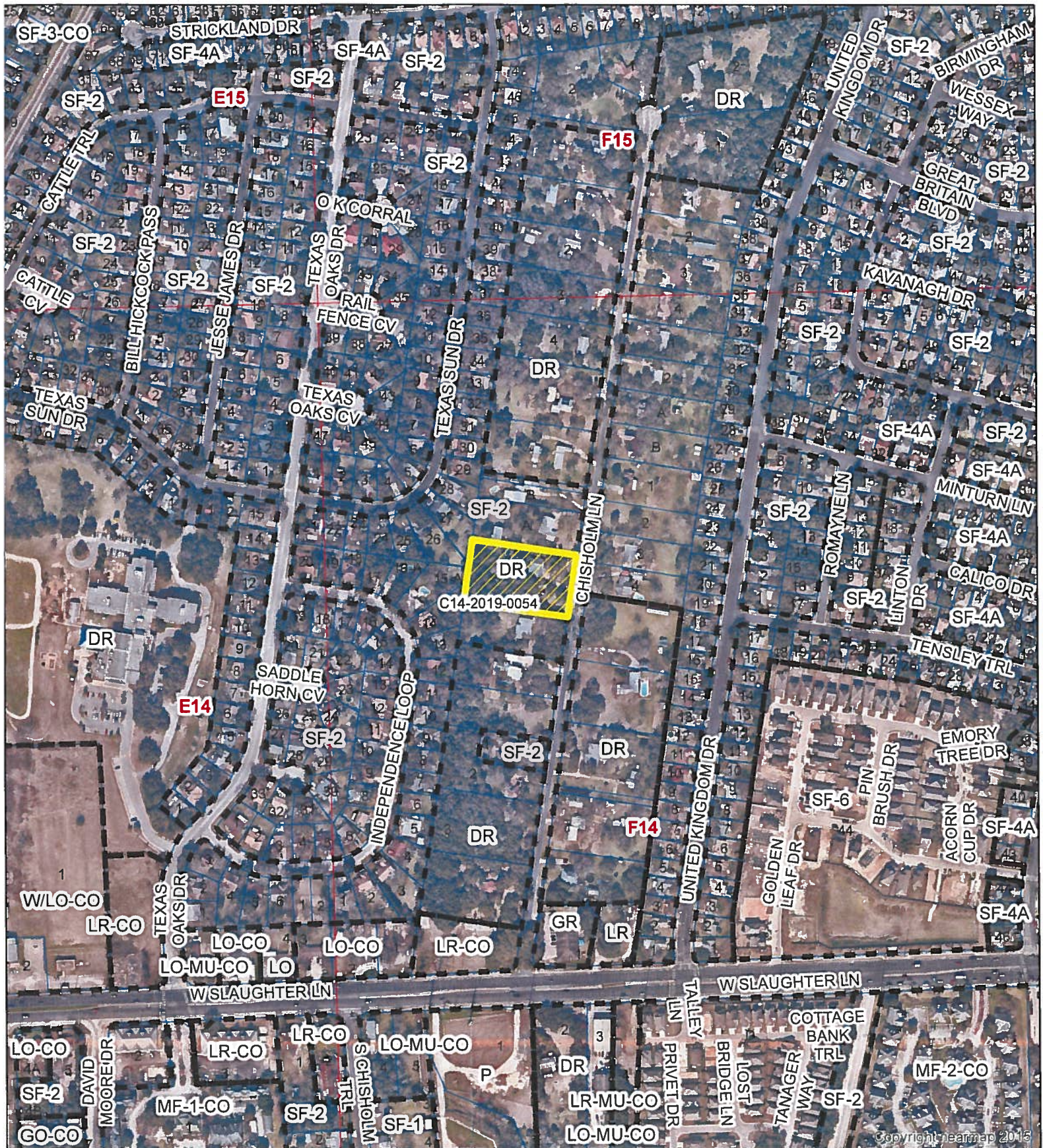
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 5/10/2019



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 400'

CHISHOLM LANE

Exhibit A-1

ZONING CASE#: C14-2019-0054

LOCATION: 9110 CHISHOLM LANE

SUBJECT AREA: 1.5 ACRES

GRID: F15

MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No

PETITION

Date: May 18, 2019

File Number: C14-2019-0054

Address of Rezoning

Request: 9110 Chisholm Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than DR.

The Chisholm Lane property owners feel that the proposed zoning change would negatively impact neighborhood safety and the residents' well-being. Chisholm Lane is a narrow street (average width is 16') without curbs. There is no paved shoulder and there are no sidewalks. There are simple bar ditches running on either side of the road. This makes it difficult for cars to pass and impossible for large trucks and vans to maneuver without driving the length of the street and using the cul de sac at the termination of the street to turn around. There are 33 houses on Chisholm Lane at present. A zoning change would allow additional homes to be built and until the City upgrades the street it is unsafe to add additional traffic flow.

Note: Property owners are indicated by an asterisk - those within 500' of proposed zoning change marked with a circled asterisk (*). All other signatures are residents (care-takers of property or rental occupants)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| | Signature | Printed Name | Address |
|-----|-----------------------|----------------|----------------------|
| (*) | <u>Karen Wolffe</u> | Karen Wolffe | 9203 Chisholm Lane |
| | <u>Terry Hirsch</u> | TERRY HIRSH | 9203 Chisholm Ln. |
| | <u>Robert Bayless</u> | ROBERT BAYLESS | 8710 CHISHOLM LN |
| | <u>Cruz Garcia</u> | Cruz GARCIA | 8808 Chisholm |
| (*) | <u>L.H. White</u> | L.H. WHITE | 9006 CHISHOLM LA. |
| | <u>Frances Garcia</u> | FRANCES GARCIA | 8808 N. Chisholm Ln. |
| | <u>Margie White</u> | Margie White | 9006 Chisholm Ln. |
| | <u>Steve Stone</u> | STEVE STONE | 9001 CHISHOLM LN. |

Signature

Printed Name

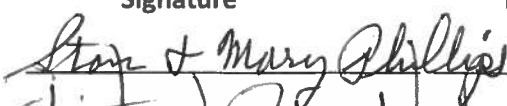
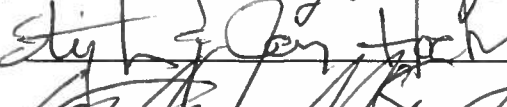
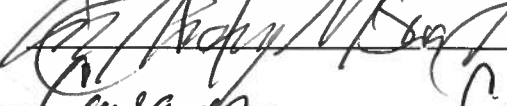
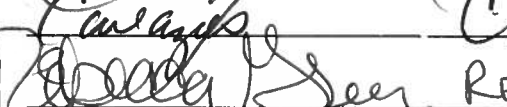
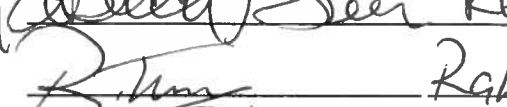
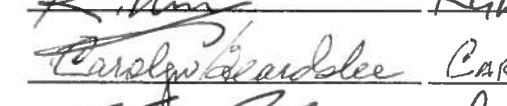


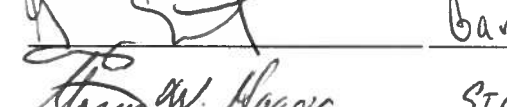
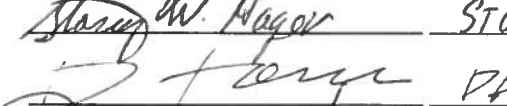
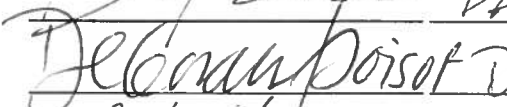
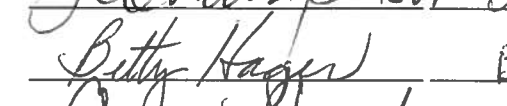

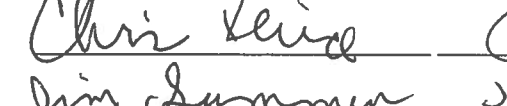
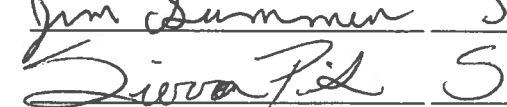
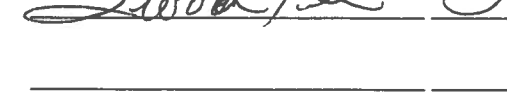

Address

| | | | |
|-----|----------------------|----------------------|-----------------------------|
| | Kim Stone | Kim Stone | 9001 Chisholm La. |
| (*) | Robert E. Beardslee | Robert E. Beardslee | 9109 Chisholm Lane |
| (*) | David J. Kott | DAVID J. KOTT | 9200 Chisholm La |
| (*) | Bruce Van Wart | Bruce Van Wart | 9106 Chisholm Lane |
| (*) | Maya Farnsworth | Maya Farnsworth | 9106 Chisholm Lane |
| (*) | Thea B. Pierce | Thea B. Pierce | 9000 Chisholm Lane |
| (*) | Mark A. Pierce | Mark A. Pierce | 9000 Chisholm Lane |
| | Karen Traylor | Karen Traylor | 8904 Chisholm Lane |
| | Randall E. Zimmerman | Randall E. Zimmerman | 8904 Chisholm Lane |
| (*) | Jeffrey T. Bennett | Jeffrey T. Bennett | 9003 Chisholm Lane |
| | Beatrice Bennett | Beatrice Bennett | 9003 Chisholm Lane |
| | Susan Lippman | SUSAN LIPPMAN | 8903 Chisholm Ln |
| | Tina Phifer | Tina Phifer | 9301 Chisholm Ln |
| | Liz Piegum | LIZ PIEGUM | 9301 CHISHOLM LN |
| (*) | Andrew Pfullmann | Andrew Pfullmann | 9210 Chisholm |
| | Rosa Pfullmann | Rosa Pfullmann | 9210 Chisholm Ln |
| | Maria Teresa Aguillo | MARIA TERESA AGUILLO | 8900 Chisholm Lane |
| | Anna M. Aguillo | Anna M. Aguillo | 8900 Chisholm Ln |
| | Dawn Rush Dotson | Dawn Rush Dotson | 8717 Chisholm Ln |
| | Paul Stephenson | Paul STEPHENSON | 8809 Chisholm Di |
| | Manda Freytag | Manda Freytag | 8809 Chisholm Lane |

Signature

Printed Name

Address

| | | |
|-------------------------------------------------------------------------------------|----------------------|--------------------------------------|
|  | STAN & MARY PHILLIPS | 8804 CHISHOLM LN 78748 |
|  | STEPHAN & JAN HOCK | 8714 CHISHOLM LN 78748 |
|  | CINDY CARRAWAY | 9007 CHISHOLM LN AUSTIN, TX 78748 |
|  | REBECCA GREEN | 8905 CHISHOLM LANE AUSTIN, TX 78748 |
|  | RAHIME TUNC | 8903 Chisholm Lane Austin, TX, 78748 |
|  | CAROLYN BEARDSLEE | 9109 CHISHOLM LN |
|  | ROBERT PULLMANN | 9212 Chisholm Ln |
|  | MARK CARDER | 9104 CHISHOLM LN |
|  | GARY STROUD | 9206 Chisholm Lane |
|  | STACEY W. HAGER | 9215 Chisholm Ln. |
|  | DAVID A. TONER | 9207 CHISHOLM LN |
|  | DEBORAH POISOT | 9207 CHISHOLM LN 78748 |
|  | BETTY HAGER | 9215 Chisholm Ln 78748 |
|  | GWEN STROUD | 9206 Chisholm Ln |
|  | CHRIS REINA | 8905 Chisholm Lane |
|  | JIM SUMMERS | 8901 CHISHOLM LANE |
|  | SIERRA PILGRIM | 9216 Chisholm Lane |




Date: May 18, 2019

Contact Name: Karen Wolfe

Phone Number: 512.799.2666



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0054

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Created: 3/8/2019

PETITION

Date: May ²⁴18, 2019

File Number: C14-2019-0054

Address of Rezoning



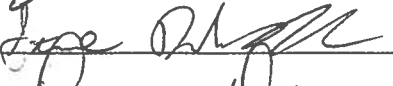
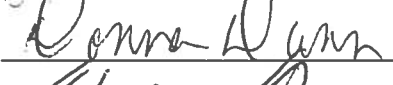
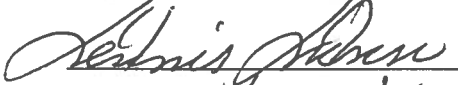



Request: 9110 Chisholm Lane

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| Signature | Printed Name | Address |
|-------------------------------------------------------------------------------------|---------------------|------------------------|
|  | Eric Palecek | 9015 Texas Sun Drive |
|  | Jesse Aleman | 9013 Texas Sun Drive |
|  | Stephanie Rodriguez | 9013 Texas Sun Drive. |
|  | DONNA DUNN | 9011 Texas Sun Dr |
|  | DENNIS DUNN | 9011 Texas Sun Dr |
|  | Ann Kwoedl | 9017 Texas Sun Dr |
|  | Richard Kwoedl | 9017 Texas Sun Dr |
|  | AARON CAPPS | 9211 Independence Loop |


Signature


Printed Name

Address

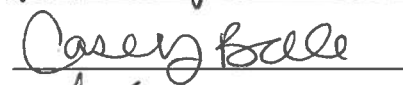
 Erin Capps 9211 Independence Loop Austin 78748

 Suzanne Kary 9212 Independence Loop 78748

 MARY HOUSTON 9405 TEXAS OAKS DR.,


 CHARLES R. Schach 9223 Independence Loop 78748

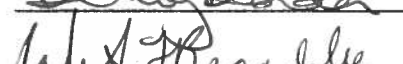
 ROBERT KARSTENS 9221 Independence Loop 78748

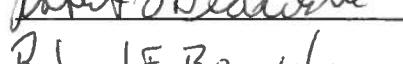
 Casey Ball 9219 Independence Loop 78748

 Aaron Ball 9219 Independence Loop 78748

 Chase Bearden 9008 Texas Sun Dr. 78748 78748


 Bethany Bearden 9008 Texas Sun Dr 78748

 Robert F. Beardslee 9109 Chisholm Ln. 78748

 Robert F. Beardslee 9105 Chisholm Ln 78748

 John K. Beardslee 9105 Chisholm Ln 78748

 DARLA JACKSON 9209 Independence Loop 78748

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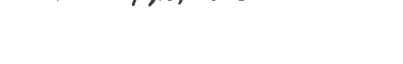
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24
Date: May 18, 2019

Contact Name: Karen Wolff

Phone Number: 512.799.2666

Case Number:
C14-2019-0054

PETITION

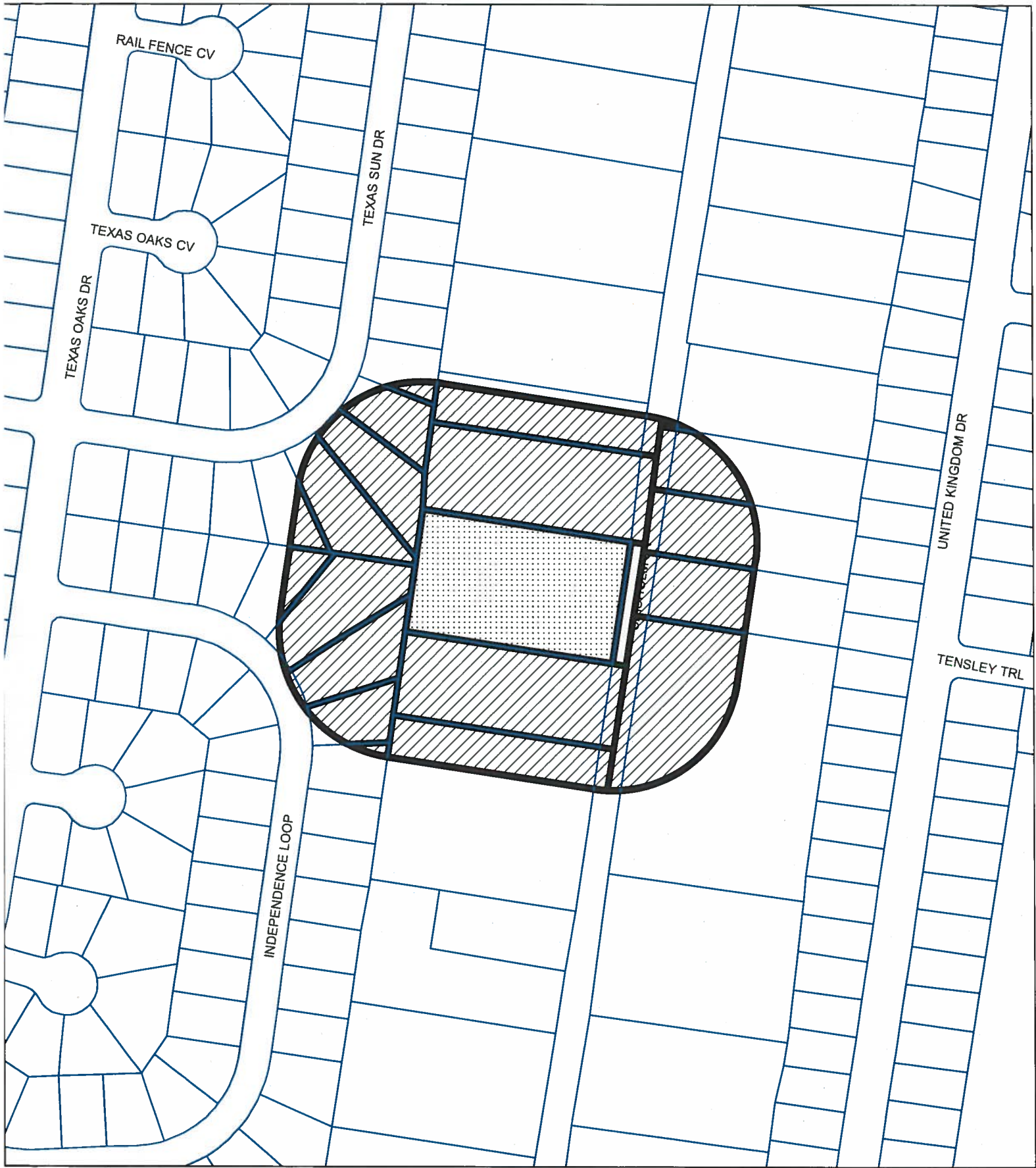
Date: **5/29/2019**




Total Square Footage of Buffer: 336910.5293

Percentage of Square Footage Owned by Petitioners Within Buffer: 84.93%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

| TCAD ID | Address | Owner | Signature | Petition Area | Percent |
|--------------|------------------------------|--------------------------------------------|-----------|------------------|---------------|
| 0428150140 | 9013 TEXAS SUN DR 78748 | ALEMAN JESSE DANIEL & STEPHANIE RODRIGUEZ | yes | 16447.57 | 4.88% |
| 0428150206 | 9109 CHISHOLM LN 78748 | BEARDSLEE ROBERT F | yes | 18080.94 | 5.37% |
| 0428150208 | CHISHOLM LN 78748 | BEARDSLEE ROBERT FRANK | yes | 11855.56 | 3.52% |
| 0428150207 | 9105 CHISHOLM LN 78748 | BURCHARD JOHN KENNETH | no | 17308.25 | 0.00% |
| 0428150128 | 9211 INDEPENDENCE LOOP 78748 | CAPPS AARON & ERIN | yes | 21063.42 | 6.25% |
| 0428150105 | 9104 CHISHOLM LN 78748 | CARDER MARK D & EMILY C CARDER | yes | 22227.01 | 6.60% |
| 0428150141 | 9011 TEXAS SUN DR 78748 | DUNN DENNIS & DONNA | yes | 10380.39 | 3.08% |
| 0428150106 | 9106 CHISHOLM LN 78748 | FARNSWORTH MAYA & BRUCE GARRET VAN WART | yes | 49657.24 | 14.74% |
| 0428150125 | 9217 INDEPENDENCE LOOP 78748 | GREENE THOMAS E | no | 850.00 | 0.00% |
| 0428150129 | 9209 INDEPENDENCE LOOP 78748 | JACKSON DENNIS JOE & DARLA MAR DARLA MARIE | yes | 4388.12 | 1.30% |
| 0428150138 | 9017 TEXAS SUN DR 78748 | KNOEDL RICHARD F | yes | 3322.15 | 0.99% |
| 0428150209 | 9007 CHISHOLM LN 78748 | LEACH PAUL L | no | 365.39 | 0.00% |
| 0428150108 | 9200 CHISHOLM LN 78748 | NORDBY DAVID O & KAREN L | yes | 47082.03 | 13.97% |
| 0428150139 | 9015 TEXAS SUN DR 78748 | PALECEK ERIC | yes | 16721.01 | 4.96% |
| 0428150127 | 9213 INDEPENDENCE LOOP 78748 | RAMSEY ROBERT L & LINDA S | no | 16803.14 | 0.00% |
| 0428150126 | 9215 INDEPENDENCE LOOP 78748 | SCIOTO PROPERTIES SP-16 LLC | no | 9506.54 | 0.00% |
| 0428150142 | 9009 TEXAS SUN DR 78748 | STEARNS WILLIAM | no | 1573.29 | 0.00% |
| 0428150109 | 9206 CHISHOLM LN 78748 | STROUD GARY B | yes | 23649.18 | 7.02% |
| 0428150204 | 9203 CHISHOLM LN 78748 | WOLFFE KAREN E | yes | 41276.68 | 12.25% |
| Total | | | | 332557.91 | 84.93% |



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

Case#: C14-2019-0054



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Rhoades, Wendy

From: ~~plantz5021@outlook.com~~
Sent: Wednesday, May 22, 2019 6:02 PM
To: Rhoades, Wendy
Cc: Matt@spyglassrealty.com
Subject: 9110 Chisholm

Ms. Rhoades,

I would respectfully like to request a postponement of the Public Hearing for rezoning 9110 Chisholm Lane from June 4 to June 18, 2019.

It has come to my attention that a number of the neighbors are opposed to the rezoning, and I would like additional time to address their concerns.

Sincerely,

Paula Lantz

Property owner and Applicant

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.austintexas.gov/planning.

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: C14-2019-0054

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 7, 2019, Zoning and Platting Commission;
June 6, 2019, City Council

Andrew Pfullmann

Your Name (please print)

☐ I am in favor
☒ I object

9210 + 9212 Chisholm Ln

Your address(es) affected by this application

Andrew Pfullmann

Signature

5/20/19
Date

Daytime Telephone: 512-785-9017

Comments: With three children, we
are concerned with the ~~safety~~ decreased safety
additional cars will bring to our
narrow street.

We also want to preserve the
character of our Chisholm Lane
neighborhood that we have
loved for the past 18 years.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Donna Dunn <~~rockrogh@gmail.com~~>
Sent: Tuesday, May 28, 2019 9:38 AM
To: Rhoades, Wendy
Subject: C14-2019-0054

Hi Wendy, I need a do-over, I should always compose elsewhere and then insert into mail. Spell check screws it up every time. Thanks

Dear Ms. Wendy Rhodes,

We received a notice on the case numbered C14-2019-0054. I live on 9011 Texas Sun Dr. The concern that me and my neighbors on Texas Sun have is regarding increased rainwater runoff from properties on Chisholm Lane. These properties, which back up to our properties, sit on higher ground. Any additional impervious surface as a result of this zone change will add runoff of rainwater onto our properties. This increase of rainwater runoff should be retained on the subject property so as not to cause any possible flooding in heavy and sustained events as we have experienced this spring. Thank you for the notice of this zone change and your attention to this concern. I will be out of town on the day of this hearing, otherwise, I would attend. If for any reason, you would like to contact me, I can be reached at 505-259-9398 or at ~~rockrogh@gmail.com~~.
Regards,
Donna Dunn

Rhoades, Wendy

From: ~~j.lantz.5821@aol.com~~
Sent: Wednesday, May 22, 2019 6:29 PM
To: Rhoades, Wendy
Cc: Matt@spyglassrealty.com
Subject: 9110 Chisholm, City Council Public Hearing

Ms. Rhoades,

I respectfully request to postpone the June 6th City Council Public Hearing from June 6th to June 20th. It has come to my attention that some of the neighbors are opposed to rezoning the property, and I would like some additional time to address their concerns.

Paula Lantz

Property owner and Applicant

Rhoades, Wendy

From: ~~karenwolffe@gmail.com~~
Sent: Thursday, May 30, 2019 11:27 AM
To: Rhoades, Wendy
Subject: ZAP meeting June 4

Wendy,

Thank you for sharing the correspondence you've received from the investor from California, Paula Lantz, and her realtor/developer, Matt Edwards, in which they ask for a postponement of the June 4, 2019 ZAP meeting concerning rezoning 9110 Chisholm Lane (case number C14-2019-0054).

Please be advised that the neighbors on Chisholm Lane, Independence Loop, and Texas Sun have received no correspondence from either party requesting the postponement nor has there been any outreach to discuss our concerns. We would like to ask that the meeting be held as scheduled on June 4. Many of us have scheduling conflicts on June 18 and July 2 – the next available dates for a rescheduled meeting.

We wanted to advise you of this in writing so that you can include our response in the public record.

Thank you, Karen

Karen Wolffe, Ph.D.
9203 Chisholm Lane
Austin, TX 78748
512.799.2666

~~karenwolffe@gmail.com~~

Rhoades, Wendy

From: ~~jane@spyglassrealty.com~~
Sent: Friday, May 31, 2019 10:59 AM
To: Rhoades, Wendy
Cc: Matt@spyglassrealty.com
Subject: Continuance of June 4th Public Hearing
Attachments: Support for Continuance Request.docx

Wendy,
I've attached my response to Dr. Wolfe's objections to the Continuance.
Matt will be there Tuesday evening. Unfortunately I am unable to attend due to circumstances beyond my control.
Please include it in the material that goes out to the Commission today.
Thanks
Paula

Ms. Rhoades,

I understand that Dr. Wolffe is opposing the request to Continue my Public Hearing item from the Zoning and Planning Commission Meeting on June 4th to the meeting of the 18th.

I was prepared to discuss the request for a Zone Change at the May 7th Meeting. However, when I arrived, I learned there were special circumstances that would automatically postpone any Public Hearing where people were requesting to speak. I was not aware of that before. I knew my item would be after the Mobile Home Parks, and was prepared to wait my turn. However, there were residents present who opposed the Zone Change and wanted to speak. One of them mentioned there were others who didn't come because they thought it would be Continued automatically. Wanting to be respectful of the residents' desire to participate, I agreed for it to be Continued to June 4th.

Last week I learned that a petition opposing the zone change had been received, signed by several residents, so I immediately requested that the Public Hearing be Continued so that I would have time to meet with them in order to address their concerns. Having only their residential addresses on the petition, I was limited to contacting them by mail, and there wasn't enough time for me to do that and set up a convenient meeting time, or times, given the holiday weekend.

If the 18th is not convenient for residents, I am certainly open to Continuing it to a date that is, at least within the next two months. Perhaps July 16th would work.

Since the first Continuance was out of my control, I do hope that the Commission will grant my request for this one, due to the recent submission of petitions, and my need for time to address the concerns of the residents.

Sincerely,

Paula Lantz

Property owner and Applicant


9110 CHISHOLM LN

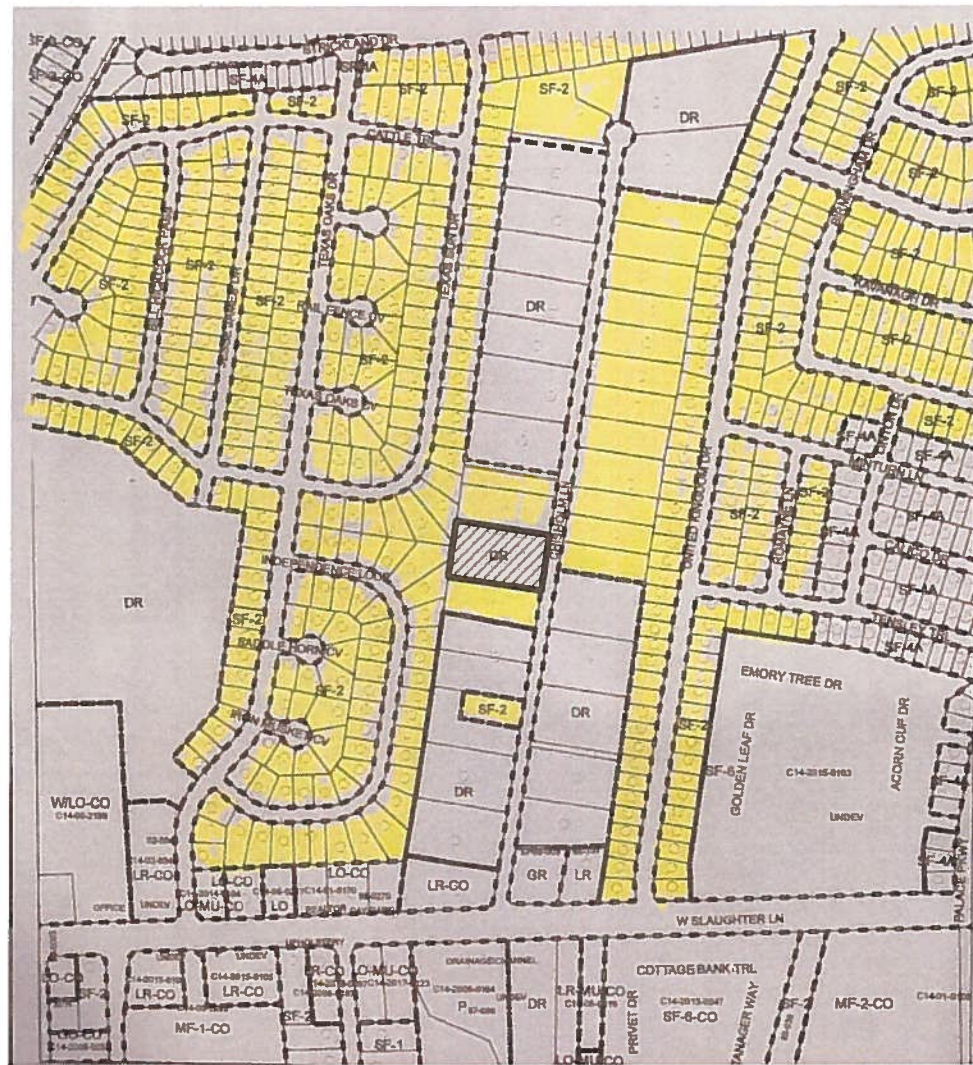


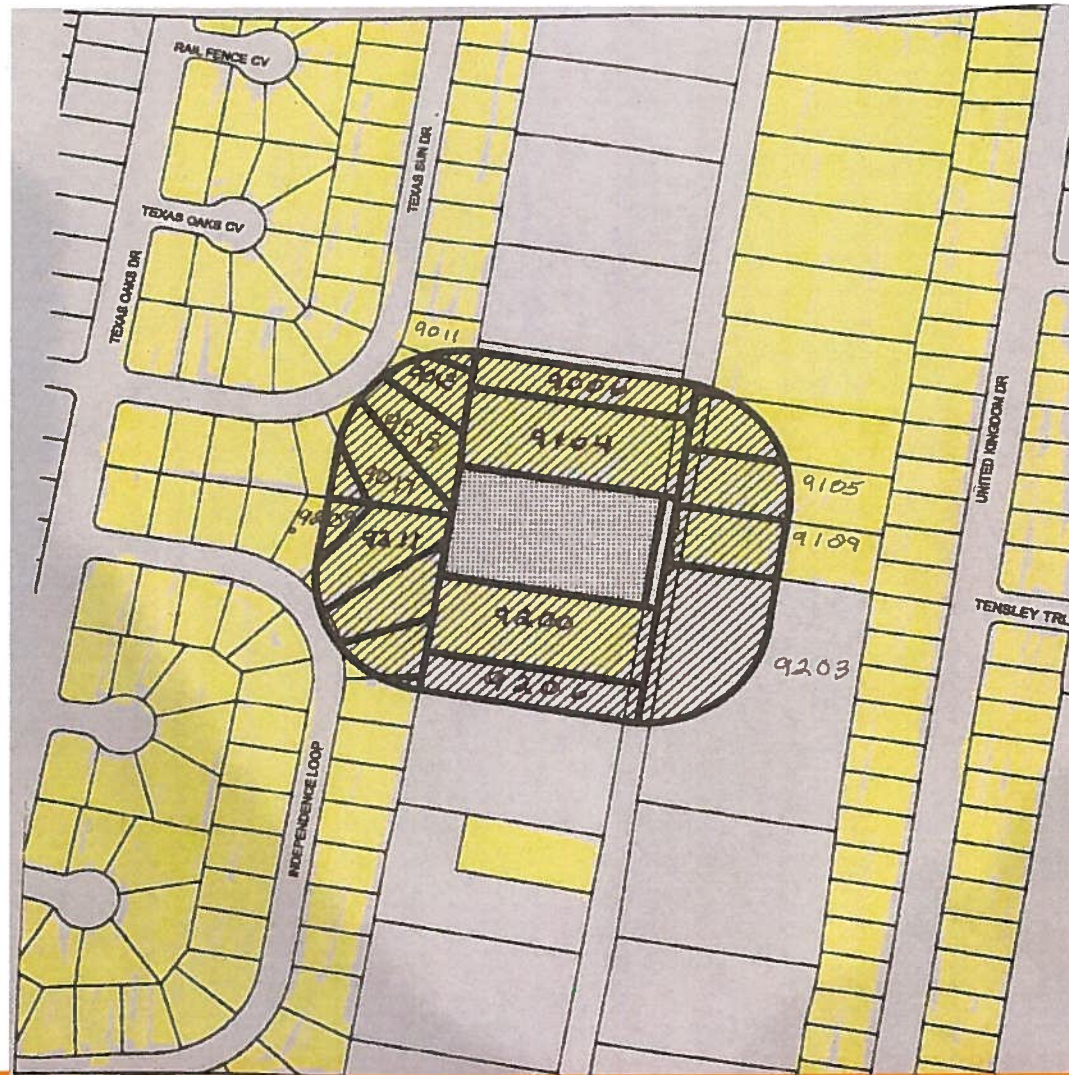
Development Reserve (DR)

Development Reserve district is intended for a temporary use or a use that will not commit land to a particular use pattern or intensity.

A DR district designation may be applied to a use located on land for which: adequate public services or facilities are not available; economic, demographic, and geographic data is not available; or land use and urban development policies have not been completed.







EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|-------|----------|--------------------------------------------------------|
| Site | DR | One single family residence |
| North | DR; SF-2 | Single family residence |
| South | DR; SF-2 | Single family residence |
| East | DR; SF-2 | Single family residence |
| West | SF-2 | Single family residences in the Texas Oaks subdivision |

Rhoades, Wendy

From: Rhoades, Wendy
Sent: Monday, July 22, 2019 11:04 AM
To: Stacey Hager
Subject: RE: Wording for Chisholm Lane Conditional Overlay

Betty,
Thank you for sending the specifics for the Conditional Overlay.
I will incorporate the -CO into the rezoning ordinance request.
Wendy

From: Stacey Hager [mailto:~~stacey.hager@hotmail.com~~]
Sent: Friday, July 19, 2019 4:34 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: ~~karenwolffe@gmail.com, jlantz5821@aol.com~~
Subject: Wording for Chisholm Lane Conditional Overlay

Chisholm Lane SF2-CO
Conditional Overlay height of Single Story and distance for Set Back:

"A single-story house not to exceed 25' with a set back from the property line of at least 95'."

Thank you for your help with this zoning change.

Betty Hager, Chisholm Lane Homeowners