

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0155 – 3303 Manor Road DISTRICT: 1

ZONING FROM: CS-V-CO-NP, CS-CO-NP and SF-3-NP

TO: CS-MU-V-CO-NP SITE AREA: 2.882 Acres

ADDRESS: 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road

PROPERTY OWNERS: AGENT:
The Urban Groundskeeper (Glenn F. Cooper) Drenner Group, PC (Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to CS-MU-V-CO-NP which includes keeping the current conditional overlay as follows:

1. A 15-foot wide vegetative buffer shall be provided and maintained along the west property line adjacent to Tillery Street and along the south property line adjacent to the property developed or zoned residential. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. Adult oriented businesses, Automotive sales, Campground, Drop-off recycling collection facility, Equipment repair services, Exterminating services, Kennels, Limited warehousing and distribution, Monument retail sales, Outdoor sports and recreation, Transitional housing, Veterinary services, Agricultural sales and services, Building and maintenance services, Convenience storage, Electronic prototype assembly, Equipment sales, Funeral services, Laundry services, Maintenance and service facilities, Outdoor entertainment, Pawn shop services, and Vehicle storage shall be prohibited.

Staff also recommends adding the condition that the property be subject to the attached Neighborhood Traffic Analysis that will be attached by Public Restrictive Covenant. (*Please see Exhibit D- Neighborhood Traffic Analysis*). For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 24, 2019:

August 13, 2019: To grant postponement to August 13, 2019 as requested by Staff, on consent, (9-0). [C. Kenny- 1st, G. Anderson- 2nd; A. Azhar, P. Howard, R. Schneider, and P. Seeger- Absent]

July 9, 2019: To grant postponement to August 13, 2019 as requested by Staff, on consent, (11-0). [P. Seeger- 1st, A. Azhar- 2nd; T. Shaw, J. Thompson- Absent]

June 25, 2019: To grant postponement to July 9, 2019 as requested by Staff, on consent, (11-0). [P. Howard- 1st, C. Kenny- 2nd; P. Seeger, J. Shieh- Absent]

CITY COUNCIL ACTION:

August 8, 2019:

ORDINANCE NUMBER:

ISSUES:

The proposed rezoning is for 2.882 acres of land located at the southeast corner of Manor Road and Tillery Street. This portion of Manor Road is a Future Core Transit Corridor (CTC), making it eligible for vertical mixed use (VMU) development. The Applicant also proposes retaining the conditional overlay that is currently attached to the site.

CASE MANAGER COMMENTS:

The proposed rezoning is for 2.882 acres of land located at the southeast corner of Manor Road and Tillery Street. The property includes construction sales and services land use. Three zoning districts are found on the site—immediately at the intersection of Manor and Tillery is CS-V-CO-NP; further south along Tillery Street is CS-CO-NP; and the eastern portion of the property that fronts Manor Road is land zoned SF-3-NP. The portion of the property that is zoned SF-3-NP contains a branch of Tannehill Branch and is constrained by floodplain and significant topography. Immediately east of the rezoning area are properties zoned GR-V-CO-NP, GR-CO-NP, and SF-3-NP. These properties are developed with personal services, single family and duplex residential land uses. Immediately south of the property are lots zoned SF-3-NP that are developed with single family and duplex residential uses. Across Tillery Street to the west is property zoned CS-MU-CO-NP that is developed with a mixed use center containing art studios, film school, and related uses. Also across Tillery Street is property zoned CS-V-CO-NP that is used for construction sales and services. Across Manor Road to the north is property zoned CS-MU-V-NP that is developed with multifamily residential and personal services land uses. The property is subject to compatibility standards to the south and east. ***Please see Exhibits A, B, and C—Zoning Map, Aerial Exhibit, Topography Exhibit.***

The properties were rezoned in 2002 as part of the MLK Neighborhood Plan process and conditional overlays were established on the CS portions of the subject property. The following conditions apply to the CS-CO-NP area and CS-V-CO-NP areas:

1. A 15-foot wide vegetative buffer shall be provided and maintained along the west property line adjacent to Tillery Street and along the south property line adjacent to the property developed or zoned residential. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. The following land uses are prohibited on the property: Adult oriented businesses, Automotive sales, Campground, Drop-off recycling collection facility, Equipment repair services, Exterminating services, Kennels, Limited warehousing and distribution, Monument retail sales, Outdoor sports and recreation, Transitional housing, Veterinary services, Agricultural sales and services, Building and maintenance services, Convenience storage, Electronic prototype assembly, Equipment sales, Funeral services, Laundry services, Maintenance and service facilities, Outdoor entertainment, Pawn shop services, and Vehicle storage.

The Applicant does not propose removing the existing conditions. The Applicant proposes to consolidate the CS-V-CO-NP, CS-CO-NP and SF-3-NP tracts to comprise a single CS-MU-V-CO-NP property with consistent regulations across the entire property. This would make it possible to redevelop the site with a single cohesive project.

Staff supports the Applicant's request. The property is currently two lots with three distinct zoning districts. The only portion of the property that permits residential use is the undevelopable SF-3-NP

area. Mixed use zoning would allow a transition from the more commercial character of Manor Road to the residential neighborhood to the south and east. Since the property is adjacent to the Core Transit Corridor of Manor Road, Vertical Mixed Use zoning is appropriate. By combining the tracts, the property has also been analyzed under a single Neighborhood Traffic Analysis (NTA). This provides more transportation analysis than if the tracts were addressed separately. *(Please see Exhibit D- Neighborhood Traffic Analysis).*

Staff has received correspondence in favor and in opposition to the rezoning request. *Please see Exhibit E - Correspondence.*

BASIS OF RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*
 Adding the V designation to the entire property will make the CS-CO-NP and SF-3-NP portions of the property. Vertical mixed use zoning is common along this section of Manor Road, with CS-V-CO-NP, CS-MU-V-NP, and GR-V-NP properties in close proximity to the subject property.

2. *Zoning should allow for reasonable use of the property.*
 The property is currently two lots with three distinct zoning districts. The configuration and combination of these commercial and residential districts make it difficult to redevelop the site with a use appropriate for the location at the intersection of a collector and Core Transit Corridor.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-V-CO-NP, CS-CO-NP, SF-3-NP	Construction sales and services, Undeveloped
North	CS-MU-V-NP, PUD	Restaurants, Multifamily, Personal services, Parkland
South	SF-3-NP	Single family and residential
East	GR-V-CO-NP, GR-CO-NP, SF-3-NP	Personal services, single family and duplex residential
West	CS-V-CO-NP, CS-MU-CO-NP	Construction sales and services, Mixed use art studios, etc.

NEIGHBORHOOD PLANNING AREA: East MLK Combined NP Area

SCHOOLS:

Maplewood Elementary School Kealing Middle School McCallum High School

TIA: Please see Exhibit C- Neighborhood Traffic Analysis)

WATERSHED: Tannehill Branch

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	AISD
East Austin Conservancy	Preservation Austin
Del Valle Community Coalition	Anberly Airport Association
Austin Innerscity Alliance	Neighbors United for Progress
Friends of Austin Neighborhoods	Sierra Club
Neighborhood Empowerment Foundation	Mueller Community Associations
J.J. Seabrook Neighborhood Association	Bike Austin
Mueller Neighborhood Association	Austin Neighborhoods Council
East MLK Combined Neighborhood Plan Contact Team	Black Improvement Association

AREA CASE HISTORIES:

CITY FILE # / NAME	ZONING FROM & TO	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0140 Street & Bridge District Office	GR-V-NP and GR-NP to P-NP	08/13/2013- Withdrawn by Applicant	08/08/2013- Withdrawn by Applicant
C14-2011-0088 Tillery Street	LO-MU-NP to CS-MU-NP	01/24/2012: To grant CS-MU-CO-NP as rec by staff	02/09/2012: Approve CS-MU-CO-NP, Ord. No. 20120628-103

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks (along frontage)	Bicycle Route	Capital Metro (within ¼ mile)
Manor Road	70 feet	42 feet	Arterial	Yes	Yes, bike lane	Yes
Tillery Street	50 feet	30 feet	Collector	No	Yes, wide curb lane	Yes

OTHER STAFF COMMENTS:

COMPREHNSIVE PLANNING:

Connectivity- Public sidewalks are located on the west side of Tillery Street and north and south side of Manor Road. Bike lanes are also located along both sides of Manor Road. A transit stop is located 50 ft. from the subject property. The Walkscore for this area is 66/100, Somewhat Walkable, meaning some errands can be accomplished on foot. There are several mobility and connectivity options in this area.

The East MLK Neighborhood Plan (EMLKNP)- The EMNP Future Land Use Map (FLUM) designates this portion of the planning area (which begins at this parcel as ‘Mixed Use’ and ‘Recreation & Open Space.’ The Recreation & Open Space’ area is located on the floodplain and will remain open space. Zone CS-MU-V is permitted under the Mixed Use FLUM category. The following EMNP policies are applicable to this request:

Goal Two - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal Three Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Objective 3.1: Where zoning permits, promote neighborhood-oriented businesses and services such as restaurants, corners stores, and laundromats.

Goal Four - Promote the development and enhancement of the neighborhood's major corridors.

Objective 4.1: Allow mixed use development along major corridors and intersections.

Voluntary Design Guidelines

OBJECTIVE 1: Create well landscaped, pedestrian oriented convenience nodes within the neighborhood planning area.

Guideline 1.1: Encourage mixed-use structures and corner stores to bring around-the-clock vitality to the neighborhood. Live-work spaces and apartments over stores with balconies overlooking the street increases security for both residents and businesses and provides residents easy access to goods and services.

Action 5- Allow Mixed Use/Commercial on Airport Blvd., Manor Rd., and MLK Blvd. west of Tillery Street.

The policies and text taken from the EMNP and the FLUM appears to support mixed residential and commercial uses in this portion of the planning area.

Imagine Austin- The property is located along an 'Activity Corridor', which are characterized by a variety of activities and types of buildings that are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant to this case:

LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Conclusion- Based on this property being: (1) within an area designated as Mixed Use on the EMNP FLUM, which supports commercial and mixed use; (2) located along an 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map that supports mixed uses; and (3) the Imagine Austin policies referenced above that supports the a variety of land uses including mixed use, this proposed project appears to support the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannahill Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there may be floodplain within or adjacent to the project location. Based on the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone (CWQZ) exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

SITE PLAN

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use.

TRANSPORTATION

- TR1. Per LDC 25-6-101 (Ordinance No. 20170302-077), off-site transportation improvements and mitigations will be required at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.
- TR2. A Neighborhood Traffic Analysis is required for this project for access to Tillery Street. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Staff will contact Scott James (Scott.James@austintexas.gov) to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. Please pay the NTA fees with the Intake staff on the 4th floor. This comment will be cleared once the Memo is approved and the fees are paid.
- TR3. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane for all ages and abilities is recommended for Manor Road and a bike lane is recommended for Tillery Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101 for this zoning application. Please review the Bicycle Master Plan for more information.
- TR5. The Urban Trails Master Plan requires a Tier II trail along Manor Road (Eastlink Trail). Staff is in communication with the Urban Trails Program to determine the trail location and requirements for the zoning application. Right-of-way and/or easement dedications may be required upon further review. LDC 25-6-55. Please review the Urban Trails Master Plan for more information.
- TR6. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR7.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks (along frontage)	Bicycle Route	Capital Metro (within ¼ mile)
Manor Road	70 feet	42 feet	Arterial	Yes	Yes, bike lane	Yes
Tillery Street	50 feet	30 feet	Collector	No	Yes, wide curb lane	Yes

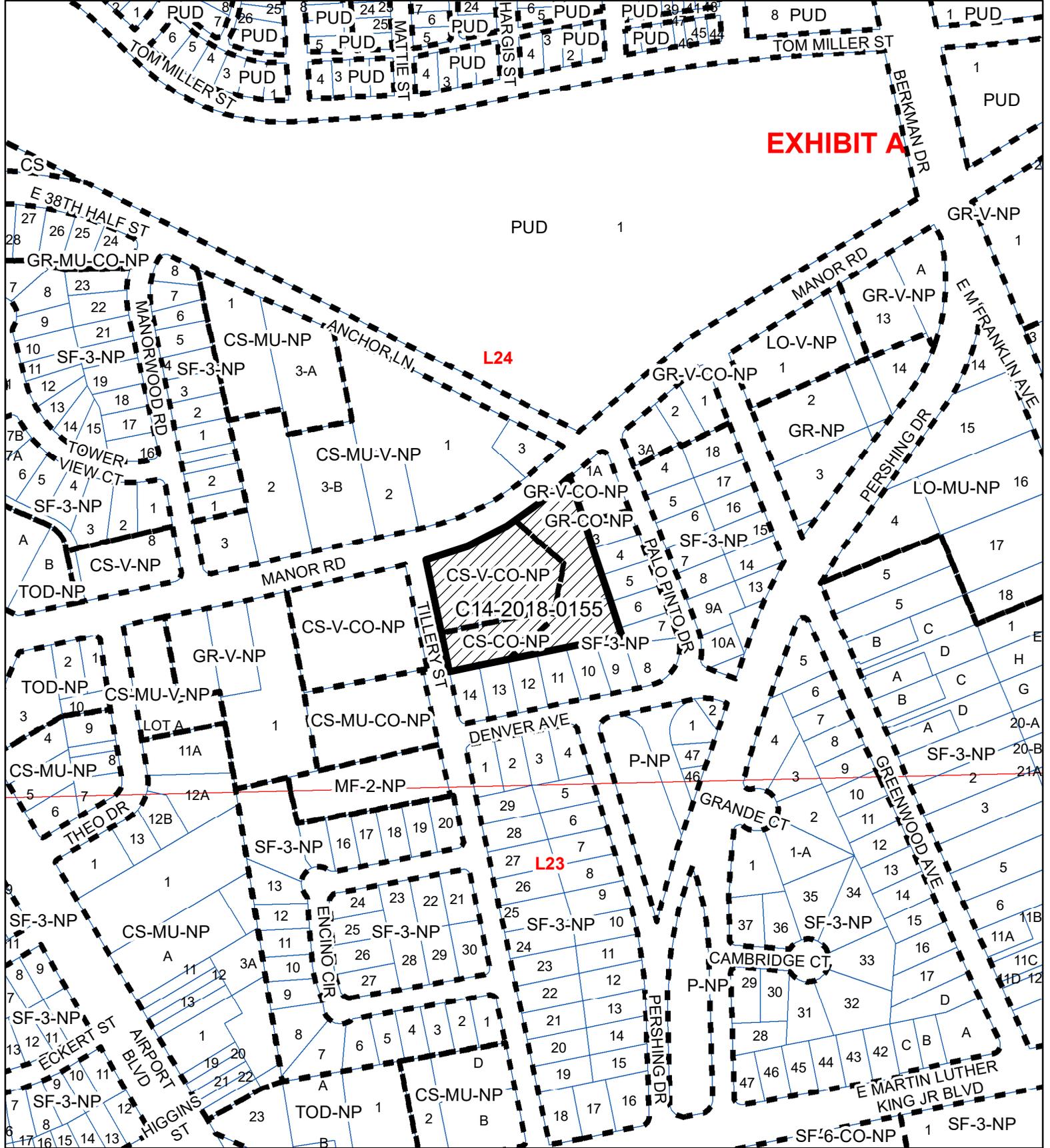
WATER UTILITY

1. 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. Water and wastewater utility plans 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Topography Exhibit
- D. Neighborhood Traffic Analysis (NTA)
- E. Correspondence

EXHIBIT A



3303 MANOR ROAD

ZONING CASE#: C14-2018-0155
 LOCATION: 2205 TILLERY ST., 2213 TILLERY ST.,
 & 3303 MANOR ROAD
 SUBJECT AREA: 2.882 Acres
 GRID: L24

MANAGER: Heather Chaffin

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 warranty is made by the City of Austin regarding specific accuracy or completeness.



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 300'





EXHIBIT B

3303 MANOR ROAD

ZONING CASE#: C14-2018-0155

LOCATION: 2205 TILLERY ST., 2213 TILLERY ST., & 3303 MANOR ROAD

SUBJECT AREA: 2.882 Acres

GRID: L24

MANAGER: Heather Chaffin

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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 300'



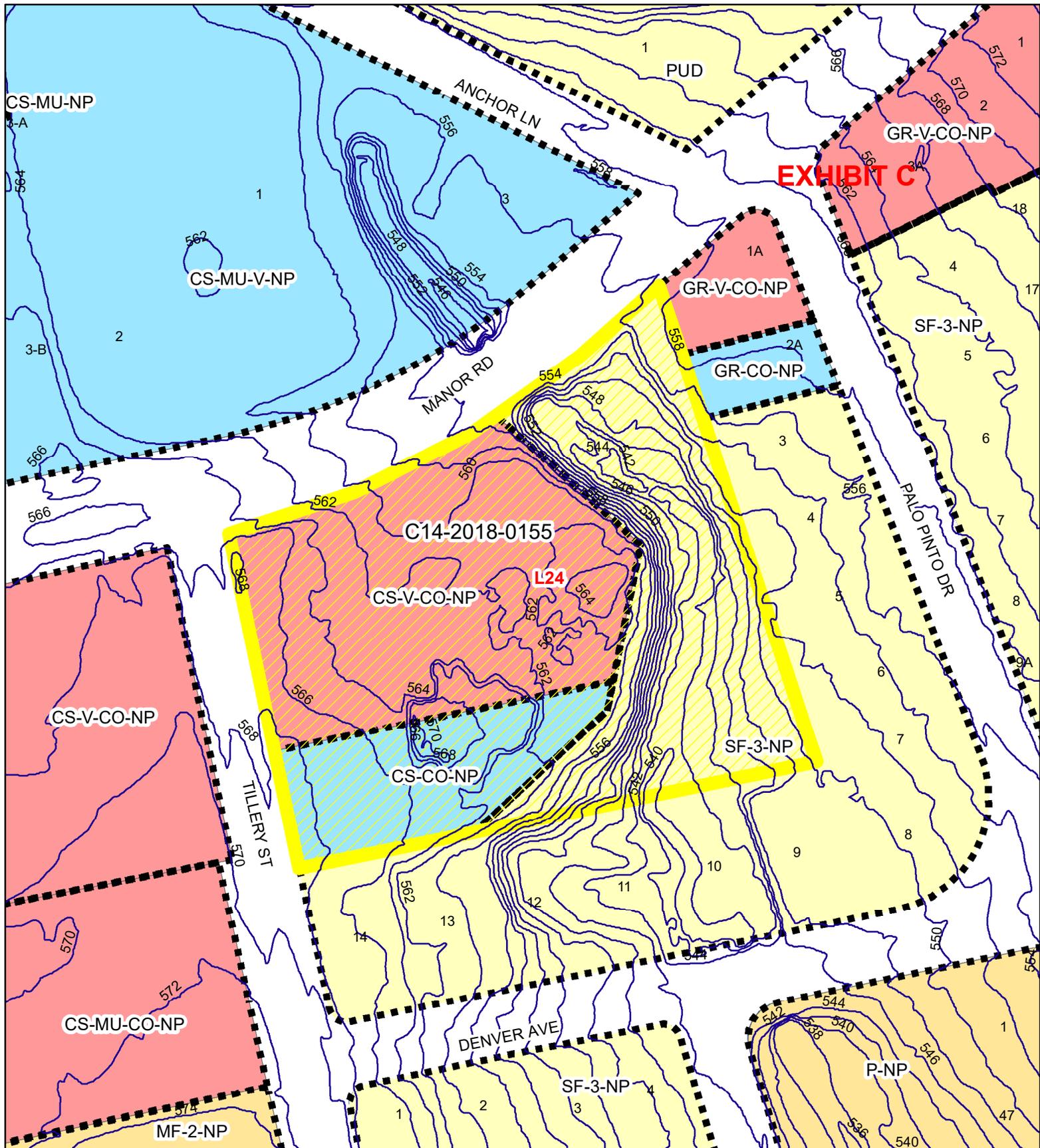


EXHIBIT C

C14-2018-0155

L24

-  N
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 300'

3303 MANOR ROAD

ZONING CASE#: C14-2018-0155
 LOCATION: 2205 TILLERY ST., 2213 TILLERY ST.,
 & 3303 MANOR ROAD
 SUBJECT AREA: 2.882 Acres
 GRID: L24
 MANAGER: Heather Chaffin



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EXHIBIT D

MEMORANDUM

TO: Heather Chaffin, Case Manager
Planning and Zoning Department

CC: *NK* Natalia Rodriguez, CNU - A
DSD/Land Use Review - Transportation

FROM: *SJ* Scott A. James, P.E., PTOE

DATE: July 2, 2019

SUBJECT: Neighborhood Traffic Analysis for 2213 Tillery Street (also called 3303 Manor Road)
Zoning Case # C14-2018-0155

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 2.882 acre site is located at 2213 Tillery Street in east Austin. The applicant is proposing to change the zoning from CS-V-CO-NP, CS-CO-NP and SF-3-NP to CS-V-MU-CO-NP to allow for the construction of up to 150 residential dwelling units.

Roadways

Tillery Street is classified as a local collector roadway and measures 30 feet in width. The speed limit of Tillery Street, adjacent to the subject property is 25 miles per hour (MPH). There are sidewalks on the west side of Tillery Street Lane and the roadway has traffic calming devices installed. The City of Austin Bicycle Map classifies it as a medium-comfort bikeway

Manor Road is classified as a major arterial roadway, measured as 44 feet in width near the subject property. The roadway has sidewalks along both sides and offers transit stations and marked bicycle lanes in the vicinity of the subject property. The posted speed limit is 40 MPH. The City of Austin Bicycle Plan lists this portion of Manor Road as a medium comfort roadway.

Denver Avenue is classified as a local roadway and measures 26 feet in width. The posted speed limit of Denver Avenue is 25 MPH. There are no sidewalks on both sides of Denver Avenue.

Palo Pinto Drive is classified as a local roadway and measures 30 feet in width. The posted speed limit of Palo Pinto Drive in the vicinity of the subject property is 25 MPH. There are no sidewalks on either side of the roadway.

Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer’s publication Trip Generation Manual, 10th Edition, the one hundred and fifty (150) residential dwelling units would generate up to 1093 daily trips (Summarized in Table 1 below). The applicant is amenable to limiting the intensity of the development to 150 multi-family apartment dwelling units.

Table 1 – Trip Generation					
TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	TRIPS PER DAY
1	2.882	150 DU	CS – V – MU	Multifamily apartments (220)	1093*
				Total	1093*

*This is the total trip generation estimate for the proposed land use and intensity. It is not the maximum allowable by the requested zoning category.

According to the applicant, access to the property may be from either Tillery Street or Manor Road, dependent upon site design elements. Accordingly, staff assumed at least 50% of the site trips may use Tillery Street as the point of access. Table 2 presents the expected distribution of the 332 daily trips to and from the site:

Table 2 – Trip Distribution Percentages		
Street	Inbound	Outbound
Tillery Street	273 (50%)	273 (50%)
Manor Road	273 (50%)	273 (50%)
Totals	546 (100%)	546 (100%)

According to the traffic data collected during the days of April 2 - 4, 2019, the current average daily volume on Tillery Street is approximately 1400 vehicles per day (vpd). As shown in Table 3 below, the projected daily trips from the site development would increase the observed volumes on Tillery Street by approximately 39%.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (VPD)	Site Traffic	Total Traffic	Percentage Increase
Tillery Street	1400	546	1946	39%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirably if the daily volumes do not exceed the following thresholds:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Conclusion and Recommendations

The estimated number of daily trips generated by this site, in combination with the existing traffic on Tillery Street exceeds the thresholds set forth in the LDC 25 – 6 – 116 and mitigation shall be required. This NTA memorandum findings are based upon an assumed proposed intensity of 150 dwelling units and does not reflect the maximum possible development intensity of the zoning category requested.

Review staff recommends approval of this rezoning request subject to the following conditions:

- 1) At the time of subdivision or site plan, the applicant agrees to dedicate right-of-way along Manor Road and/or Tillery Street to comply with the Austin Strategic Mobility Plan.
- 2) At the time of the site plan application, the applicant shall coordinate with the City of Austin to construct the Tier II Urban Trail (Eastlink Trail) connection along Manor Road for the frontage of the subject property.
- 3) The design, dimension and spacing of all site access driveways shall comply with the criteria as set forth in the City of Austin Transportation Criteria Manual.
- 4) This NTA memorandum findings are based upon this development constructing no more than 150 dwelling units. Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within this NTA staff memorandum, including land uses, trip generation, trip distribution and access, traffic controls and other identified conditions.
- 5) The findings and recommendations of this NTA memorandum remain valid until July 2, 2024, after which a revised NTA or addendum may be required.

If you have any questions or require additional information, please contact me at (512) 974 - 2208.



Scott A. James, P.E., PTOE
Development Services Department

January 29, 2019

Ms. Heather Chaffin
Case Manager
City of Austin Planning & Development Dept
P O Box 1088
Austin, Texas 78767-1088

Email: heather.chaffin@austintexas.gov

RE: Zoning Change Case No. C14-2018-0155

Location: 2205 Tillery, 2213 Tillery, 3303 Manor Rd

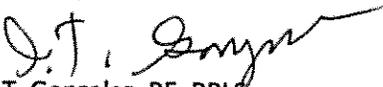
Response: Opposition to CONDITIONAL OVERLAY COMBINING DISTRICT being terminated.

Dear Ms. Chaffin:

I, I. T. Gonzalez, PE, RPLS, owner of property located at 3501 Manor, would like for the City Staff, Planning Commission and the City Council to know that I am in opposition to the CONDITIONAL OVERLAY COMBINING DISTRICT zoning being terminated. For the sake of the surrounding community, I would like to see that the CONDITIONAL OVERLAY COMBINING DISTRICT zoning be kept with the captioned property.

Thank you kindly for considering my opposition.

Sincerely



I. T. Gonzalez, PE, RPLS

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.

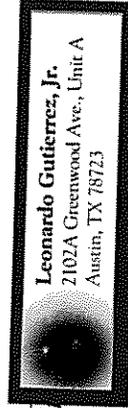
During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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: C14-2018-0155
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Jun 11, 2019, Planning Commission
Aug 8, 2019, City Council



Leonardo Gutierrez, Jr.
2102A Greenwood Ave., Unit A
Austin, TX 78723

I am in favor
 I object

Your _____

Your address(es) affected by this application _____

W. Gutierrez _____ *Jun 04, 2019* _____
Signature Date

Daytime Telephone: *512 388 9795*

Comments: *Good job!*

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0155
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Jun 11, 2019, Planning Commission
Aug 8, 2019, City Council

Contrude Truitt-Green

Your Name (please print)

2034 Ereno Circle

Your address(es) affected by this application

Gertrude T. Green 6/7/19

Signature Date

Daytime Telephone: 512-477-7756

Comments:

You have already given the applicant the opportunity to speak at a public hearing. I have lived here since 1969 and would not put it to a public hearing under anything now you give the applicant the opportunity and I will be there if we get it.

I am in favor
 I object

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Let the applicants put up their projects
I just want them to remember to
fence off their projects and plan for
water drainage. I have lived here
since 1969 and I remember when
the little old white lady sold her
property @ 3219 Manor for the
landscape people who moved
in! (Cam Brent a car ^{was} first)

I can also remember the lady
on the opposite corner selling her
property. 3219 ^{Manor Rd.} was a rent a
car before the landscape
company moved in.

I worked with my neighborhood
assn. of Seabrook yrs ago
and am familiar w/ zoning cases.
The zoning department ^{has} wants
apartments, eateries, exercise places
for UT students. No single family.

I see what's going on!
I don't favor as object
Gertrude J. Green

2034 Encino Cir.

Austin, TX (78723)

I have lived here since 1969!

"allano
the
sign is
still up!"

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted tambien puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2018-0155

Persona designada: Heather Chaffin, 512-974-2122

Audiencia Pública: Jun 11, 2019, Planning Commission
Aug 8, 2019, City Council

Steve Johnston
Su nombre (en letra de molde)

I am in favor
 I object

3301 Denver ave Austin TX
Su domicilio(s) afectado(s) por esta solicitud

[Signature]
Firma

Fecha

Daytime Telephone: 512-565-8278

Comments: We do not support the change.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.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: C14-2018-0155

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jun 11, 2019, Planning Commission
Aug 8, 2019, City Council

Amanda Imbetto
Your Name (please print)

3301 Denver Ave Austin TX
Your address(es) affected by this application

Signature

Date

Daytime Telephone: *512-769-9352*

Comments: *WX do not support the change.*

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810