SUBJECT: C14-05-0094 - Car Wash - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Rutherford Lane (Walnut Creek Watershed) from family residence (SF-3) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To deny community-commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Sokna Loeung. Agent: Austin American Property (Kim Xong Tran). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning DIRECTOR’S AUTHORIZATION: Greg Guernsey
ZONING CHANGE REVIEW SHEET

CASE: C14-05-0094

ADDRESS: Rutherford Lane

APPLICANT: Sokna Loeung

AGENT: Austin American Property (Kim Xong Tran)

ZONING FROM: SF-3 TO: GR-CO

AREA: 0.881 acres (38,357 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff’s recommendation is for GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will:

1) Limit development on the site to less than 650 unadjusted vehicle trips per day;
2) Prohibit access to Furness Street;
3) Allow Automotive Washing as the only permitted GR district use and limit the site to all other permitted LR district uses;
4) Require a 25-foot vegetative buffer along the western property line.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/19/05: Postponed to August 2, 2005 at the staff’s request (7-0, J. Martinez/ J. Pinnelli-absent); J. Gohil-1st, M. Hawthorne-2nd.

8/02/05: Postponed to August 16, 2005 at the neighborhood and staff’s request (8-0, J. Martinez-absent); J. Gohil, C. Hammond-2nd.

8/16/05: Denied staff recommendation for GR-CO zoning (8-0, K. Jackson-absent); J. Martinez-1st, C. Hammond-2nd.

DEPARTMENT COMMENTS:

The property in question is undeveloped. The site is relatively flat and moderately vegetated. The applicant is requesting GR-CO zoning to develop a car wash on this tract of land. The staff recommends the applicant’s request for GR-CO zoning for this property with conditions that will make the proposed Automotive Washing use compatible with the residential neighborhood to the west. GR-CO zoning is appropriate at this location because the commercial zoning will provide a transition in the intensity of uses along Rutherford Lane from the industrial uses to the east to the residential neighborhood to the west. The property under consideration meets the intent of the purpose statement for the GR, Community
Commercial, District. The site fronts onto Rutherford Lane, a large primary collector roadway, and is located adjacent to a large retail uses and industrial services.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>SF-3</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>GR-CO</td>
<td>Retail Center (Walmart Supercenter)</td>
</tr>
<tr>
<td>East</td>
<td>LI</td>
<td>Cameron Road Corporate Park-Warehouse/Distribution Center (Arnet Distribution, Carrier Commercial Service)</td>
</tr>
<tr>
<td>West</td>
<td>SF-3</td>
<td>Single-Family Residential Neighborhood</td>
</tr>
</tbody>
</table>

AREA STUDY: N/A TIA: Waived

WATERSHED: Walnut Creek DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

32 - Heritage Hills Neighborhood Association
114 – North Growth Corridor Alliance
342 – Edward Joseph Developments, Ltd.
511 – Austin Neighborhoods Council
643 – North East Action Group
742 – Austin Independent School District

CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-01-0100</td>
<td>GR to CS</td>
<td>11/27/01: Approved GR-CO w/ conditions (8-0)</td>
<td>1/10/02: Approved GR-CO (6-0); all 3 readings</td>
</tr>
<tr>
<td>C14-99-0058</td>
<td>P to LI</td>
<td>6/8/99: Approved staff rec. of LI (6-0)</td>
<td>7/15/99: Approved PC rec. of LI (6-0)</td>
</tr>
<tr>
<td>C14-95-0137</td>
<td>I-SF-3 to GR</td>
<td>11/28/95: Approved GR-CO and LO-CO (5-2)</td>
<td>12/14/95: Approved GR-CO and LO-CO (1st east 100 feet) subject to conditions (6-0); 1st reading</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3/07/96: Approved GR-CO (TR1) and LO-CO (TR2) subject to conditions (6-0); 2nd/3rd readings</td>
</tr>
</tbody>
</table>
RELATED CASES: N/A

ABUTTING STREETS:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ROW</th>
<th>PAVEMENT</th>
<th>CLASSIFICATION</th>
</tr>
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<tbody>
<tr>
<td>Rutherford Lane</td>
<td>80'</td>
<td>50'</td>
<td>Collector</td>
</tr>
<tr>
<td>Furness Street</td>
<td>64'</td>
<td>44'</td>
<td>Collector</td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: October 6, 2005

ACTION: Postponed to October 20, 2005 and public hearing was left open on May Pro Tem Thomas' motion, Council Member Leffingwell’s second (7-0)

October 20, 2005

ORDINANCE READINGS: 1st

2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057
sherrisirwaitis@ci.austin.tx.us
INDUSTRIAL PARK

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S.SIRWAITIS

ZONING
CASE #: C14-05-0094
ADDRESS: RUTHERFORD LN
DATE: 05-06
SUBJECT AREA (acres): 1.917
INTLS: SM

CITY GRID REFERENCE NUMBER
L28
STAFF RECOMMENDATION

The staff's recommendation is for GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will:
1) Limit development on the site to less than 650 unadjusted vehicle trips per day;
2) Prohibit access to Furness Street;
3) Allow Automotive Washing as the only permitted GR district use and limit the site to all other permitted LR district uses;
4) Require a 25-foot vegetative buffer along the western property line.

BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. The proposed zoning should promote consistency, and orderly planning.

The proposed rezoning is consistent with the commercial nature of the area to the south and east. There is existing GR-CO zoning located to the south of the subject tract, across Rutherford Lane. The property in question fronts onto Rutherford Lane, a large primary collector roadway, and is located adjacent to a large retail uses and industrial services.

The proposed GR-CO zoning will provide a transition in the intensity of uses along Rutherford Lane from the industrial uses to the east to the residential neighborhood to the west.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped, relatively flat and moderately vegetated. The property is located next to an industrial facility to the east and a large commercial/retail use to the south, across Rutherford Lane.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90 %. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site could be limited by the watershed ordinance.
The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals, which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Transportation**

If the requested zoning is granted, it is recommended that access to Fumess Street be prohibited as a condition of zoning because it is a residential roadway.

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,644 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]
A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo (Attachment A) LDC, Sec. 25-6-114.

There are existing sidewalks along Rutherford Lane.

Rutherford Lane and Furness are both classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ROW</th>
<th>PAVEMENT</th>
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<tr>
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<td>64'</td>
<td>44'</td>
<td>Collector</td>
</tr>
</tbody>
</table>

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustment to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Compatibility Standards**

This tract is undeveloped. New construction on this site would be subject to compatibility development regulations due to the existing SF-3 zoned property to the north & west, and would be subject to the following requirements:

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

- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.
7. **Zoning:**
   - **Location:** Rutherford Lane, Walnut Creek Watershed
   - **Owner/Applicant:** Sokna Loeng
   - **Agent:** Austin American Property (Kim Xong Tran)
   - **Postponements:** Postponed from 07/19/05 (staff); Postponed to 08/16/05 (neighborhood)
   - **Request:** SF-3 to GR-CO
   - **Staff Rec.:** RECOMMENDED WITH CONDITIONS
   - **Staff:** Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
   - **Neighborhood Planning and Zoning Department**

   **DENIED STAFF’S RECOMMENDATION FOR GR-CO ZONING.**
   [J.M; C.H 2\(^{ND}\)] (8-0) K.J – ABSENT

8. **Rezoning:**
   - **Location:** 10101 Lake Creek Parkway, Lake Creek Watershed
   - **Owner/Applicant:** Ardennes, L.P. by GCA Ardennes GP, LLC (David E. Castilla)
   - **Agent:** Armbrust & Brown, L.L.P. (Lynn Ann Carley)
   - **Postponements:** Postponed to 8/16/05 (neighborhood)
   - **Request:** LO, SF-2, LO-CO, I-RR to LO, SF-6, SF-4A
   - **Staff Rec.:** RECOMMENDED WITH CONDITIONS
   - **Staff:** Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
   - **Neighborhood Planning and Zoning Department**

   **APPROVED STAFF’S RECOMMENDATION FOR LO-CO, SF-6 & SF-4A ZONING; BY CONSENT.**
   [J.G; M.H 2\(^{ND}\)] (8-0) K.J – ABSENT

9. **Rezoning:**
   - **Location:** 11912-B North Lamar Boulevard, Walnut Creek Watershed
   - **Owner/Applicant:** Clay Chip Smith
   - **Agent:** Bennett Consulting (Jim Bennett)
   - **Request:** NO to GO
   - **Staff Rec.:** RECOMMENDED
   - **Staff:** Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
   - **Neighborhood Planning and Zoning Department**

   **APPROVED STAFF RECOMMENDATION OF GO-CO ZONING WITH ADDED CONDITIONS OF:**
   - **10’ LANDSCAPE BUFFER;**
   - **DETENTION ADDRESSED AT TIME OF SITE PLAN**

   * **RESTRICTIVE COVENANT TO PROHIBIT MODELING SERVICES AND TO BE FILED PRIOR TO 3\(^{RD}\) READING AT CITY COUNCIL.*
MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
FROM: Emily M. Barron, Transportation Planner
DATE: July 27, 2005

SUBJECT: Neighborhood Traffic Analysis for Rutherford Lane
Zoning Case: Car Wash, C14-05-0094

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The .881-acre tract proposes a car wash. This site is located in northeast Austin at the northeast corner of Rutherford Lane and Furness Drive. The project, which is currently zoned Single Family (SF-3), is requesting a change to Community Commercial (GR). The tract will have vehicular access to Rutherford Lane and it is recommended that access to Furness Drive be prohibited due to its residential character. Surrounding the tract to the north is a school, Furness Drive borders the site to the west, to the south is Rutherford Lane, and to the east is industrial properties.

Roadways

Rutherford Lane is classified as a primary collector with 80' of right-of-way and 50' of pavement and carries approximately 8,942 vehicles per day (vpd).

Furness Drive is a neighborhood collector with 64' of right-of-way.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 648 vehicles per day (vpd).

<table>
<thead>
<tr>
<th>Trip Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USE</td>
</tr>
<tr>
<td>Car Wash</td>
</tr>
</tbody>
</table>

Distribution of trips was estimated as follows:

<table>
<thead>
<tr>
<th>Street</th>
<th>Site Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rutherford Lane</td>
<td>100%</td>
</tr>
</tbody>
</table>

Below is a table containing the estimated number of trips that will affect each street:

<table>
<thead>
<tr>
<th>Street</th>
<th>Existing Traffic (vpd)</th>
<th>Site Traffic (vpd)</th>
<th>Total Traffic after Project (vpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rutherford Lane</td>
<td>8,942</td>
<td>648</td>
<td>9,590</td>
</tr>
</tbody>
</table>
The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of more than 40’ should carry approximately 4,000vpd or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Rutherford Lane is classified as a residential roadway west of Furness.

2. The traffic along Rutherford Lane exceeds the requirements established in Section 25-6-116 by 5,590 vpd. In order to minimize traffic on surrounding streets, the intensity and uses for this tract should be limited through a conditional overlay to less than 650 unadjusted vehicle trips per day.

3. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

If you have any questions or require additional information, please contact me 974-2788.

Emily M. Barton
Sr. Planner – Transportation Review
Watershed Protection and Development Review Department
**PETITION**

<table>
<thead>
<tr>
<th>Case Number: C14-05-0094</th>
<th>Date: Sept. 1, 2005</th>
</tr>
</thead>
</table>

Total Area within 200' of subject tract: (sq. ft.) **280.486.56**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

Validated By: **Stacy Meeks**  
Total Area of Petitioner: **0.00**  
Total %: **0.00%**
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: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

Dana Powers  
Your Name (please print)  
8704 Furness Dr; Austin, TX 78753  
Your address(es) affected by this application  
D. M. Powers  
Signature  
7/15/05  
Date  
Comments: A business such as a car wash will add traffic to an area that is congested during school hours.  
Furthermore, an increase in traffic through the neighborhood (via Furness Drive and Hermitage) will create traffic back up at the intersection of I 35. There may be a need to place "speed bumps" on both these streets.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

Barbara Washington  
Your Name (please print)  
8300 Furness Dr. Austin TX 78753  
Your address(es) affected by this application  
Barbara Washington  
Signature  
7-18-05  
Date  
Comments: I object to a car Wash on Rutherford & Furness because there is no place for a Car Wash at a place for people to gather with long traffic lines. Must if I don't need it, I don't want it.  
Traffic is bad as it is.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810
I bought my lot and built my home in a neighborhood of family dwellings only. I was proud of my home and the area. Now, you are attempting to make me feel like your degrading my home and investment. I may be 84 years old, but I still have a great pride in my home and surrounding. Please don't do this to me.

There are plenty of places in Commercial where that could use a Carwash, without the City having to force them on us.

Please, please don't do this to me.

Mrs. Clinton M. Lake
8602 Furness Dr.
512-335-1854
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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Susan Bryson
Your Name (please print)
8411 Koralinda Drive
Your address(es) affected by this application

Signature
7-18-05
Date

Comments:
Please, please! No carwash by a school!

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Robert D. Harper
Your Name (please print)
8306 Furness Drive
Your address(es) affected by this application

Signature
07/18/05
Date

Comments: A CAR WASH BUILT IN THIS LOCATION WOULD INTERFERE WITH THE ELEMENTARY SCHOOL CLASSES. THERE WILL BE LOUD MUSIC PLAYING DURING CLASSES AND ALSO WILL BE A 24 HOUR PROBLEM FOR THE NEIGHBORHOOD. THIS WILL BRING SLEEPERS FROM ALL OVER TO THIS LOCATION. THERE’S ALREADY A PROBLEM WITH TRAFFIC AT THIS LOCATION AND HOW NEIGHBORS NEAR THIS LOCATION GET TO SLEEP. THERE ARE OTHER PLACES FOR CAR WASHES BUT NOT IN THIS NEIGHBORHOOD.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission  

Deirdre C. Artist-Schultz  
Your Name (please print)  
1002 Wisteria Trail, Austin, TX 78753  
Your address(es) affected by this application  
7-17-2005  
Signature  

Comments:  
Please do not allow any additional commercial building to take place so close to our school (and neighborhood). We already have Wal-Mart and the increased traffic it brings to contend with. Now you would have a car wash, immediately adjacent to our elementary school? This would not be in the best interest of our children's safety!

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P.O. Box 1088  
Austin, TX 78767-8810
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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Dr. Mark W. Schulte
Your Name (please print)

1002 Winderia Trail, Austin, TX 78753
Your address(es) affected by this application

[Signature] 7-18-05

Comments: No, you must not allow this rezoning request. Allowing a car wash facility to be built a known and traditional convening location for drug and drug distribution operations - so close to school, elementary and a solid, caring neighborhood would be destructive to our small neighborhood of friends. You must not allow this!

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

James Edward Coballos
Your Name (please print)

8412 Loralinda Dr.
Your address(es) affected by this application

[Signature] 7/18/05

Comments: Nearly every time I use a public car wash in Austin, I am approached by someone selling stereo equipment, jewelry, clothing. Makes me wonder if illegal drugs are sold here as well. There are two car washes on Rundberg and one on Common Rd; we do not need this facility nor do I want the type of activity associated with it in my neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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.

Número de caso: C14-05-0094
Persona designada: Sherri Sirwaitis, (512) 974-3057
Audiencia Pública:
July 19, 2005 Zoning and Platting Commission

Deron W. Bryson
Su nombre (en letra de molde)
8411 Localinda Dr. 78753

Su domicilio(s) afectado(s) por esta solicitud
Deron W. Bryson 7/18/05
Firma Fecha

Comments: Please do not allow this type of business right next to our school.

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin Neighborhood Planning & Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

---

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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Harold J. Horton
Your Name (please print)
8310 Localinda Dr.

Your address(es) affected by this application
Harold J. Horton 7-18-05
Signature Date

Comments: It is not safe for the kids during the school year and not a good business to put in a residential neighborhood. This will make Localinda a ghost town, cars speeding over the speed limit, alcohol and drug abuse all of these things right next to the elementary school.

If you use this form to comment, it may be returned to:
City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810
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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Panchita Garrett
Your Name (please print)
8413 Loralinda
Your address(es) affected by this application

I am in favor
I object

Signature
Date

Comments:
- too near an elementary school and a bus stop
- will add traffic and trash to the neighborhood
- there are already car washes in the area (Rudboy & Connery Rd.)

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Barbara Coursey
Your Name (please print)
8203 Loralinda DR
Your address(es) affected by this application

I am in favor
X I object

Signature
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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**Case Number:** C14-05-0094  
**Contact:** Sherri Sirwaitis, (512) 974-3057  
**Public Hearing:**  
July 19, 2005 Zoning and Plating Commission

**Duean Wood lift**  
Your Name (please print)  
1016 Wisteria Trail, Austin TX 78753  
Your address(es) affected by this application  
**Dwain Woodlift**  
Signature  
7-19-05  
Date

Comments: Traffic is already too heavy on this section of Rutherford Lane. We do not need the increase in traffic, especially right by an elementary school where young children are walking. This is too near the school and residential areas.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

**Richard Woodhall**  
Your Name (please print)  
1036 Wisteria Trail  
Your address(es) affected by this application  
**Richard Woodhall**  
Signature  
7/19/05  
Date

Comments: I believe that a carwash which is what is rumored to be built there would not be in the best interests of the neighborhood. It could potentially attract an undesirable group of individuals directly into our neighborhood. Drugs & Other Various Illegal Activities often are brought in with such businesses...

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810
PETITION

Case Number: C14-05-0094  Date: Oct. 5, 2005

Total Area within 200' of subject tract: (sq. ft.)  280,486.56

<table>
<thead>
<tr>
<th></th>
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<td>02-3420-0405</td>
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</tbody>
</table>

Validated By:  Total Area of Petitioner:  Total %

Stacy Meeks  5,661.66  2.02%
PETITION

Date: 8-15-05
File Number: C-9105 094

Address of
Rezoning Request: SEE Attached

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

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

Date: 8-15-05

Contact Name: Albert Black
Phone Number: 512-695-0690
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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

JIMMY F. KAY MOORE

Your Name (please print)

8203 FURNESS CREEK
Your address(es) affected by this application

Signature Date

Comments: I am totally against a carwash to be placed at 8203 Furness Creek Drive. This business will attract possible drug activity, littering, loud noise/music and drinking (alcohol). We have small children, elderly and other people that could become victim to criminal activity. This property should not be re-zoned as commercial property.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Della Kay Moore
8-15-05

Comments: I do not want the neighborhood to be rezoned. I do not want it to become commercial. I want it to be residential or some positive sight such as a library, daycare, something for the elderly and children.
Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Carol S. Hadnot
8204 Bretonwoods Ln.

Your Name (please print)

Your address(es) affected by this application

Signature 8/15/05

Comments: A car wash will only bring crime, drug dealers, excessive noise, traffic and littering. This neighborhood is peaceful. Additionally, this proposed development is too close to an elementary school, which would set a bad precedent for predators to prey on our children. Traffic is already a petri dish for crime.

If you use this form to comment, it may be returned to the City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

We want to continue in going to work in the morning time.

City of Austin We want to continue to have a safe neighborhood!
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.

Número de caso: C14-05-0094  
Persona designada: Sherri Sirwaitis, (512) 974-3057  
Audiencia Pública:  
July 19, 2005 Zoning and Platting Commission

☐ I am in favor  
☒ I object

Rosilyn Mills  
Su nombre (en letra de molde)  
3000 Furness Drive  
Su domicilio(s) afectado(s) por esta solicitud

Firma  
Fecha

Comments: Please be advised - A car wash in the near vicinity of a school and in this case contingent to a school - Is an open invitation for pedophile, stalkers, rapist and the like. A car wash at that location gives clear vision. Due to the fact that Bush is on the opposite side of the school-provide an area for crime to take place. A car wash would be a breeding ground for crime. Vagrants already

Si usted usa esta forma para proveer comentarios, puede retornarlo a: City of Austin  
Neighborhood Planning & Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

occupy space @ the Shell Station located only blocks away. We have begun to see the onslaught of litter and unknown visitors in our community to this date. Thieves, Burglaries and the like have begun as we ban to protect our interest. The school has already begun to add more portables to a structure that obviously needs expansion. Inside the school facilities are inadequate.  

The city may want to purchase the property - add a Library or a playground. Not another location near a school - where pedophiles will prey on our children.  

Thanks in Advance
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: C14-05-0094
Contact: Sherri Sirwaisis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Brenda and Rudy Canul
Your Name (please print)
8201 Furness Cove
Your address(es) affected by this application

Judge
Rodoffs E Cam
Signature
7/15/05
Date

Comments: My family, as well as many neighbors, have great concern about this development possibility. Not only is this proposed site directly across from family residence, but it would be next door to our elementary school. There is already a great deal of traffic on Rudder, and adding this commercial business would only add to the danger for the children going to/from school. It would also add to our litter problem.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaisis
P. O. Box 1088
Austin, TX 78767-8810

[Signature]
[Date]

Higino B. Canales
Signature
7-15-2005
Date

Comments: I have been living in Austin since 5-20-1947. It has been my experience that can wash doesn’t mean that those good. Can wash places attract alcoholic beverages, loud music, drugs, all kinds of drug users, expense and the selling of drugs to kids, endangering kids to deal drugs. This neighborhood is good, quite, clean -ery crime free. Been here 25 years.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaisis
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

CAROL KITCHEN
Your Name (please print)

8207 SHENANDOAH
Your address(es) affected by this application

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

HELGA E. ANDERSON

HELG A E. ANDERSON
Your Name (please print)

8112 SHENANDOAH DR.
Your address(es) affected by this application

Signature July 18, 2005

Comments:

Not suited to our neighborhood nor to the school. Additional traffic on top of our current load would be detrimental to our neighborhood.

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Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Mr. & Mrs.
DONALD M. AMUNDSON

Your Name (please print)
8114 SHENANDOAH DR.

Your address(es) affected by this application

Donald Amundson, Deethe Amundson 8/16/05

Signature Date

Comments: A car wash will attract many people listening throughout the night (while this is open all night). It will also attract drug dealers on this location. This is too close to an elementary school and we have a stable, low-crime neighborhood now. Build duplexes or 4-plexes instead, which will blend with our nice, stable neighborhood. Thank you.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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**Case Number:** C14-05-0094  
**Contact:** Sherri Sirwaitis, (512) 974-3057  
**Public Hearing:**  
July 19, 2005 Zoning and Platting Commission  

Carol Gresser  
Your Name (please print)  
8415 Loralinda Dr  
Your address(es) affected by this application  
Carol Gresser  
Signature  
8/15/05  
Date  

Comments:  
This is a single-family dwelling neighborhood with homes across the street from the land in question. There is also a school next to the land. This land needs to stay zoned as it is.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

**Case Number:** C14-05-0094  
**Contact:** Sherri Sirwaitis, (512) 974-3057  
**Public Hearing:**  
July 19, 2005 Zoning and Platting Commission  

Andoth Still  
Your Name (please print)  
904 Potomac Path  
Your address(es) affected by this application  
Andoth Still  
Signature  
8-15-05  
Date  

Comments:  
We need to protect our neighborhood. We have a nice thing of people and we are surrounded by high crime on Runberg Road, and on Interstate 35. A car wash would bring in drug dealing which would ruin one peaceful corner of residential living.  
Thank you, Andoth Still.
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: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing: July 19, 2005 Zoning and Platting Commission

Your Name (please print)

Your address (s) affected by this application

S. James GRUHLE

Object of the Zoning Change:
Subject to the Zoning Ordinance, it is now

Date

I am in favor

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
P. O. Box 1088
Austin, TX 78767-8810

Comment:

Signature

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Neighborhood Planning and Zoning Department
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Plating Commission

Marie M. Caswell

Your Name (please print)
903 Pepperell St., 78753
Your address(es) affected by this application

Signature Date

Comments: I am in favor to a Car Wash being built on this property, across from homes on Guiness and next to East School.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Plating Commission

Noah + Mallariee S. Dicks

Your Name (please print)
1011 Weeping Willow
Your address(es) affected by this application

Mallariee S. Dicks

Signature Date

Comments: I strongly disagree with a Car Wash in our neighborhood. This would be a detriment to a solid community.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Marie Sharburt
Your Name (please print)
8303 Grayledge Dr.
Your address(es) affected by this application

Signature 8-15-05
Date

Comments:
I wish to keep our zoning as it is ‘Residential’

No Raw Waste!!!

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Nancy S. Art
Your Name (please print)
8303 Grayledge Dr
Your address(es) affected by this application

Signature 8/15/05
Date

Comments: want to keep as
Residential zoning

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Winona Marie
Your Name (please print)
1000 Wisteria Circle Austin, TX 78753
Your address(es) affected by this application
Winona Marie
Signature 7-15-05
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Vennie G. Davis
Your Name (please print)
8309 Bridgeway Dr. Austin TX 78753
Your address(es) affected by this application
Vennie G. Davis
Signature 7/19/05
Date

Comments: Based on past experience, our neighborhood would have:
- Increased traffic
- Increased crime
- Unauthorized congregating during non-business hours
- Increased drug usage sales
- Accumulation of trash

If you use this form to comment, it may be returned to:
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Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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**Case Number:** C14-05-0094  
**Contact:** Sherri Sirwaitis, (512) 974-3057  
**Public Hearing:**  
July 19, 2005 Zoning and Platting Commission

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<tbody>
<tr>
<td>Walter Lee Toll</td>
<td>7-18-2005</td>
<td>I STRONGLY OBJECT TO THE REZONEING OF THE ABOVE PROPERTY. A CAR WASH IS KNOWN TO ATTRACT DRUG DEALERS AND CRIMINALS, THIS PROPERTY IS JUST A FEW HUNDRED FEET FROM HART ELEMENTARY SCHOOL. PLEASE DENY THIS ZONING REQUEST</td>
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City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number:** C14-05-0094  
**Contact:** Sherri Sirwaitis, (512) 974-3057  
**Public Hearing:**  
July 19, 2005 Zoning and Platting Commission

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<th><strong>Comments</strong></th>
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<tr>
<td>Kim Foster</td>
<td>8-15-05</td>
<td>I OBJECT BECAUSE BAD THINGS HAPPEN @ CAR WASH. THERE WILL STAY OUT HERE ALL THE TIME. THEY WILL PLAY LOUD MUSIC, NOT MAINTAIN CLEAN. WE HAVE A MIDDLE-CLASS NEIGHBORHOOD. THIS IS A CAR WASH. WE HAVE 100+ RESIDENTS ACROSS THE CREEK. THEY HAVE HUNDREDS OF CAR WASH. I WOULD LIKE TO SEE SOME OTHER KIND OF BUSINESS, I.E., PARK, MUSEUM OR THE LIKE. IT IS NOT FOR A SINGLE FAMILY UNIT TO LIVE. Thank you.</td>
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Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
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Austin, TX 78767-8810
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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

Rebecca Phillips  
Your Name (please print)  
8205 Grayledge Drive Austin, TX 78753  
Your address(es) affected by this application

Signature  
Date  
Comments: I object to the rezoning of a residential lot to a commercial lot in our neighborhood. We have a solid, stable, diverse neighborhood bordered by high crime, light industry, the highway, a Super Wal-Mart and a Goodwill Community center. We do not want more commercial lots in our neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810
Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Ramón H. Treviño
8502 Shenandoah, 78753
Your address(es) affected by this application

Comments: I hereby request that the proposed Zoning change be rejected because 1) the proposed Commercial Zoning would be a potential hazard to the elementary school (next door); 2) there would be a probable increase in crime in a neighborhood that is already surrounded by high crime areas.

Signature: Ramón H. Treviño
Date: 8-15-05

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission

Jesse & Linda Goldiano
8202 Fairness Drive
Your address(es) affected by this application

Comments: Strongly Object To 24/7 Loud Music, Legalized Prostitution, Drug Dealing, Increased Traffic, Bright Lights, Older Age Affecting Environment, Increased Crime Rate, Location Next To School Etc. Allow Zoning To Remain At The Current Single Housing.

Signature: Jesse & Linda Goldiano
Date: 8/15/05

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**Public Hearing:**  
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**J. G. Butler**

*Your Name (please print)*

1104 Hermitage Drive

*Your address(es) affected by this application*

Signature

Date

**Comments:** This is a residential neighborhood with very little rental property; therefore, a relatively static residency—no wanderers. A non-residential use of the property would introduce a element of persons that we don't have now not wont in the future.

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**Public Hearing:**  
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**Lowell F. Rie**

*Your Name (please print)*

8504 Sherwood Dr, Austin, TX 78759

*Your address(es) affected by this application*

Signature

Date

**Comments:** This is an already too much traffic on our neighborhood due to the proximity of I-35 (expanded as construction w/ 4 lanes, etc. To remodel any rooms in Segment of residential property would make our neighborhood more accommodating. Please preserve our neighborhood & our quality values. Thank you.

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Norma T. Gonzalez, Vera
Your Name (please print)
905 Potomac Path Austin, TX 78753
Your address(es) affected by this application

[Signature] 8/15/05
Date

Comments: There are several reasons why we shall not have the new business development at Furness/Rutherford Block.
1. not good to be closed to the school
2. Several types of this kind of business have been crime areas
3. There will be too much traffic that I consider will be out of hand and getting undesirable

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Austin, TX 78767-8810

James Anderson
Your Name (please print)
8303 Shemeshock Dr., 78753
Your address(es) affected by this application

[Signature] 8-15-04
Date
Comments: I know the neighborhood has fought hard to reduce crime in our area and we see this zoning change as a threat.
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Lou R. Bridges
Your Name (please print)

1014 Hermitage Drive Austin
Your address(es) affected by this application

Lou R. Bridges 08-15-05
Signature Date

Comments:
I am against a car wash or other commercial business at the corner of Southwood & Furness. I am not in favor of evening. Please keep the evening as is (Residential Only). Thank you.

Keith Nobles
Your Name (please print)

8508 Loralinda Dr., Austin TX 78753
Your address(es) affected by this application

Keith Nobles 8/15/05
Signature Date

Comments: PLEASE DO NOT BUILD A CAR WASH NEXT TO OUR ELEMENTARY SCHOOL. THIS IS A SAFETY ISSUE, BECAUSE CAR WASHES ARE A MAGNET FOR LOITERING AND 24 HR. CRIMINAL ACTIVITY.

Thank you,
Keith Nobles

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Leonard E. Spivey
Your Name (please print)
1010 Weeping Willow
Austin, TX 78753-3547
Your address(es) affected by this application

Signature Date

Comments: Reasons for objections:
1. Increase in Traffic Problems
2. Decrease in Property Value
3. Interruption of School activities

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwatis
P. O. Box 1083
Austin, TX 78767-8810

LaTrelle Spivey
Your Name (please print)
1010 Weeping Willow
Austin, TX 78753

Signature Date

Comments:
A car wash in the neighborhood
would put more traffic on the street in our community. I would be
less safe to the school.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwatis
P. O. Box 1083
Austin, TX 78767-8810
If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810
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I am in favor [ ]
I object [ ]

Annie T. Evans
Your Name (please print)

8100 FURNESS COVE
Your address(es) affected by this application

Annie T. Evans 8-05
Signature Date

Comments: Our property is in a critical location.
Rundberg
We don’t need more crime, loitering, and traffic near part
elementary school. The area should be zoned residential. I fear kidnapping and sexual preda-

If you use this form to comment, it may be returned to:
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Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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I object

Your Name (please print)
(SSUKLA MISQ4 - GRAVIER)

Your address(es) affected by this application
8404 LORALINDA DR 8-15-05

Signature Date

Comments:

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

Geoff Graver

Your Name (please print)

Your address(es) affected by this application
8404 LORALINDA DR 7-8-05

Signature Date

Comments:

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Jerry O’Donnell
Your Name (please print)
8521 Shenandoah Dr Austin TX 78753
Your address(es) affected by this application

I object

I am in favor

Signature
Date

Comments: Our neighborhood is already surrounded by crime, drugs & prostitution. I believe a 24x7 car wash will only make this worse. And next to an Elementary School! It does not make sense. I oppose rezoning for a carwash.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

Robert O. Williams
Your Name (please print)
8521 Shenandoah Dr.
Your address(es) affected by this application

I object

I am in favor

Signature
Date

Comments: I live on the opposite end of the neighborhood (Shenandoah Dr and Heritage Dr). Heritage has an "S" curve in it and the speed limit is 25 mph, but drivers use it as a short cut to I-35 and they do 45-60 mph through the neighborhood instead. We do not need more traffic off Rutherford and Furness. I suggest the owner put the car wash in his own neighborhood.

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July 19, 2005 Zoning and Platting Commission

DOUGLAS HOWELL
Your Name (please print)
Austin, TX 78753

8303 Coralina Dr
Your address(es) affected by this application

DOUGLAS R Howell 8-15-05
Signature Date

Comments: I object to this carwash that is proposed to be built. It will be built next to an elementary school, and as a 24x7 business will attract the wrong clientele. A better use would be multi-family housing as originally proposed.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing:
July 19, 2005 Zoning and Platting Commission

Joyce Addison
Your Name (please print)
1014 Wisteria Tr
Your address(es) affected by this application

Joyce Addison 8-16-05
Signature Date

Comments: I object to a zoning change.

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Mark Trione
Your Name (please print)
1012 Weeping Willow
Your address(es) affected by this application

Mark A. Trione
Signature
7/10/05
Date

Comments: This is a neighborhood for homes and families. We want to keep it a neighborhood for families - not put businesses right next to homes.

Diane D. Key
Your Name (please print)
8413 Danville Dr
Your address(es) affected by this application

Diane D. Key
Signature
9-15-05
Date

Comments: I am not in favor of re-zoning in order to get a bar/club - especially a self-service one. That type of establishment seems to attract people who drive, not respect the environment and seek to trash the world in their tracks. DON'T PUT IT NEAR US!

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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

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JIMMY L. MOORE

Your Name (please print)
8203 FURNESS COVE
Your address(es) affected by this application

Signature Date

Comments: We do not need a commercial structure in this area because of welfare concerns of planting students adjacent to property, will most likely bring in loud music and drug related activity such as drug dealing. This is a quiet family oriented area. A large number of families live in this area have school age children that could possibly become victims if this property is rezoned.

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