

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 30
AGENDA DATE: Thu 11/03/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0106.02 - West Congress Neighborhood Plan Rezoning, Tract B - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 400-414 West Stassney Lane (Williamson Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to general office mixed use-neighborhood plan (GO-MU-NP) combining district zoning. First reading approved on October 6, 2005. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0106.02

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known 400 – 414 West Stassney Lane (Williamson Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-NP) combining district zoning. The conditional overlay establishes that commercial access exiting the property onto Hummingbird Lane is limited to right-turn only.

DEPARTMENT COMMENTS:

As requested by the Council at First Reading, Transportation staff has recommended that commercial access from the property to Hummingbird Lane be limited to right-turn out only (please refer to attached e-mail). This recommendation has been incorporated into the rezoning ordinance.

APPLICANT: City of Austin.

AGENT: Neighborhood Planning and Zoning Department.

DATE OF FIRST READING: October 6, 2005, approved GO-MU-NP combining district zoning on First Reading (7-0).

CITY COUNCIL HEARING DATE: November 3, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh
c-mail: wendy.walsh@ci.austin.tx.us

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AT 400-414 WEST STASSNEY LANE FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-05-0106.02, on file at the Neighborhood Planning and Zoning Department as follows:

A 0.612 acres tract of land (more or less) out of the William Cannon League, Survey No. 19, Abstract 6, Travis County, and Lots 3 and 4, less the south 3.8 feet average of Block 3, Pleasant Hill Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 7, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 400-414 West Stassney Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the neighborhood general office (GO) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

If the Property is developed with a non-residential use, then vehicular egress from the Property to Hummingbird Lane shall be by a limited function driveway that allows right-out movement only.

PART 4. The Property is subject to Ordinance No. 20050818-Z003 that established the West Congress neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

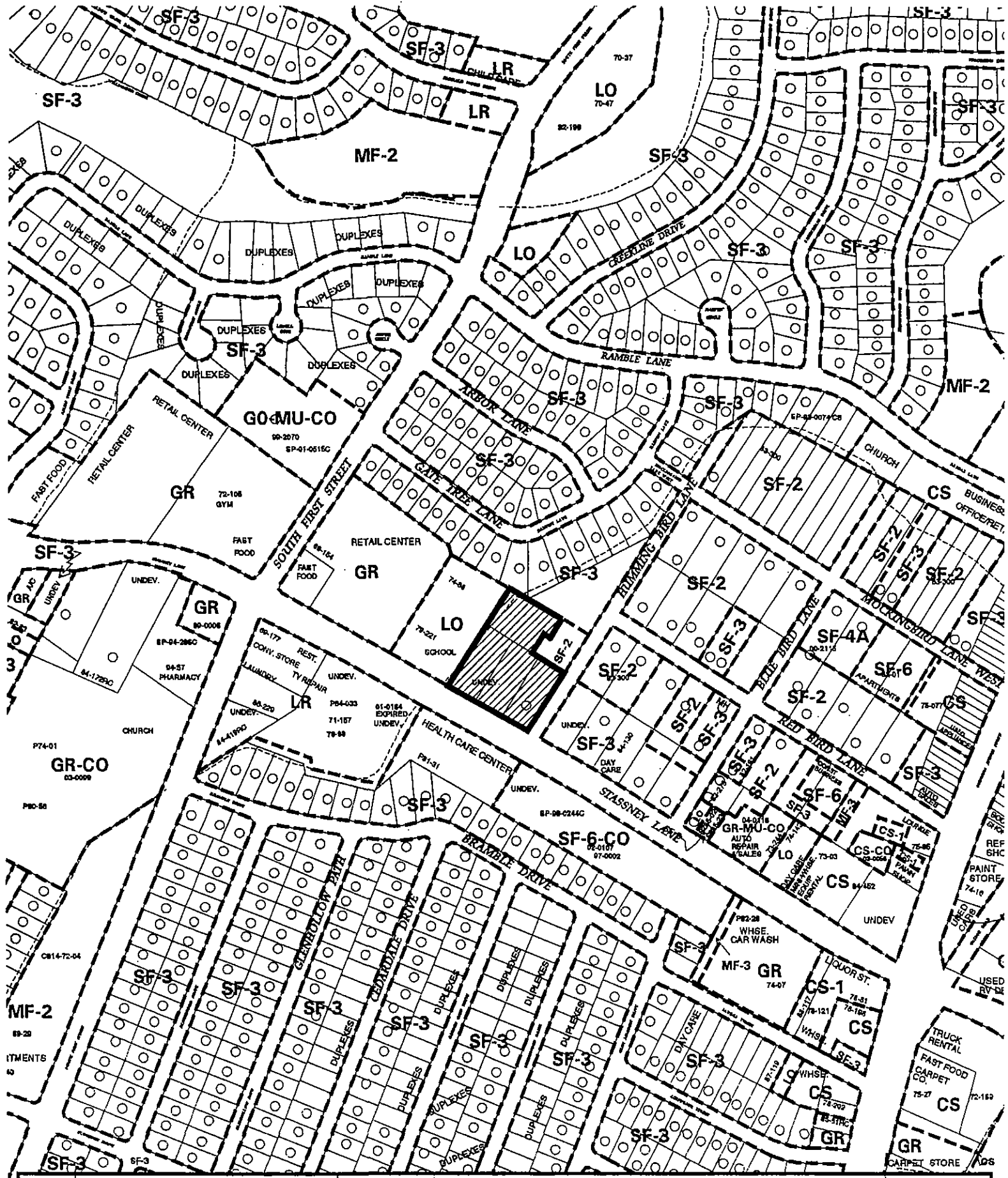
§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

DRAFT



1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W.WALSH

CASE #: C14-05-0106.02

ADDRESS: 400-414 W.STASSNEY LA.

SUBJECT AREA (acres): 2.203

ZONING EXHIBIT A

DATE: 05-09

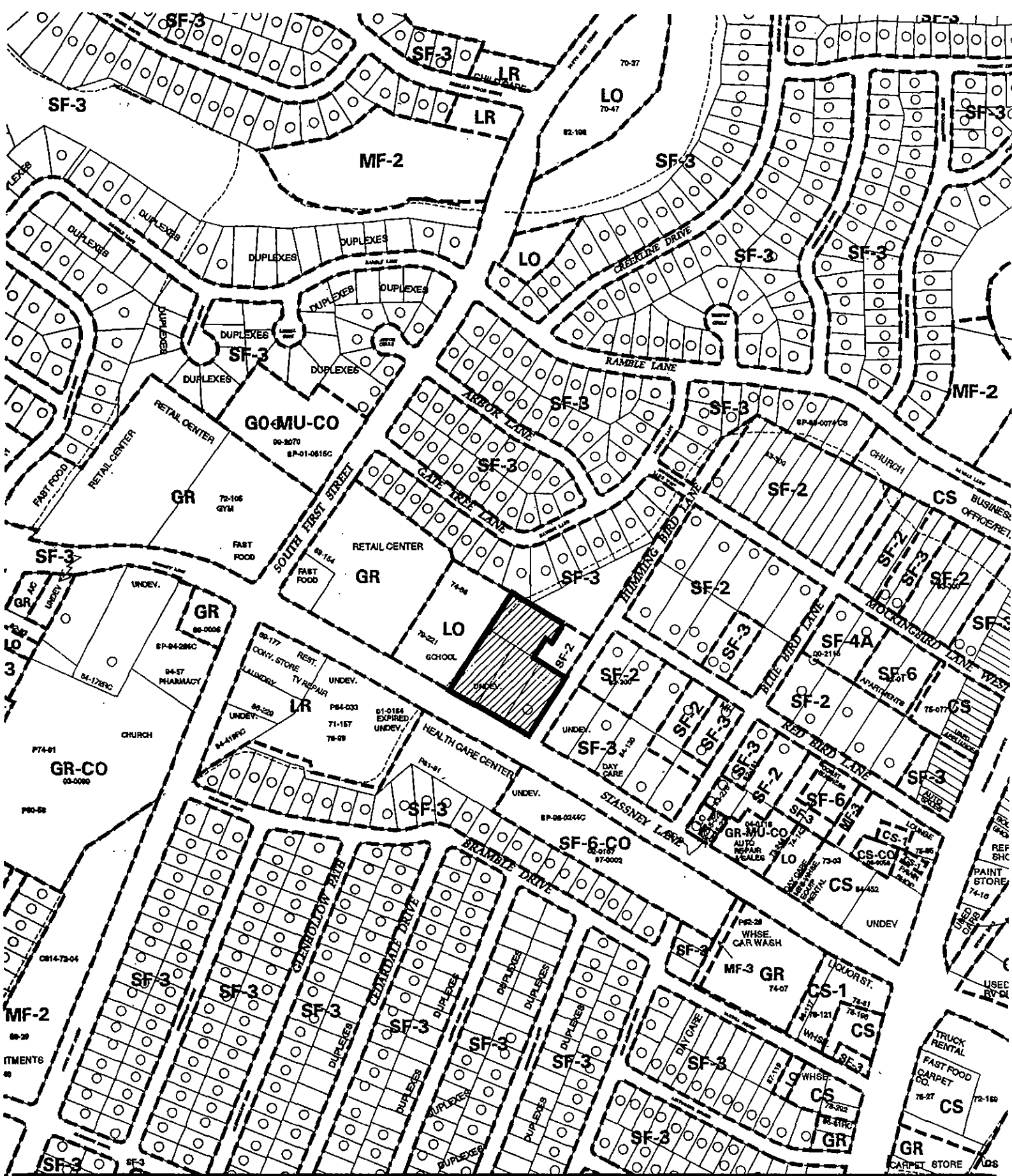
INTLS: TRC





CITY GRID

REFERENCE

NUMBER

G17



 1" = 400'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: W.WALSH	ZONING CASE #: C14-05-0106.02 ADDRESS: 400-414 W.STASSNEY LA. SUBJECT AREA (acres): 2.208		DATE: 05-09 INTLS: TRC	CITY GRID REFERENCE NUMBER G17
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Walsh, Wendy

From: Zapalac, George
Sent: Tuesday, October 11, 2005 1:04 PM
To: Walsh, Wendy
Subject: FW: C14-05-0106.02, 400-414 West Stassney Lane

Wendy:

This is our recommendation on access which Council requested at 1st reading.

-----Original Message-----

From: Link, Amy
Sent: Tuesday, October 11, 2005 11:04 AM
To: Zapalac, George
Subject: C14-05-0106.02, 400-414 West Stassney Lane

Hi George –

You had asked me to look into the above referenced case because City Council asked if we would consider prohibiting access to Hummingbird Lane. My conclusions are similar to yours. The westernmost lot within the limits of the rezoning request is completely located within the 100 year floodplain. A portion of the middle lot is located within the 500 year floodplain. Stassney Lane is divided with a landscaped median adjacent to the subject tract, with a full function median opening at Hummingbird Lane. Another median opening along Stassney would not be allowed adjacent to this tract due to the close proximity of the full function opening at Hummingbird. Although Hummingbird is classified as a local street, I would not prohibit access due to the limitations for access onto Stassney. A compromise would be to limit exiting site traffic to right-out only onto Hummingbird (see Figure 5-6 of the TCM). This would force the traffic to Stassney. Since a specific use has not been identified and MU is proposed as part of the rezoning, technically this site could be developed with residential uses. If all residential uses are proposed, I would not prohibit access at all to Hummingbird. I would only recommend the limited exiting movement if the proposed use is commercial.

Hope this helps. We can discuss further if you would like.

Thanks, Amy

10/11/2005

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0106.02

P.C. DATE: September 13, 2005

ADDRESS: 400 – 414 West Stassney Lane

APPLICANT: City of Austin
(Kathleen Welder)

AGENT: Neighborhood Planning &
Zoning Department
(Wendy Walsh)

ZONING FROM: SF-3-NP

TO: GO-MU-NP

AREA: 2.208 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general office – mixed use – neighborhood plan (GO-MU-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

September 13, 2005: *APPROVED GO-MU-NP DISTRICT ZONING AS STAFF
RECOMMENDED; BY CONSENT.*

[J. M. CORTEZ; D. SULLIVAN – 2ND] (9-0)

ISSUES:

Transportation review staff has recommended that commercial access from the property to Hummingbird Lane be limited to right-turn out only (please refer to attached e-mail), and this recommendation is captured in the rezoning ordinance.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a three platted lots and a portion of a fourth lot, is developed with one single family residence with the remainder undeveloped, and is zoned family residence – neighborhood plan (SF-3-NP) district. The property has access to West Stassney Lane, an arterial and Hummingbird Lane, a local street. There are single family residences to the north (SF-3-NP); undeveloped land, single family residences and a child care facility to the east (GO-MU-NP); a service station with food sales, restaurant, television repair, undeveloped land and a health care center to the south (GR-MU-CO-NP; P-NP; GO-MU-NP); and a charter school, retail center and fast food restaurant to the west (GR-MU-CO-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), A-2 (Boundaries of the West Congress Neighborhood Planning Area), A-3 (Future Land Use Map of the West Congress Neighborhood Planning Area) and B (Recorded Plat).

The subject property was inadvertently omitted from the rezonings accompanying the West Congress Neighborhood Planning Area. Similarly situated properties located to the east were rezoned to general office – mixed use – neighborhood plan (GO-MU-NP) district with the

Plan and designated as Mixed Use – Office on the Future Land Use Map (FLUM). In addition, GO-MU-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of transitioning commercial areas along Stassney Lane from larger-scale east of South Congress Avenue to more neighborhood-scaled areas in proximity to South First Street. For these reasons, Staff recommends GO-MU-NP district zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single family residence; Undeveloped
<i>North</i>	SF-3-NP	Single family residences; Undeveloped
<i>South</i>	GR-MU-NP; P-NP; GO-MU-NP	Convenience store; Restaurant; TV repair; Undeveloped; Health care center
<i>East</i>	GO-MU-NP	Undeveloped; Single family residences; Child care center
<i>West</i>	GR-MU-NP	Charter school; Retail shopping center; Fast food restaurant

NEIGHBORHOOD PLANNING AREA:

South Congress Combined Neighborhood Planning Area
(West Congress)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 170 – Fairview Estates Neighborhood Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 950 – Southwood Neighborhood Organization

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

Please refer to Related Cases below.

RELATED CASES:

The South Congress Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0106).

As shown in Exhibit B, the rezoning area is platted as Lots 3-5 and a portion of Lot 6, Block 3 of the Pleasant Hill Addition subdivision, recorded in November 1937.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Stassney Lane	Varies	Varies	Arterial	Yes	No	Route #76
South First Street	90 feet	Varies	Arterial	Yes	Route #10	No
Ben White Boulevard	Varies	Varies	Arterial	No	Route #28	No
Congress Avenue	120 feet	Varies	Arterial	No	Route #13	Route #47

CITY COUNCIL DATE: September 29, 2005

ACTION: Approved a Postponement at the request of the Neighborhood to 10-6-05 (7-0).

October 6, 2005

Approved GO-MU-NP district zoning as PC recommended on 1st Reading (7-0).

Note: Staff to evaluate access to Hummingbird Lane.

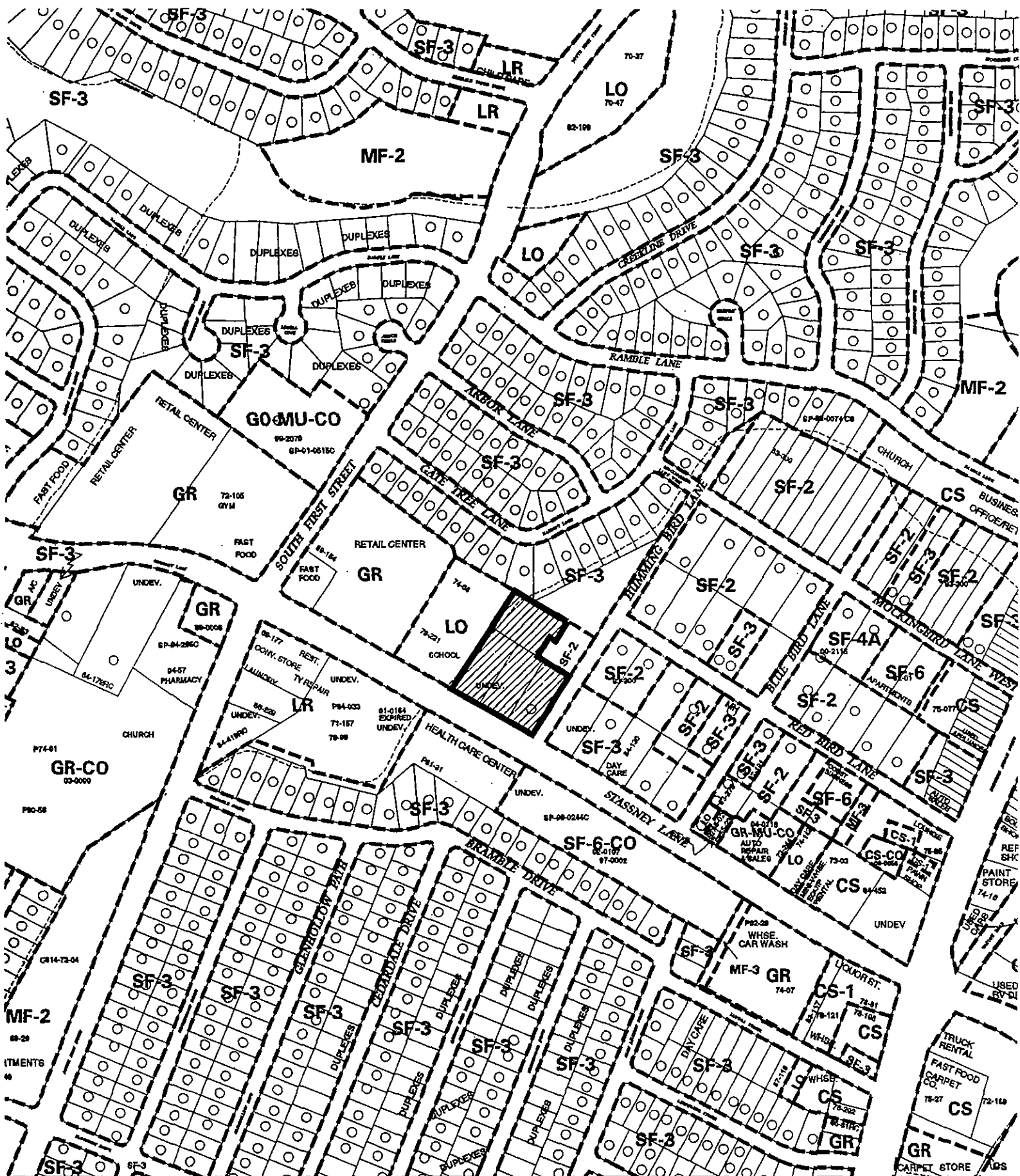
November 3, 2005





ORDINANCE READINGS: 1st September 29, 2005 2nd October 6, 2005 3rd

ORDINANCE NUMBER:

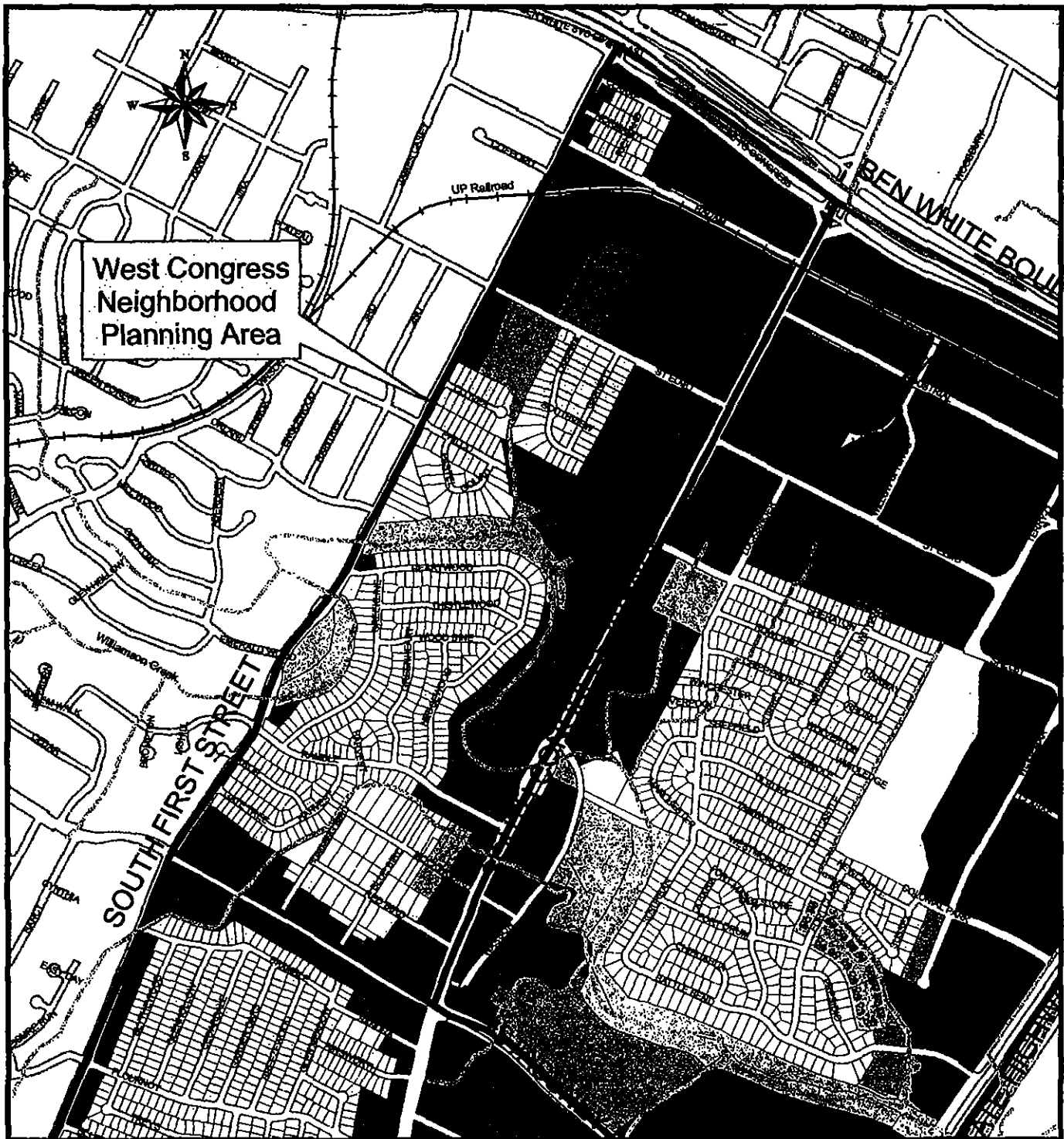
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-05-0106.02 ADDRESS: 400-414 W. STASSNEY LA. SUBJECT AREA (acres): 2.208	DATE: 05-09 INTLS: TRC	CITY GRID REFERENCE NUMBER G17
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				





West Congress Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin
Neighborhood Planning and Zoning Department
August 18, 2005

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Single-family	Mixed Use/Office
Higher-Density Single Family	Industry
Mobile Homes	Civic
Mixed Residential	Open Space
Multi-family	870 Office
Commercial	UP Railroad
Mixed Use	Creeps
Warehouses/Limited Office	boundary_acc layer
Office	

EXHIBIT A-3

[illegible]

PLEASANT HILL ADDITION

[illegible]

1129342. 6. 11. 1964. 10. 11. 1964.

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general office – mixed use – neighborhood plan (GO-MU-NP) combining district zoning.

BACKGROUND

The subject rezoning area consists of a three platted lots and a portion of a fourth lot, is developed with one single family residence with the remainder undeveloped, and is zoned family residence – neighborhood plan (SF-3-NP) district. The property has access to West Stassney Lane, an arterial and Hummingbird Lane, a local street. There are single family residences to the north (SF-3-NP); undeveloped land, single family residences and a child care facility to the east (GO-MU-NP); a service station with food sales, restaurant, television repair, undeveloped land and a health care center to the south (GR-MU-CO-NP; P-NP; GO-MU-NP); and a charter school, retail center and fast food restaurant to the west (GR-MU-CO-NP).

The subject property was inadvertently omitted from the rezonings accompanying the West Congress Neighborhood Planning Area. Similarly situated properties located to the east were rezoned to general office – mixed use – neighborhood plan (GO-MU-NP) district with the Plan and designated as Mixed Use – Office on the Future Land Use Map (FLUM). In addition, GO-MU-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of transitioning commercial areas along Stassney Lane from larger-scale east of South Congress Avenue to more neighborhood-scaled areas in proximity to South First Street. For these reasons, Staff recommends GO-MU-NP district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The GO, General Office, district is intended for offices and selected commercial uses predominantly serving community or City-wide needs. The MU, Mixed-Use district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

This property accesses West Stassney Lane, an arterial roadway, and Hummingbird Lane.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The Staff's basis for recommendation is derived from rezonings approved for similarly situated properties to the east, and the goals and objectives for land use as described in the South Congress Combined Neighborhood Plan:

GOAL THREE

Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Objective 3.4

Stassney Lane from South Congress Avenue to South First Street should transition from the larger-scaled commercial areas east of South Congress Avenue to more neighborhood-scaled areas to the west.

EXISTING CONDITIONS**Site Characteristics**

The subject property consists of a single family residence and undeveloped land. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GO-MU-NP zoning district would be 80%, which is a consistent figure between the watershed and zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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

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

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the applicable and associated City fees.

Compatibility Standards

Any new development on the site is subject to compatibility standards. Along the east property line, the following standards apply:

- 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.

4202 Afton Lane
Austin, Texas 78744
12 September 2005

Chairman Chris Riley and Members
City of Austin Planning Commission

RE: Zoning Case C14-05-0106.02

Dear Chairman Riley and Planning Commission Members:

I am writing on behalf of the owner of the above-referenced property, David LaRocca, to ask your support of the requested zoning change. David would have been here personally before you tonight; however, he is currently in the New Orleans area helping local businesses get back on their feet following Katrina.

Your support in this matter is greatly appreciated.

Sincerely,

M. L. Sloan

Welder, Kathleen

From: mike beisman [mbeisman@austin.rr.com]

Sent: Tuesday, September 13, 2005 4:13 PM

To: Welder, Kathleen

Subject: case number:c14-05-0106.02

I am concerned about any possible increase in flooding that may occur with any new construction on this lot. My lot abuts this lot due north and I believe both lots share a common flood plain.

Mike Beisman owns 5500 Hummingbird Lane.

October 4, 2005

C14-05-0106.02
Page 1 of 2

Reference: C 14-05-0106
Reference: C 14-05-0106.02

Neighborhood Letter: Signatures
Part I

Honorable Mayor Will Wynn and City of Austin Council Members,

As residents of the Pleasant Hill Addition sub-district located in the West Congress Avenue Neighborhood Planning Area, we are concerned about upcoming zoning decisions and their impact on our community. We are proud to live in a neighborhood that offers such a unique glimpse into Austin's historical, cultural and architectural heritage - a heritage we believe is worth protecting. Our neighborhood is in transition with restored turn-of-the-century homes and new homes being built. Additionally, the remaining natural areas in our community provide dwindling urban wildlife with critical travel routes, food, water, and shelter.

It is our sincere belief that the following zoning recommendations will safeguard current residents while preserving the area's unique flavor and resources for future generations to enjoy.

We respectfully request your support for the following zoning recommendations:

- SF-2 for Tract 18 (106-200 W. Mockingbird Lane)
- SF-2 for Tract 23A (106 Red Bird Lane, alternately shown as 116 Red Bird on the proposed zoning change sheets). Alternate request: LO-MU-CO-NP.
- SF-3 and SF-6 for Tract 30 (103 Red Bird). The property owner plans to request CS-MU-CO-NP zoning. However, according to the City's own Neighborhood Planning and Zoning Guidelines, "CS is generally incompatible with residential environments." (Neighborhood Planning Guide to Zoning, page 23, April 2005). We oppose the CS designation because a construction business on 3/4 acre with 30+ employees, service trucks and semi-truck deliveries is not compatible with a residential neighborhood with children and hearing-impaired adults. Mr. Harper's business has evolved over recent years and outgrown its location. We request to be heard regarding this parcel at the council meeting scheduled for October 6th. Alternate request: LO-MU-CO-NP.
- LO-MU-NP for Tract 35 (306-314 Stassney). LO is noted by city staff on the Future Land Use Map of August 18. The new GO recommendation is undesirable because it would allow a 60' building to be erected next to residences.
- LO-MU-NP for 400-414 Stassney. (Corner of Hummingbird; (See reference C14-05-0106.02.). Most of this property is in the flood plain, which limits its desirability for development. The city staff's GO recommendation is undesirable because it would allow a 60' building to be erected next to a residence. LO is listed on the Future Land Use Map of August 18.

Thank you for your consideration.

Sincerely,

1 REXFORD BURNS 205 RED BIRD
2 Andrea Thomas 309 Red Bird
3 Opal Keeling 5502 Hummingbird La
4 Felix Michael Estrada 5507-5507 BLUE BIRD Ln
204-211 Stassney

Reference: C 14-05-0106

Reference: C 14-05-0106.02

- 2) SPEEDY N. PHILLIPS *Speedy N. Phillips* 5500 BLUEBIRD LN.
- 6) Chuck GRIMES *CG* 312 W Stassney LN
- 7) Luis PINHEIRO *Luis Pinheiro* 312 W. Stassney LN
- Adam Hudson *Adam Hudson* 312 W. Stassney LN
- 7) EVAN A. HENDRIX *Evan A. Hendrix* 306 RED BIRD LN
- 8) William R. Hendrix *Will R. Hendrix* 300 Red Bird Ln
- 9) H. B. MASSINGILL *H. B. Massingill* 110 REDBIRD LN
- 10) DOUGLAS J. FIELDS *Douglas J. Fields* 310 RED BIRD LN
- Rachael Horner *Rachael Horner* 314 Redbird Ln.
- 12) Ann E. Harris *Ann E. Harris* 307 Redbird Ln
- 13) ALEJANDRO LOREDO *Alejandro Lored* 204 Red Bird LN
- Lic Kempf *Lic Kempf* director of Day care ctr
200 W. Stassney
- 14) Ernest LEONARD *Ernest Leonard* 306 W. Stassney
- 15) Robert L. Hesse *Robert L. Hesse* 5501 Blue Bird Ln A
- 16) Shirley HITCHCOCK *Shirley Hitchcock* 313 Red Bird
- 17) DERA HENDRIX *Dera Hendrix* 304 Red Bird Ln
- 18) Michelle C WALDRON *Michelle C. Waldron* 5505 Hummingbird Lane
- RAYMOND CARLTON *Raymond Carlton* 309 B Red Bird Ln
(renter of 10 yrs)
- (18 homeowners + 2 renters)

October 4, 2005

Page 1 of 2

Reference: C 14-05-0106

Reference: C 14-05-0106.02

Neighborhood Letter:
Signatures
Part II

Honorable Mayor Will Wynn and City of Austin Council Members,

As residents of the Pleasant Hill Addition sub-district located in the West Congress Avenue Neighborhood Planning Area, we are concerned about upcoming zoning decisions and their impact on our community. We are proud to live in a neighborhood that offers such a unique glimpse into Austin's historical, cultural and architectural heritage - a heritage we believe is worth protecting. Our neighborhood is in transition with restored turn-of-the-century homes and new homes being built. Additionally, the remaining natural areas in our community provide dwindling urban wildlife with critical travel routes, food, water, and shelter.

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- • LO-MU-NP for 400-414 Stassney. (Corner of Hummingbird; (See reference C14-05-0106.02.)). Most of this property is in the flood plain, which limits its desirability for development. The city staff's GO recommendation is undesirable because it would allow a 60' building to be erected next to a residence. LO is listed on the Future Land Use Map of August 18.

Thank you for your consideration.

Sincerely,

Mary Rocamora

Aldo Guevara

Jon M Donaldson

Robert H Gary

John Van Strien

JOHN HAEST

Mary Rocamora

Aldo Guevara

Jon M Donaldson

ROBIN H. GARY

John Van Strien

John Haest

305 W. Mockingbird Ln

311 W Mockingbird Ln

305 W Mockingbird Ln






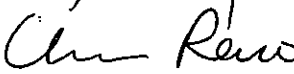

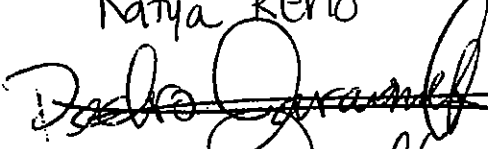



300 W. Mockingbird Ln

207 W. Mockingbird Ln

110 W Mockingbird Ln

Reference: C 14-05-0106

Reference: C 14-05-0106.02

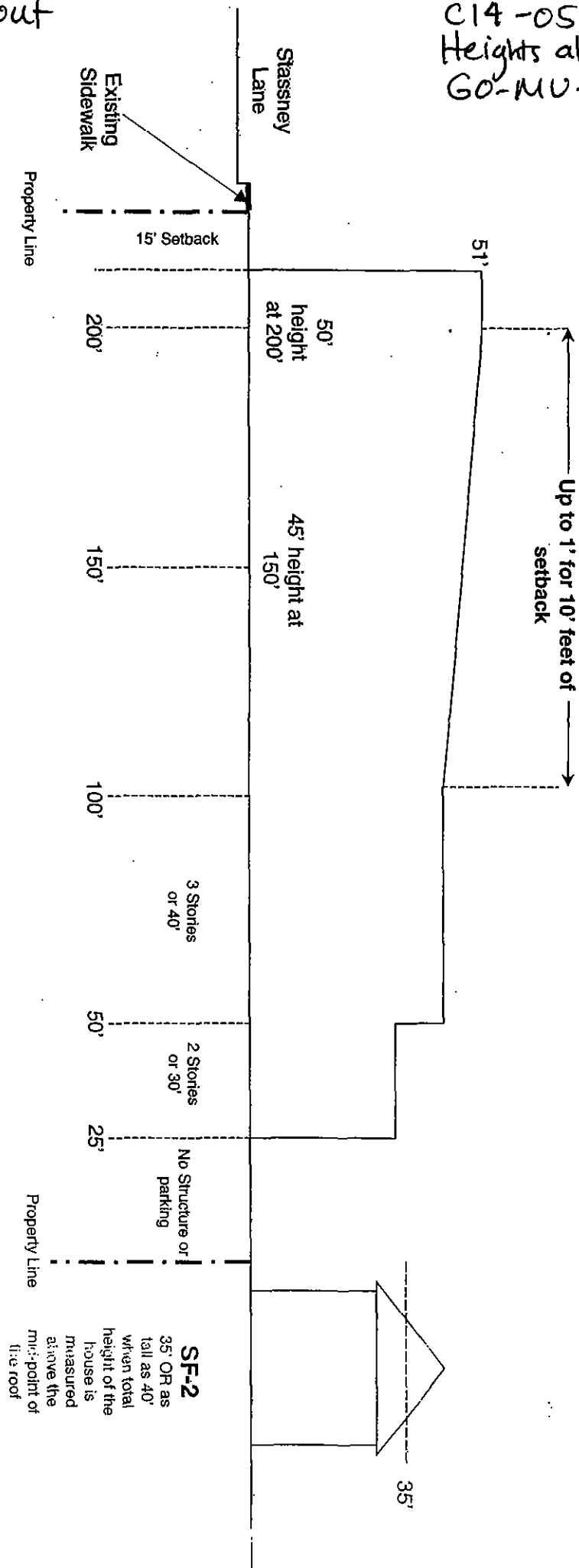
	Elizabeth Wallerstein	109 W. Mockingbird Ln.
	Julie Jacobs	312 W. Mockingbird Ln.
	Dennis J. Jacobs	312 W. Mockingbird Ln.
	Audrey Powers	106 W. Mockingbird Ln.
	Kevin Mackie	306 W. Mockingbird Ln.
	Chris Reno	128 W. Mockingbird Ln.
	Katya Reno	128 W. Mockingbird Ln.
	Pedro Jaramillo	
	Pedro Jaramillo	301 W. Mockingbird Ln.
	CHRISTA M. RIDDINGTON	314 W. Mockingbird Ln.
	Ian Riddington	314 W. Mockingbird Ln.

12 properties represented:
(11 homeowners + 1 renter)

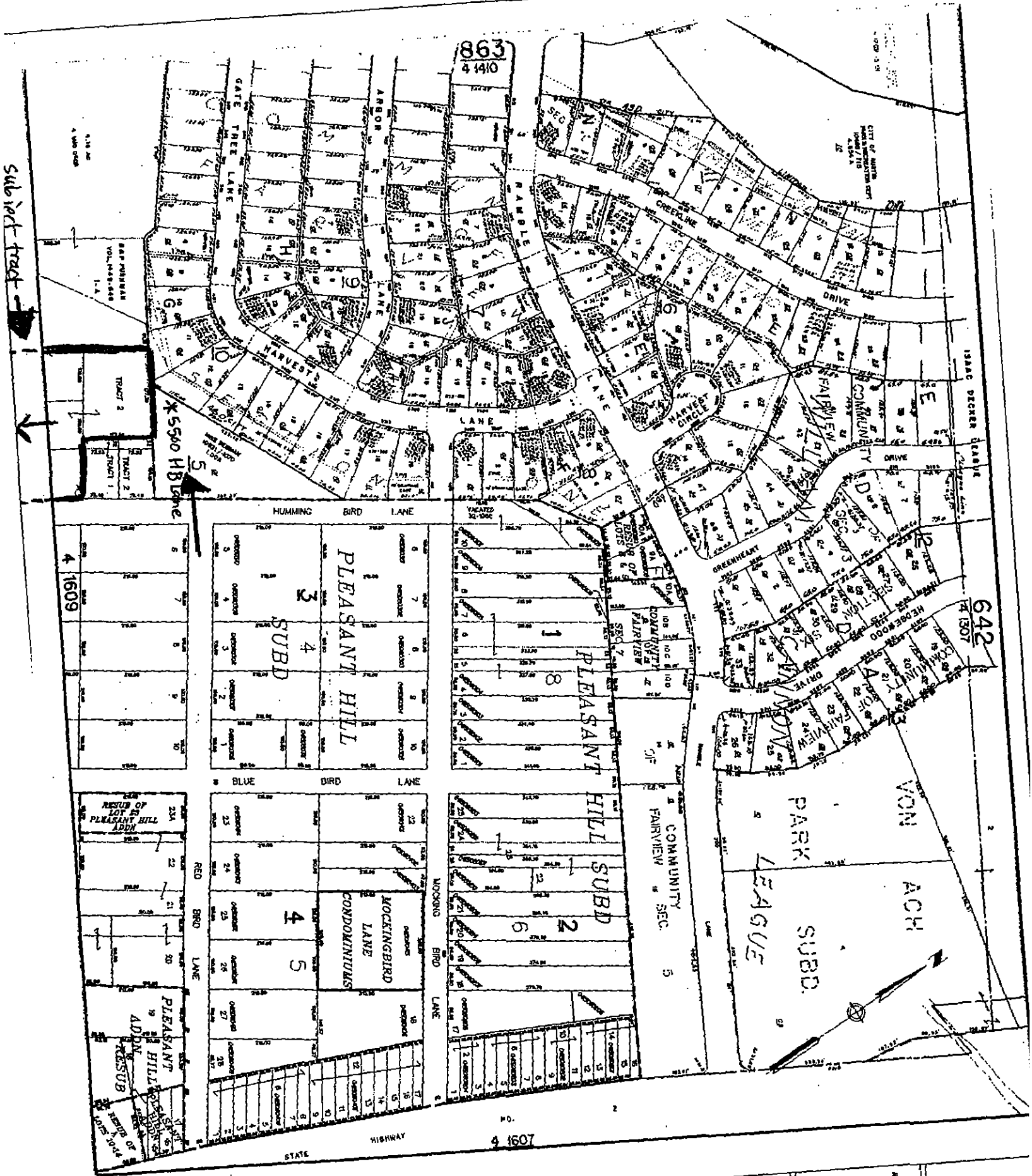
11 properties, (2nd letter) represented
 18 properties, (1st letter) represented
29 homeowners/ signed letters
 properties
 3 renters signed letters
 (plus additional spouses)

C14-05-0106.02
Heights allowed under
GO-MU-CO-NP

Maximum building heights for proposed GO-MU-NP Along Stassney Lane



Subject tract



TRAVIS CENTRAL APPRAISAL DISTRICT
8314 Cross Park Drive
Austin, TX 78754
Internet Address WWW.TRAVISCAD.ORG
Map Telephone Number (512) 834-9317
Fax Number (512) 835-5371
P.O. Box 149012
Austin, TX 78714
Appraisal Information: (512) 834-9314
TEB (512) 835-3326

APPROVED
AUSTIN COUNTY CLERK
AUSTIN, TX
CITY OF AUSTIN
TRAVERS COUNTY

MAP NO. 4 1508
SCALE
1" = 400' W.P.
REFERENCE
4 1508