

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 67
AGENDA DATE: Thu 11/17/2005
PAGE: 1 of 1

SUBJECT: C814-99-0001.04 - Avery Ranch PUD Amendment #4 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane (Brushy Creek Watershed) from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning (amendment to allow additional permitted uses). First reading approved on October 6, 2005. Vote: 7-0. Applicant: Shoal Creek, Ltd. Robert D. Wunsch. Agent: Waterstone Development (Theresa Canchola). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-99-0001.04 (Avery Ranch PUD Amendment #4)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 14900 Avery Ranch Boulevard and 10550 Parmer Lane from PUD, Planned Unit Development District, zoning to PUD, Planned Unit Development District, zoning.

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

The staff is supportive of this amendment request because the proposed Liquor Sales use will be constructed within planned retail shopping centers located at the intersection of two major arterial roadways. In addition, the proposed amendment to permit a Liquor Sales use on these two tracts within the PUD will allow the applicant to provide additional retail services to consumers living in the residential areas of the PUD development.

The Ordinance and public restrictive covenant reflect those conditions imposed by Council on 1st reading.

OWNER/APPLICANT: Shoal Creek, Ltd. (Robert D. Wunsch, President)

AGENT: Waterstone Development (Theresa Canchola)

DATE OF FIRST READING/VOTE: October 6, 2005: Approved PUD zoning
(amendment to allow additional
permitted uses) by consent
(7-0); 1st reading

CITY COUNCIL DATE: November 17, 2005

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C814-99-0001.04

Z.A.P. DATE: September 6, 2005

ADDRESS: 14900 Avery Ranch Boulevard and 10550 Parmer Lane

OWNER/APPLICANT: Shoal Creek, Ltd. (Robert D. Wunsch, President)

AGENT: Waterstone Development (Theresa Canchola)

ZONING FROM: PUD

TO: PUD

AREA: Tract II-B: 7.06 acres
Tract III-F2: 15.00 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/06/05: Approved staff's recommendation of PUD zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The applicant is requesting an amendment to the Avery Ranch Planned Unit Development (PUD) to allow Liquor Sales on Tracts II-B and III-F2. Tract II-B is located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane and is currently developed with a retail shopping center. Tract III-F2 is an undeveloped parcel of land located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane. The applicant plans to develop this site with a bank, a grocery store (Food Sales use), and other commercial retail uses.

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The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

TRACT II-B (located at the northwestern corner of Avery Ranch Boulevard and Parmer Lane):

	ZONING	LAND USES
<i>Site</i>	PUD	Retail Shopping Center, Laundry Services
<i>North</i>	PUD	Undeveloped
<i>South</i>	IP-PDA	Undeveloped
<i>East</i>	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
<i>West</i>	PUD	Single-Family Residential

TRACT III-F2 (located at the southeastern corner of Avery Ranch Boulevard and Parmer Lane):

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Retail Sales (Walgreen's Drug Store), Developing Office Uses
<i>South</i>	SF-4A	Undeveloped Strip of Land, Single-Family Residences
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped

AREA STUDY: N/A

TIA: Not required

WATERSHED: Brushy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

485 – Riviera Springs Community Development Association

604 – Davis Spring HOA

985 – Davis Springs HOA

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-99-0001.03	PUD to PUD	9/21/04: Approved staff's recommendation of PUD amendment by consent (7-0, K. Jackson-off dias, J. Gohil-absent)	5/12/05: Postponed indefinitely by the applicant (7-0)

C814-99-0001.02	PUD to PUD	1/28/03: Approved staff's recommendation of PUD zoning (6-0, J. Martinez, K. Jackson-off dias)	2/27/03: Granted PUD zoning as rec. by the ZAP Commission on 1 st reading (6-0, Goodman-off dias) 4/24/03: Approved PUD (6-0, Garcia-off dias); 2 nd /3 rd readings
C814-99-0001.01	PUD to PUD	6/18/02: Posponed to 7/16/02 by the applicant (8-0, A. Adams-absent) 7/16/02: Postponed to 7/30/02 by the staff for re-notification purposes (6-0, M. Casias/ D. Castaneda/ K. Jackson-absent) 7/30/02: Postponed to 9/10/02 by the applicant and neighborhood (6-0, V. Aldridge-absent) 9/10/02: Approved staff's recommendation for PUD zoning; by consent (6-0, D. Castaneda-absent)	10/10/02: Granted PUD on 1st reading (7-0) 1/30/03: Approved PUD amendment (7-0); 2 nd /3 rd readings
C14-96-0085	SF-2 to SF-4A	Approved staff rec. of SF-4A (7-0)	9/5/96: Approved SF-4A (7-0); all 3 readings
C14-95-0093	SF-2 to IP	Approved LO (1 st 100') & IP-PDA (Remainder) (6-0)	Approved LO & IP-PDA (6-0); 1 st reading only Approved LO (1 st 100') & IP-PDA subject to conditions (5-0); 2 nd /3 rd readings

RELATED CASES: C814-99-0001 (Avery Ranch PUD)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Avery Ranch Boulevard	130'	Varies	Arterial
Parmer Lane	250'	100'	Arterial

CITY COUNCIL DATE: October 6, 2005

ACTION: Approved PUD zoning (amendment to allow additional permitted uses) by consent (7-0); 1st reading

November 17, 2005

ACTION:

ORDINANCE READINGS: 1st 10/06/05

2nd

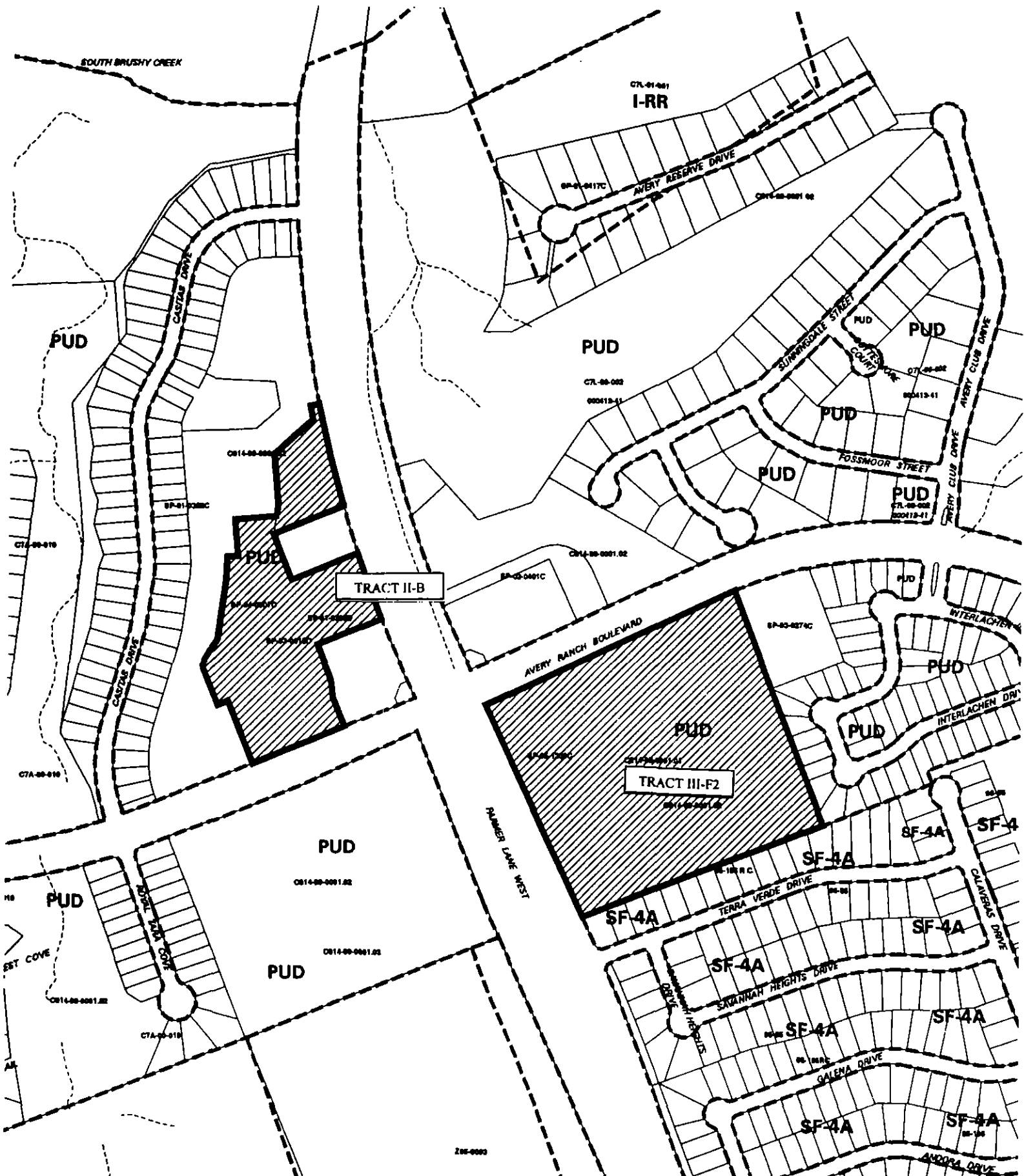
3rd

ORDINANCE NUMBER:

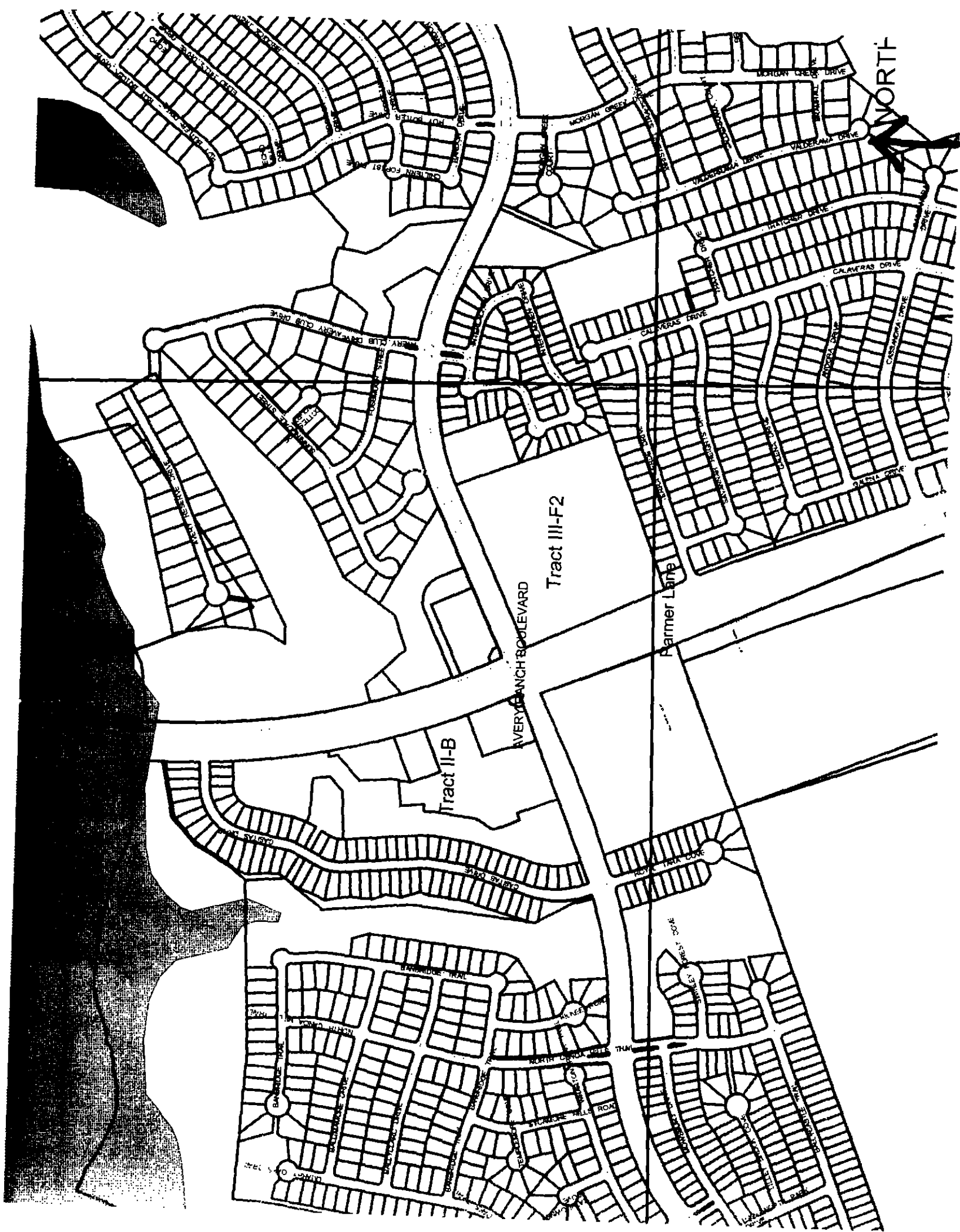
CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT 	PLANNED UNIT DEVELOPMENT CASE #: C814-99-0001.04 ADDRESS: 14900 AVERY RANCH BLVD SUBJECT AREA (acres): 22.430		DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER G42
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: S. SIRWAITIS				





STAFF RECOMMENDATION

The staff's recommendation is to approve the proposed amendment to the permitted use table for Tract II-B and Tract III-F2 to permit a Liquor Sales use on each tract that will not exceed 6,000 square feet and prohibiting Cocktail Lounge uses on these tracts within the PUD.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The Avery Ranch PUD has a mixture of residential and commercial uses, with large open spaces/parkland areas that are to be connected to the Williamson County trail system to the north that will be utilized by residents of the PUD.

The proposed amendment to the Avery Ranch PUD will not alter the overall benefits or intent of the PUD development. The amendment will permit the small a Liquor Sales use on tracts within the PUD that are currently planned to provide retail services to the residents of the PUD.

2. *Zoning should allow for reasonable use of the property.*

The proposed amendment to permit a 6,000 square foot Liquor Sales use on Tract II-B and Tract III-F2 would allow the applicant to provide additional retail services to the surrounding residential areas.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The proposed Liquor Sales use for Tract II-B and Tract III-F2 would be constructed within a planned retail shopping center located at the intersection of two arterial roadways, Parmer Lane and Avery Ranch Boulevard.

EXISTING CONDITIONS

Site Characteristics

Currently, Tract II-B is developed with a retail shopping center that includes a Jack Brown Cleaners (SP-03-0310C). Tract III-F2 is undeveloped. However, a site plan for a Financial Services use (SP-05-1339C-American Bank) is currently under review by the city staff for this location.

Impervious Cover

Impervious cover is controlled by Chapter 25-8 of the City's Land Development Code, as amended by the PUD Ordinance.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Brushy Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

Drainage Construction

Please place the following note on the cover sheet of the plans: "Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers."

PLAN/PLAT NOTES

Add the following Detention Note [LDC 25-7-61, DCM 1.2.2, DCM 8.2.1, DCM 8.3.2]:

ON-SITE DETENTION

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. "

Transportation

No additional right-of-way is required at this time. Additional right-of-way will be required per the AMATP and the approved PUD plan.

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

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

There are existing sidewalks along Avery Ranch Boulevard.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Avery Ranch Boulevard	130'	Varies	Arterial
Parmer Lane	250'	100'	Arterial

Water Quality

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. The Engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not THE APPLICATION IS REVIEWED for code compliance BY CITY ENGINEERS.

This project is located at Avery Ranch Blvd at Parmer Lane. It is located in the Brushy Creek Watershed, which is classified as a Water Supply Suburban Watershed.

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.

Parks and Recreation

No comment.

Compatibility Standards

No comments regarding proposed addition of *Liquor Sales* to the permitted uses in the commercial zoning.



TABLE 1
VEGETATION DATA

VEGETATION	AREA (AC)	PERCENT
...	...	...

TABLE 2
SOIL DATA

SOIL TYPE	AREA (AC)	PERCENT
...	...	...

TABLE 3
WATER DATA

WATER BODY	AREA (AC)	PERCENT
...	...	...



SCALE 1"=500'

GARCIA DESIGN INC.
10000 N. 100th Ave., Suite 100
Dallas, Texas 75224
Tel. 972-443-1100
Fax 972-443-1101
www.garcia-design.com

PROJECT: AVERY RANCH PUD
DATE: 08/11/2000
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

EXHIBIT B

EVERY RANCH PUD LAND USE PLAN

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

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: C814-99-0001.04

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting

Commission



JUSTIN TONG

Your Name (please print)

15900 ESTENECIA REY, AUSTIN, TX 78717

Your address(es) affected by this application

[Signature] 8/27/06

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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Public Hearing:

September 6, 2005 Zoning and Platting

Commission



Robert Cummings
Your Name (please print)

10009 Loxley Lane, Austin, TX

Your address(es) affected by this application 78717

[Signature] 8-29-05
Signature Date

Comments:

I do not want a
zoning change that would
allow a lower store to be
built.

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

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Public Hearing:

September 6, 2005 Zoning and Platting
Commission



FLEEAR CAMEZ

Your Name (please print)

11000 QUINCY OAKS TR. AUSTIN TX 78718

Your address(es) affected by this application

03-29-05

Date

Comments:

I REJECT ANY PROPOSAL FOR BUSINESS
TO SELL ALCOHOL IN THIS NEIGHBORHOOD
IN ANY FORM OR MODE.
DOING THAT WILL IMPACT THE GREAT
FAMILY FRIENDLY ATMOSPHERE AND
SAFETY THIS NEIGHBORHOOD HAS FOR
ALL ITS RESIDENTS

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: C814-99-0001.04

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Ryan B. Coover

Your Name (please print)

10209 LOXLEY LANE, AUSTIN TX, 78717

Your address(es) affected by this application

[Signature] 9/29/2005
Signature Date

Comments: Thankyou for this notice.
My objection is due to the fact that the school Districts stadium is less then 300 ft away from these properties. Having the Abuse of After School so close to an active arena where student and families attend is the reason not to allow liquor sales on these properties.
Again, Thank you for the notice. Ryan B. Coover

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

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Sherri Sirwaitis

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Austin, TX 78767-8810

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Case Number: C814-99-0001.04

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting Commission

☐ I am in favor ☒ I object
--

KEVIN BOLTON

Your Name (please print)

14508 GALLI MA MARE DR. AUSTIN

Your address(es) affected by this application

Sherri Sirwaitis

Signature

Date

8/27/05

Comments:

begin sales add in no way to the value nor desirability of our neighborhood. I strongly object to the proposed change.

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

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Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Holly Roff, Avery Roff, Chelsea Roff, Donna Roff
Your Name (please print)

9328 Meyrick Park Trail

Your address(es) affected by this application

Holly Vond Roff

Signature

8/25/2005

Date

Comments:

Who is submitting this request anyway?

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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September 6, 2005 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Kevin + Julie Rhodes
Your Name (please print)

15020 Benbridge Trl

Your address(es) affected by this application

Unltd

Signature

9-3-05

Date

Comments:

This neighborhood has under 15 of many, many children. Why must we allow them constant, day-to-day exposure to a liquor establishment? They will be exposed "enough" later in their youth. But please, please, please, please not have by their home.

Kevin + Julie

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Commission

☐ I am in favor
☒ I object

Yvonne Lucero
Your Name (please print)

14452 Lilley Brook Cove

Your address(es) affected by this application

Yvonne Lucero 8/31/05
Signature Date

Comments:

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☒ I am in favor
☐ I object

DANIEL MORAN
Your Name (please print)

9404 BILLYHAM TALK

Your address(es) affected by this application

[Signature] 8/24/05
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

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: C814-99-0001.04

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

September 6, 2005 Zoning and Platting

Commission

☐ I am in favor
☒ I object

DAVID & Stephanie Smith

Your Name (please print)

15901 Estencia Rey Dr. Austin, TX 78747

Your address(es) affected by this application

David & Stephanie Smith 8/29/05

Signature

Date

Comments:

I do not want liquor to be sold
in the Avery Ranch area listed.

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P. O. Box 1088

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Public Hearing:

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Commission

☐ I am in favor
☒ I object

Heather Smith

Your Name (please print)

11209 Double Eagle Drive

Your address(es) affected by this application

Heather Smith

Signature

Date

8/24/05

Comments:

I am definitely opposed
to having any kind of
restaurant that glove to our
neighborhood that will be
serving alcohol. I also don't
want a liquor store or anything
else up in those sleeping facilities
not at all what I was looking
for when I bought in Avery
Ranch

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ELIZABETH JOSEPH

Your Name (please print)

11309 LOS COMANCHEROS RD

Your address(es) affected by this application

Shirley

Signature

Date

Comments: No liquor in 25 mile vicinity of residence
Liquor sale near any
residential area
is not to be allowed.
Liquor sale near residential
area is creating
trouble. No promise is
good enough to avoid
trouble with future
which inevitably will happen

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☐ I am in favor
☒ I object

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GLEN C. MILLER

Your Name (please print)

15437 FISHER ISLAND DR, AUSTIN TX 78747

Your address(es) affected by this application

Glen C. Miller

Signature

Date

8/28/05

Comments:

My wife and I object to
A LIQUOR STORE IN OUR
NEIGHBORHOOD IF APPROVED THIS
ZONING CHANGE WILL RESULT
IN AT LEAST FOUR (4) LIQUOR
OUTLETS IN AN APPROXIMATE
3.5 MILE RADIUS. SUCH BUSINESSES
ARE DETRIMENTAL TO FAMILY VALUES
AND THE QUALITY OF LIFE OF THIS NEIGHBORHOOD
IF GRANTED THIS ZONING REQUEST WILL

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☐ I am in favor
☒ I object

LIQUOR STORE
"NEXT DOOR"
TO A CHILDREN'S
SCHOOL WHICH
FEELS IS ILLEGAL.

PUBLIC HEARING INFORMATION

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Public Hearing:

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Commission



Silesia Duplessis-Care

Your Name (please print)

15612 Interlachen Dr. Austin 78717

Your address(es) affected by this application

Silesia Duplessis-Care 8-31-05

Signature

Date

Comments:

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Public Hearing:

September 6, 2005 Zoning and Platting

Commission

WAYNE COOPER SMITH

Your Name (please print)

9805 VALDEAROMA DRIVE

Your address(es) affected by this application

Wayne Cooper Smith

Signature

08/31/2005

Date

Comments:

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☒ I am in favor
☐ I object

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Commission

Brian K. + Kathryn A Lilly

Your Name (please print)

10328 Avery Club Dr Austin 78717

Your address(es) affected by this application

[Signature]

Signature

8/28/05

Date

Comments:

Too close to Preschool/Deg Care

and Single Family Residences.

There are already business

establishments nearby that provide

this service already (Partner + Co20)

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☐ I am in favor
☒ I object

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Public Hearing:

September 6, 2005 Zoning and Platting

Commission



Mrs Mary Bowen

Your Name (please print)

10817 Quarry Oaks Trail - Austin 78717

Your address(es) affected by this application

~~Sherri~~ Mary Bowen 9-6-05

Signature

Date

Comments: We bought here because
this area he wants for a
liquor store. Shes knows
abutting the across directly,
this developer has pictures of
little children with parents to
like young families in it to
buy stuff! A liquor store
has no place here. It can
easily become a "bar in time"
(Drunk drivers on our streets)

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P. O. Box 1088

Austin, TX 78767-8810

*P.S. I read this
 notice on sep 6, 2005
 too late!*

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Public Hearing:

September 6, 2005 Zoning and Platting

Commission

☐ I am in favor
☒ I object

Michael Guerrero

Your Name (please print)

10521 Dunham Forest Rd. Austin, TX 78717

Your address(es) affected by this application

Michael Guerrero

Signature

8/31/05

Date

Comments:

Alcohol should not be sold when there is a children's nursery in close proximity to the store.

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☐ I am in favor
☒ I object

John Nelson

Your Name (please print)

15208 Sunningdale, Austin, TX 78777

Your address(es) affected by this application

John Nelson

Signature

9/3/05

Date

Comments:

I am concerned about liquor stores significantly decreasing property values and being close to my children playing and schools

Liquor stores will draw potential undesirable individuals to our neighborhood

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☐ I am in favor
☒ I object

Maria C. Atkinson

Your Name (please print)

15613 Bowbridge Trail Austin, TX 78717

Your address(es) affected by this application

Maria C. Atkinson 23 Sept 05

Signature

Date

Comments: I object to any higher
establishments in my neighborhood.

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Commission

☐ I am in favor
☒ I object

ARUNACHALAM ARUNACHALAM

Your Name (please print)

14609 BALLMAMORE DR, AUSTIN, TX 78717

Your address(es) affected by this application

A. Arunachalam

Signature

09/14/05

Date

Comments:

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