

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2010-0051

**P.C. DATE:** May 25, 2010

(Windsor Road Neighborhood Planning Area Rezoning)

**AREA:** Approximately 545 acres

**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of Windsor Road Neighborhood Planning Area are:

North – West 35<sup>th</sup> & 38<sup>th</sup> Street

East – North Lamar

South – Windsor Road

West – MoPac Expressway

**APPLICANT:** City of Austin (City-initiated)

**AGENT:** Planning and Development Review Department  
(Paul DiGiuseppe)

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Windsor Road NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions" and "Garage Placement". The following infill options will be applied area wide: "Small Lot Amnesty" (Please see Attachment I).

In addition, the staff recommends base district zoning changes for the 2 tracts shown on the attached Windsor Road Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H).

### **ISSUES:**

Five petitions have been received for each parcel contained within Tract 1 located on West 35<sup>th</sup> street,

1. A valid petition of 27.19% has been filed by the adjacent property owners in opposition to any classification other than LO, Limited Office for 1717 West 35<sup>th</sup> Street.
2. A valid petition of 30.23% has been filed by the adjacent property owners in opposition to any classification other than LO, Limited Office for 1721 West 35<sup>th</sup> Street.
3. A valid petition of 32.99% has been filed by the adjacent property owners in opposition to any classification other than LO, Limited Office for 1801 West 35<sup>th</sup> Street.

4. A valid petition of 33.09% has been filed by the adjacent property owners in opposition to any classification other than LO, Limited Office for 1803 West 35<sup>th</sup> Street.

5. A valid petition of 32.30% has been filed by the adjacent property owners in opposition to any classification other than LO, Limited Office for 1805 West 35<sup>th</sup> Street.

**DEPARTMENT COMMENTS:**

The Windsor Road Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The kickoff workshop was held on June 21, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 50 public meetings. These meetings addressed planning issue areas such as: community life (including crime, schools and social interaction), parks and environment, transportation, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the Central West Austin Combined Neighborhood Planning Area's (CWACNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the CWACNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the CWACNPA. At the March 4, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the CWACNPA.

**LIST OF ATTACHMENTS:**

- A. Overview of the Central West Austin Combined Neighborhood Plan
- B. GIS Staff Zoning Map for the Windsor Road Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Description of Infill Options and Design Tool Recommendations
- J. Affordability Impact Statement
- K. Petition information for Tract 1

**PLANNING COMMISSION RECOMMENDATION:** May 25, 2010:

**TIA:** Not required

**WATERSHEDS:** Johnson Creek, Shoal Creek - Urban

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** Yes

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**HILL COUNTRY ROADWAY:** N/A**SCHOOLS:**

Bryker Woods Elementary School  
 Cassis Elementary School  
 O'Henry Middle School

**NEIGHBORHOOD ORGANIZATIONS:**

Home Builders Association of Greater Austin  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Homeless Neighborhood Association  
 Austin Parks Foundation  
 League of Bicycling Voters  
 Austin Monorail Project  
 Sierra Club, Austin Regional Group  
 The Real Estate Council of Austin, Inc.  
 West 31<sup>st</sup> Street Neighborhood Association  
 West Austin Neighborhood Group  
 Pemberton Heights Neighborhood Association  
 Bryker Woods Neighborhood Association

**RELATED CASES:**

NP-2010-0027 – Central West Austin Combined Neighborhood Planning Area  
 C14-2010-0052 – West Austin Neighborhood Group Plan Rezonings

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Windsor Road	50'	Varies	Arterial	No	No	Yes
West 35th	80'	Varies	Arterial	Yes (intermittent)	Yes	Yes
North Lamar Blvd	80'	Varies	Arterial	Yes (intermittent)	No	Yes
Mopac	230'	Varies	Freeway	No	Yes	No

**CITY COUNCIL DATE:** June 10, 2010**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>**ORDINANCE NUMBERS:****ZONING CASE MANAGER:** Clark Patterson**PHONE:** 974-7691

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**E-MAIL:** [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us)

**NEIGHBORHOOD PLANNER:** Paul DiGiuseppe

**PHONE:** 974-2865

**E-MAIL:** [paul.digiuseppe@ci.austin.tx.us](mailto:paul.digiuseppe@ci.austin.tx.us)

## **STAFF RECOMMENDATION**

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Central West Austin Combined Neighborhood Plan:

**Land Use Goal:** Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

Development of property as office, commercial, retail, multi-family, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. The future use of the Brackenridge Tract and the Austin State Supported Living Center property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is also desired.

**Objective 1:** Preserve the existing single family neighborhoods of Central West Austin.

#### **L.1.1**

Preserve the existing single-family uses within the neighborhood by not changing them to non-residential or multifamily uses. The Central West Austin neighborhoods including Deep Eddy, Tarrytown, Pemberton Heights, Bryker Woods, and West 31st Street are stable and worthy of preservation.

#### **L.1.2**

Maintain low intensity, low density residential use within the Drinking Water Protection Zone.

**Objective 2:** Preserve or enhance, as appropriate, existing multifamily housing and neighborhood-serving commercial districts.

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**L.2.1**

Preserve the existing multi-family residential uses along Enfield Road, Exposition Boulevard, and 35<sup>th</sup> Street. If these properties redevelop, encourage a similar scale and the preservation of affordable rental housing, which contributes to the diversity of the neighborhood.

**L.2.2**

Casis Shopping Center should remain a small-scale, neighborhood-serving retail center, appropriate with Casis Elementary School, residential neighbors, and the Drinking Water Protection Zone.

**L.2.3**

Revitalize the Tarrytown Shopping Center by attracting preferably locally-owned neighborhood-serving and pedestrian-oriented businesses such as cafés, restaurants, and a bakery. Height should remain appropriately scaled to the adjacent residential structures.

**L.2.4**

The small-scale multifamily, commercial, and civic uses surrounding Tarrytown Shopping Center should remain. Howson Library and the Fire Station are particularly important to Central West Austin.

**L.2.5**

The churches along Exposition Boulevard are valued institutions of the Central West Austin community and should remain into the future. If they are not able to stay and cannot be replaced by other churches, the properties should be used as single family housing.

**L.2.6**

Deep Eddy's commercial corridor along Lake Austin Boulevard should remain a mix of neighborhood niche shops and offices. If redevelopment occurs, the open street feel and pedestrian friendliness of this corridor and its views of Lady Bird Lake and the western hills should be preserved. Redevelopment should also respect Lady Bird Lake, in keeping with the spirit of the Drinking Water Protection Zone and Waterfront Overlay.

**L.2.7**

The residential scale and character along W. 35<sup>th</sup> Street should be preserved, and in particular its existing building by building, horizontal collection of small neighborhood-serving businesses, stores, and apartments. Harmony with the abutting single-family houses on the south side of this block, facing 34<sup>th</sup> Street, should be maintained.

**L.2.8**

The neighborhood office blocks between 34<sup>th</sup> and 35<sup>th</sup> Streets and Jefferson Street and Mills Avenue should remain small-scale neighborhood office and residential uses that are harmonious with the Bryker Woods Elementary School and the existing single family neighborhood. Retaining the converted single-family homes is desirable. Returning these structures to single-family residential use would also be welcome by the neighborhood.

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**Objective 4:** Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use, urban neighborhood, respecting and providing amenities to the Bryker Woods and West 31st Street neighborhoods.

**L.4.1**

For properties designated as Mixed Use along 38<sup>th</sup> Street and Lamar Boulevard, redevelopment or new development should promote a pedestrian-friendly mix of uses that ultimately results in a human-scaled and enlivened streetscape. Guidelines for creating development include the mixing of uses vertically in the same building to include residential uses preferably above the first floor. Wide sidewalks, street trees, buildings and entryways oriented to the main corridor, with parking located to the side or rear of the building are all desired features. Drive-through facilities are strongly discouraged. The buildings should be appropriately scaled to the surrounding development. Property whose stormwater feeds into Seiders Springs and Shoal Creek should be redeveloped such that it improves the health of the spring and creek. Through properties that are fronted by a Core Transit Corridor on one side and an interior street on the other side, should apply the same development standards to the interior street as applied to the Core Transit Corridor. Special attention should be paid to placing storefronts and entryways along interior roads as well as Core Transit Corridors.

**L.4.2**

The triangle where 35<sup>th</sup> and 38<sup>th</sup> Streets split should be a welcoming gateway to the neighborhood and should allow for neighborhood serving uses. The Randalls and Medicine Shoppe represent the type of vital neighborhood-serving businesses that should be preserved in the future. Any redevelopment should include, first and foremost the continued use of the Randalls site as a grocery store as well as ensuring that Crawford Avenue remains open as a public street. If the Randalls parcel redevelops, the neighborhood would support a secondary residential use above the grocery store, but would not support residential as a stand alone use. The triangular corner lot that is currently home to the Medicine Shoppe deserves recognition as a prominent location in the neighborhood. Redevelopment should continue the site as a neighborhood use and a welcoming gateway to the neighborhood by connecting to and beautifying the city-owned open space which makes up the westernmost portion of the triangle.

**L.4.3**

Allow office and commercial development along 34th Street between Medical Parkway and Shoal Creek Greenbelt. There should be a transition with neighborhood-scaled stores and offices between the Shoal Creek Greenbelt and Medical Parkway and more intensive development from Medical Parkway to Lamar Boulevard. Development should add to the existing shops and restaurants on 34<sup>th</sup> Street to create a lively, pedestrian-friendly streetscape.

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Allow neighborhood mixed use development along the north side of 31st Street to transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. The block within 31<sup>st</sup> Street, 32<sup>nd</sup> Street, Wabash Avenue, and Lamar Boulevard and the non-residential properties on the south side of 31<sup>st</sup> Street contain a mixture of neighborhood-scaled retail, office and residential development. The block is encouraged to remain so and serve as a transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. Future development or redevelopment should respect this mix and develop at a scale appropriate with the neighborhood located along 31<sup>st</sup> Street.

**L.4.5**

St. Andrews Episcopal School is an important asset to the neighborhood and should remain in its current location. However, if the school leaves, it should be replaced by single family housing along 31<sup>st</sup> Street, multi-family apartments between Shoal Creek Greenbelt and Bailey Park, and office uses for the northern parcels along Shoal Creek Greenbelt and 34<sup>th</sup> Street. This will protect the homes on the south side of 31<sup>st</sup> Street, promote neighborhood activity along the Shoal Creek Hike and Bike Trail, and integrate the 34<sup>th</sup> Street parcels such that they complete the pattern of activity along the 34<sup>th</sup> Street Corridor.

**Objective 5:** Encourage the State of Texas to keep the Austin State Supported Living Center in its current location and become a more integrated asset in the neighborhood.

**L.5.4**

Work with the school and the State of Texas to communicate the desire of keeping the school at its current location.

**Objective 6:** If the Austin State Supported Living Center redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

**L.6.1**

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.

**L.6.2**

The future use of the school property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is encouraged as is preserving significant amounts of public and private open space.

Preserve vegetative buffers, including trees, wherever development of the Austin State Supported Living Center occurs adjacent to existing residential neighborhoods. Provide additional vegetative buffers, including trees, for development more intense than existing single family.

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**L.6.4**

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails around attractive and landscaped detention ponds where feasible. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

**L.6.5**

Redevelopment should avoid environmentally sensitive resources such as protected trees, wetland, waterbodies, and endangered or threatened plant or wildlife habitat.

**L.6.6**

Redevelopment should be sensitive to any historically significant resources and should make every effort to protect and preserve these resources.

**Objective 7:** Continue working with stakeholders within the planning area, including the University of Texas, regarding the future of the Brackenridge Tract.

**L.7.1**

Continue having regularly scheduled meetings with stakeholders within the planning area regarding the future of the Tract.

**EXISTING CONDITIONS****Zoning and Land Use****Existing Land Use for the Neighborhood Plan area:**

**Windsor Road  
Current Land Use by Category, 2008**

	<b>Total Number of Acres</b>	<b>Percent Total of Planning Area</b>
<b>Single-Family</b>	295.1	54.00%
<b>Multi-Family</b>	2.7	0.00%
<b>Commercial</b>	8.6	2.00%
<b>Office</b>	20.8	4.00%
<b>Civic</b>	29.7	5.00%
<b>Open Space</b>	52.7	10.00%
<b>Transportation</b>	6.8	1.00%
<b>Roads</b>	126.4	23.00%
<b>Undeveloped</b>	2.2	0.00%

**Site Plan/Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.



There are two Capitol View Corridors within the plan area (from Red Bud Trail and Capitol of Texas Highway). Any development within the limits of the view corridor will be subject to maximum heights allowed within the corridor and will be strictly enforced. Additional comments will be made at the time of site plan application.

Some tracts will be subject to compatibility standards, and the following standards apply:

- No structure may be built within 25 feet of the SF-5 or more restrictive property line (zoned or use).
- 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.

Scenic roadways include Lake Austin Boulevard and Mopac – sign ordinance applies.

### **Environmental**

1. The site is partially located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed and the Shoal 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.
4. According to flood plain maps, there is a flood plain within the project area.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

### **Impervious Cover**

The maximum impervious cover limits for the proposed zoning districts are as follows:

CS, General Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
CR, Community Recreation	60 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u> )

### **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.

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.



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## MEMORANDUM

TO: Dave Sullivan, Chair  
Members of the Planning Commission

FROM: Paul DiGiuseppe, Planning & Development Review Department, 974-2865

DATE: May 11, 2010

RE: Central West Austin Combined Neighborhood Plan  
Case Nos. NP-2010-0027, C14-2010-0051 and C14-2010-0052

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### Description of Backup Information

Attached you will find back-up information for the Central West Austin Combined Neighborhood Plan (CWACNPA). This information includes:

- The Central West Austin Combined Neighborhood Plan
- List of public meetings conducted during the CWACNPA planning process
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- Future Land Use Map
- Back-up for Case # C14-2010-0051, the Windsor Road Neighborhood Plan Combining District Rezoning
- Back-up for Case # C14-2010-0052, the West Austin Neighborhood Group Neighborhood Plan Combining District Rezoning

### CWACNPA Planning Process

The Central West Austin Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The Kickoff workshop was held on June 21, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 50 public meetings. These meetings addressed planning issue areas such as: Community Life (including crime and school issues), parks and the environment, transportation, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the CWACNPA's website, and the information gathered from these meetings became the foundation for the recommendations in the CWACNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning

ATTACHMENT A

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recommendations for specific sites in the CWACNPA. At the March 4, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the nearly three year planning process in the CWACNPA. Below is a timeline of important dates in the planning process:

- **June 21, 2007:** Kick-off Meeting
- **July 2007 to March 2008:** Topic Meetings (e.g., transportation, parks, community life issues, etc.)
- **April 2008:** Mid-Process Open House
  - Presentation of draft plan chapters
- **May 2008 to January 2010:** Land Use and Zoning Workshops
- **March 4, 2010:** Final Open House
  - Presentation of final draft plan, FLUM, and zoning recommendations

### **Plan Summary**

#### ***Community Life***

The Community Life Chapter focuses on creating more social interactions, improving schools, and addressing crime and safety issues. While the planning area has a high quality of life, improvements are desired. Regarding social interactions, there are recommendations for promoting activities such as block parties and street gatherings, improving the quality of retail and civic uses, as well as working with the Austin State School to enhance public activities at the school such as a public trail. School can be enhanced by physical upgrades, improving mentoring opportunities, and coordination to address school overcrowding. While crime is not as severe as other parts of the city, plan recommendations address Crime Prevention Through Environmental Design, the Neighborhood Watch and other APD crime prevention programs, and more coordination with the Austin Police Department.

#### ***Parks, Open Space & Environment***

This chapter focuses on preserving, connecting, and enhancing the parks within the planning area. While there are a dozen city parks, many are older and in need of improvements. Some of the parks would better serve the public by having improved access to them as well as within them. Some of the parks could be enhanced by adding new programs such as promoting art and recreational activities. The neighborhood also has some important environmental features. While the neighborhood has a high tree canopy coverage (over 50%), tree loss has occurred due to age, disease, and development. The plan has recommendations to increase and diversify this urban forest. There are also recommendations to reduce flooding, protect the waterways from pollution and erosion, and to utilize open space and natural resources to better define the neighborhood and connect the natural and built environments.

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### ***Transportation***

This chapter addresses mobility improvements for people and vehicles. Recommendations include having streets that support neighborhood character by making improvements that support the existing land uses and balances the needs of pedestrians, bicyclists, and motorized vehicles. Another key component is improving access to destinations for all modes of travel. There are also recommendations to support enhancements to MoPac as long as neighborhood character and livability are maintained and improved. Many residents in Pemberton Heights raised concerns about bike lanes recommendations in their neighborhood. Thus, staff will present this concern to Planning Commission.

### ***Land Use***

This chapter focuses on maintaining and improving land uses to support the existing residential areas. One series of recommendations focuses on protecting the existing single-family residences. Another theme is preserving and enhancing existing multi-family and neighborhood commercial areas. This chapter also includes design guidelines for single-family, multi-family, and commercial development. Other recommendations include promoting a mixed use neighborhood along W. 38<sup>th</sup> Street and North Lamar Boulevard. The chapter also addresses the intent to retail the Austin State School and also identifies future growth desires should the school be sold. Finally, the chapter recommends that stakeholders continue working together toward the future of the Brackenridge Tract. Many stakeholders are concerned that the draft chapter does not have more assertive language regarding the Brackenridge Tract so staff will present those concerns to Planning Commission. Regarding the draft Future Land Use Map, there are also some parcels where consensus was not reached so staff will be presenting two recommendations.

### **Survey Results**

The Planning & Development Review Department made available a survey to planning area residents and property owners at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Rate your level of support for the CWACNPA Neighborhood Plan" (out of 66 total responses):

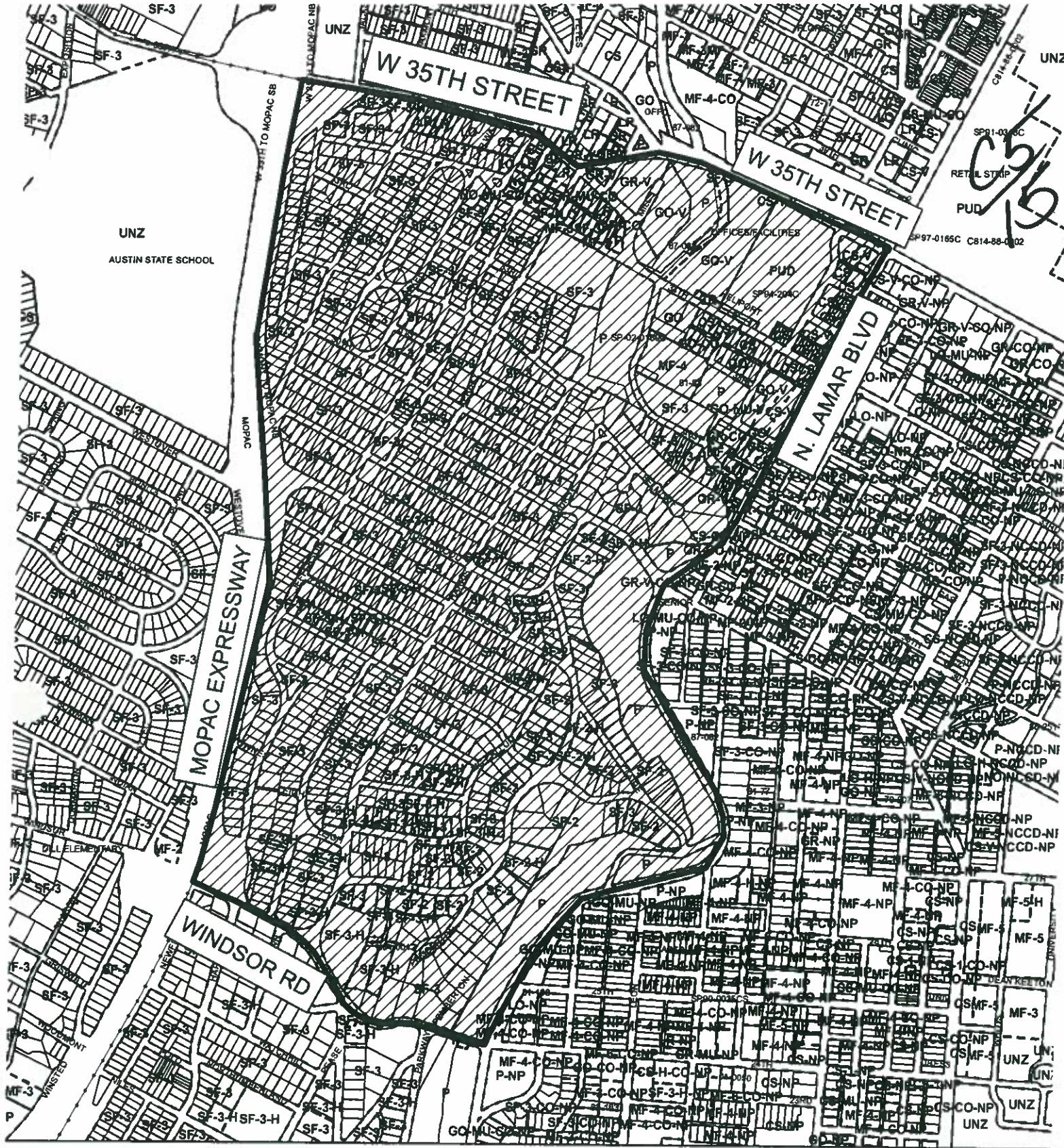
<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Fully Supportive	11	16.70%
Generally Supportive	36	54.50%
Generally Unsupportive	9	13.60%
No Support	6	9.10%
Unfamiliar with Plan	4	6.10%

Below are the results of responses to the question, "Rate your level of support for the neighborhood planning process"(out of 64 total responses):




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Response	Response Count	Response Percentage
Very Satisfied	5	7.80%
Satisfied	16	25.00%
Neutral	18	28.10%
Very Dissatisfied	12	18.80%
Did Not Participate	13	20.30%





**Legend**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 1000'

**ZONING**

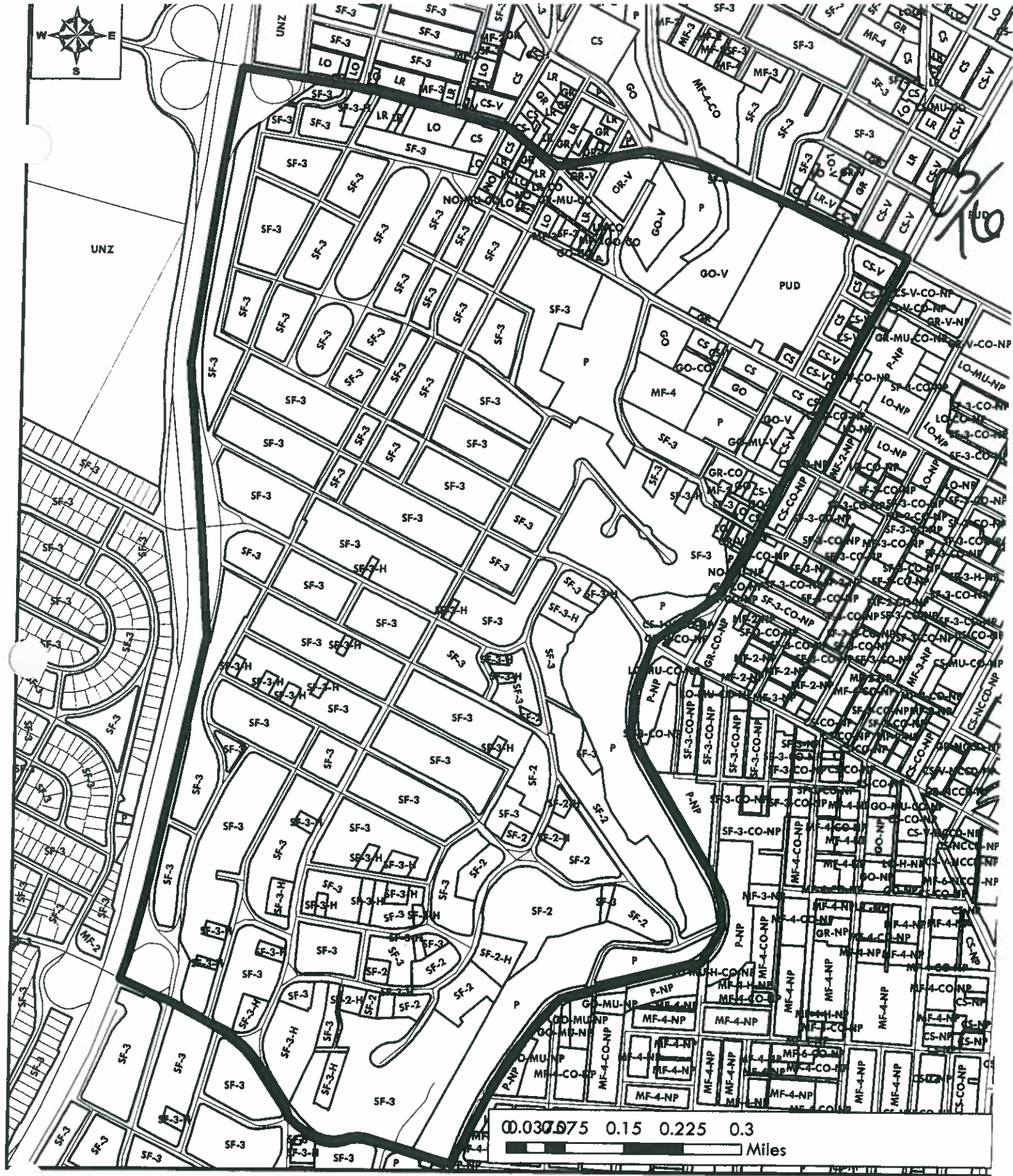
**CASE NUMBER: C14-2010-0051**  
**ADDRESS: WINDSOR ROAD PLANNING AREA**  
**AREA: 545 AC.**  
**GRID: H24-25 & J24-25**  
**CASE MGR: W. RHOADES**

**ATTACHMENT B**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





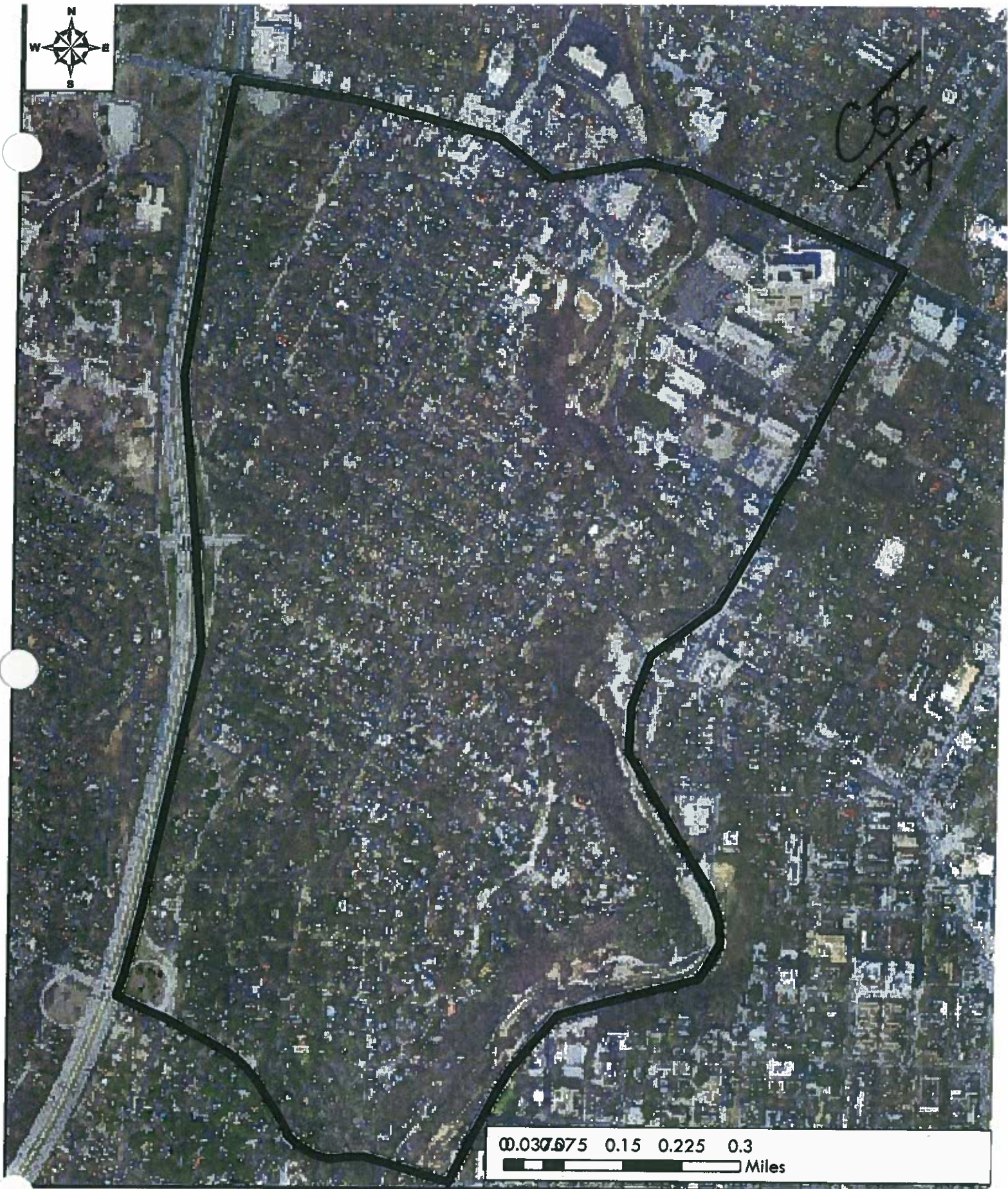
**Central West Austin Combined Neighborhood Planning Area**  
**Windsor Road Neighborhood Planning Area**  
**Current Zoning Districts**

*ATTACHMENT C*





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0.0375 0.075 0.15 0.225 0.3  
Miles



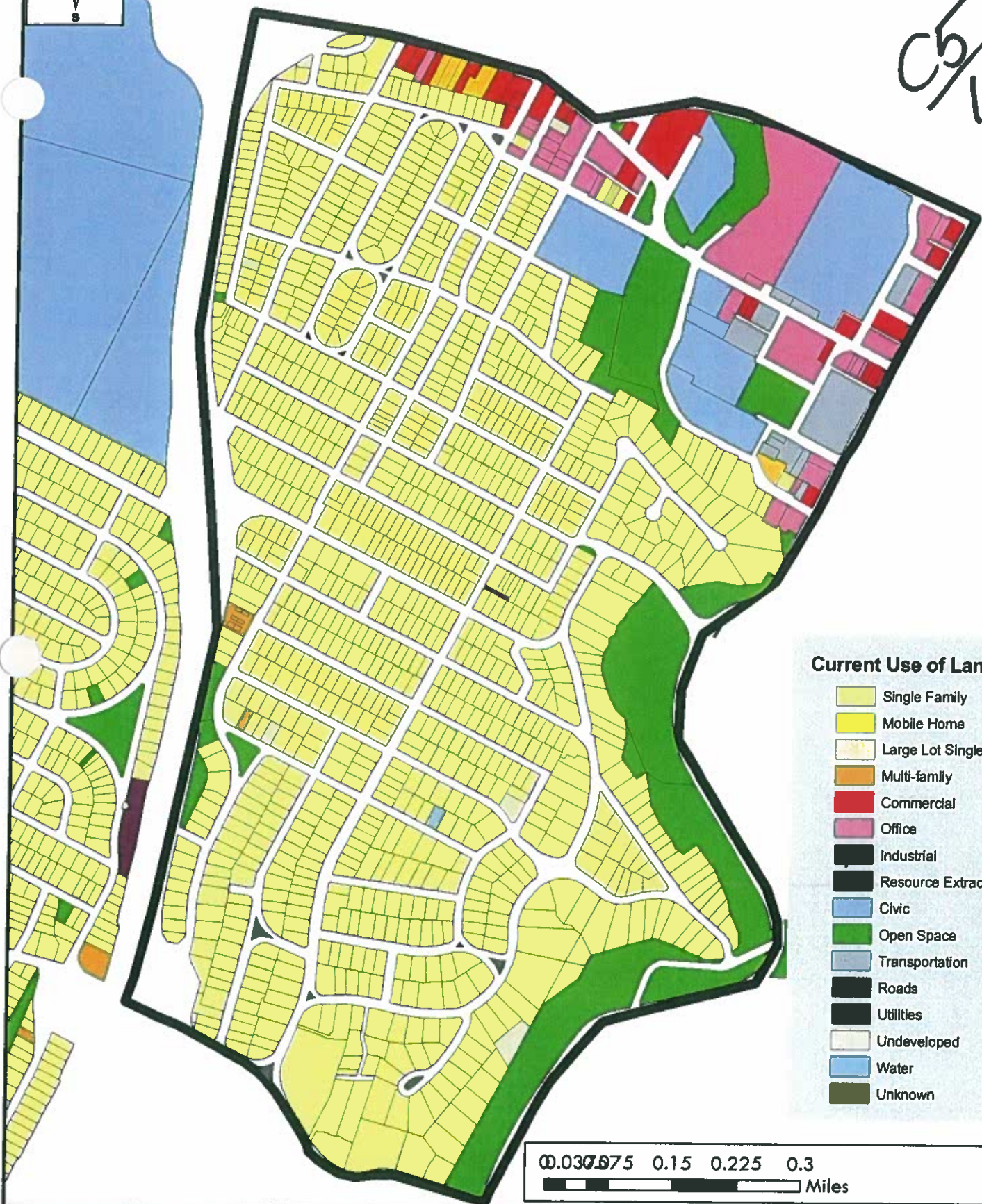
**Central West Austin Combined Neighborhood Planning Area**  
Windsor Road Neighborhood Planning Area  
Aerial Photograph

ATTACHMENT D





CB/18



**Current Use of Land (2008)**

- Single Family
- Mobile Home
- Large Lot Single Family
- Multi-family
- Commercial
- Office
- Industrial
- Resource Extraction
- Civic
- Open Space
- Transportation
- Roads
- Utilities
- Undeveloped
- Water
- Unknown

0.0375 0.075 0.15 0.225 0.3  
Miles



**Central West Austin Combined Neighborhood Planning Area**  
**Windsor Road Neighborhood Planning Area**  
**Current Use of Land (2008)**

*ATTACHMENT E*





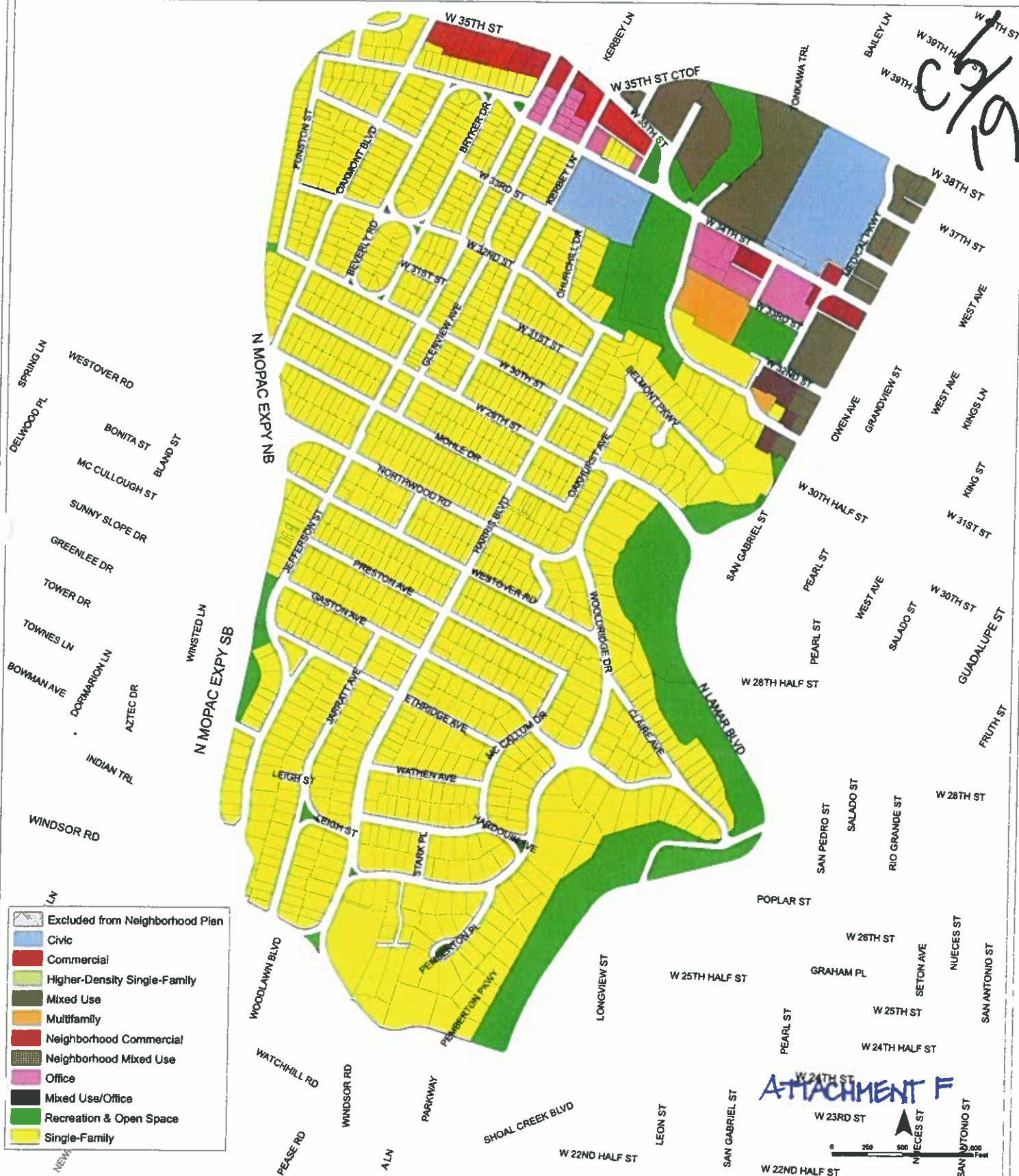
# Windsor Road Combined Neighborhood Planning Area Future Land Use Map

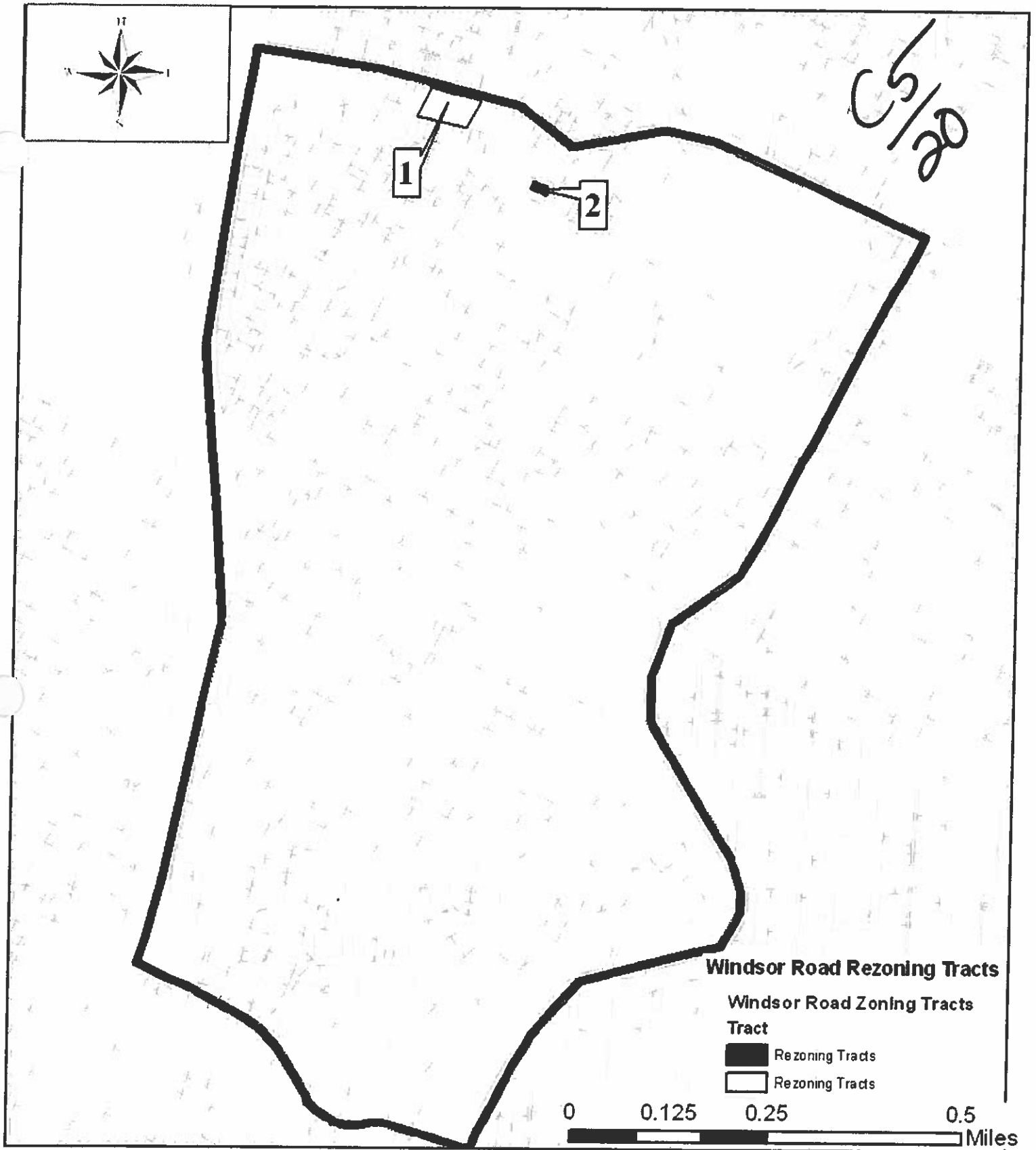
Plan Adopted:  
Map Updated:

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

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.





## Central West Austin Combined Neighborhood Plan

Windsor Road Neighborhood Plan Combining District

Zoning Case #C14-2010-0051

Attachment 6



CS/21

Windsor Road Planning Area Rezoning Tract Chart  
C14-2010-0051

Tract #	TCAD Prop ID	COA Address	Current Zoning	Proposed Zoning
1	120333	1717 W. 35th Street	LO	Option 1: LO-MU-NP Option 2: LO-NP
	120332	1721 W. 35th Street		
	120331	1801 W. 35th Street		
	120330	1803 W. 35th Street		
	120329	1805 W. 35th Street		
2	119428	3402 Kerbey	SF-3	Option 1: NO-NP Option 2: SF-3-NP

ATTACHMENT H

## Special Use Infill Options & Design Tools

C5/22

### **Neighborhood Special Uses**

The following special uses are optional uses granted in addition to the uses allowed in the base-zoning district. The only special use proposed to be applied within the Windsor Road and West Austin Neighborhood Group Neighborhood Plan Combining Districts is Small Lot Amnesty. The other special use options could be recommended by Planning Commission and approved by City Council.

#### **Small Lot Amnesty**

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

#### **Cottage**

The Cottage special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet. If chosen, the Cottage is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. Cottages must comply with specific design requirements relating to front porches, driveway width, vehicular access, open space and parking.

#### **Urban Home**

The Urban Home special use permits single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and the mixed use (MU) combining district. Urban homes must comply with specific design requirements relating to front porches, garage placement, parking placement, driveway width, and the orientation of front entrances.

#### **Secondary Apartment**

The Secondary Apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5 through MF-6 zoning districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

#### **Corner Store**

The Corner Store special use permits a small retail use on a residentially zoned property within a neighborhood. If chosen, the corner store is permitted at intersections in the SF-3 through SF-6 and MF-1 through MF-6 zoning districts. Only small-scale local-serving commercial uses are allowed. A Corner

ATTACHMENT I

Store may not be approved within 600 feet of another Corner Store and operating hours are limited to 6am to 11pm.

CS/23

### **Residential Infill**

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

### **Neighborhood Urban Center**

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

### **Neighborhood Mixed-Use Building**

The Neighborhood Mixed-Use Building special use permits a mix of uses, including residential, within a single building on a site measuring one acre or less. If chosen, this special use is applied to specific properties in the LO, GO, LR, GR, CS, CS-1, CH, and LI zoning districts. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

### **Neighborhood Design Tools**

The "Parking Placement and Impervious Cover Restrictions" and "Garage Placement" design tools are being recommended as part of the Central West Austin Combined Neighborhood Plan. Once adopted, these design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The other design tool, "Front Porch Setback", could be recommended by Planning Commission and approved by City Council.

C5/24

### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

### **Front Porch Setback**

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

### **Additional Regulations**

The neighborhood planning process allows neighborhoods the option of additional regulations regarding parking on the front and side yards of a residential area as well as placing additional restrictions on mobile food establishments. Both of these regulations are being recommended as part of the Central West Austin Combined Neighborhood Plan.

### **Front and Side Yard Parking Ordinance (aka the Restricted Parking Area Map)**

This provision prohibits a person from parking a motor vehicle in the front or side yard of a residential property except in a driveway or a paved parking space depicted on an approved site plan.



C5/25

**Mobile Food Establishment**

This provision places additional regulations on mobile food establishments, most often trailers located in parking lots or vehicles that drive from one location to another. Please note: this ordinance applies within the City of Austin city limits only, but does not apply to a mobile food establishment that is located on private property for 3 hours or less between the hours of 6:00 a.m. and 10:00 p.m. These additional regulations govern the location and hours of operation for mobile food establishments.




AFFORDABILITY IMPACT STATEMENT  
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA: CASE NUMBER:

C5/240

PROPOSED CODE AMENDMENT:	IMPLEMENT NEIGHBORHOOD PLAN FOR CENTRAL WEST AUSTIN NEIGHBORHOOD PLANNING AREA
PROPOSED NEIGHBORHOOD PLAN IMPACTING HOUSING AFFORDABILITY:	PROPOSED NEIGHBORHOOD PLAN WOULD: THE PROPOSED PLAN SIGNIFICANTLY LIMITS OPPORTUNITIES FOR POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING IN THE NEIGHBORHOOD.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	PLAN SHOULD ALLOW FOR INFILL OPTIONS, GIVING INDIVIDUAL PROPERTY OWNERS THE CHANCE TO BUILD HIGHER DENSITY ON THEIR LOTS, AND THUS, CREATE POTENTIAL FOR AFFORDABILITY AND MULTI-FAMILY ZONING.  IT SHOULD ALSO ALLOW, WHERE APPROPRIATE, FOR MORE OPPORTUNITIES FOR HIGHER DENSITY SINGLE FAMILY OR MULTI-FAMILY ZONING THROUGHOUT THE NEIGHBORHOOD.
OTHER RECOMMENDATIONS:	<p>WE RECOMMEND THAT WHERE IT CONFORMS TO SURROUNDING USES, THE ZONING OF LOTS CURRENTLY UNDER DISPUTE BE CHANGED TO ALLOW FOR HIGHER DENSITY RESIDENTIAL. WE ALSO RECOMMEND THAT THE PLAN ALLOW FOR A GREATER DIVERSITY OF HOUSING TYPES THROUGHOUT THE NEIGHBORHOOD TO ALLOW FOR AGING IN PLACE AND INCREASED AFFORDABILITY OPTIONS FOR FAMILIES.</p> <p>WE RECOGNIZE THE IMPORTANCE OF MAINTAINING SF-3 ZONING AS MUCH AS POSSIBLE THROUGHOUT THE NEIGHBORHOOD, AND WE SUPPORT THE PLANNING AND DEVELOPMENT REVIEW STAFF IN THEIR EFFORTS TO MAINTAIN EXISTING SF-3 ZONING.</p> <p>SPECIFICALLY, WE RECOMMEND THE FOLLOWING ZONING CHANGES TO THESE LOTS:</p> <p>3215 EXPOSITION BLVD: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>3411, 3412, 3500 BONNIE ROAD: CHANGE TO SINGLE-FAMILY ZONING TO ALLOW FOR MULTIPLE UNITS (DUPLEX)</p> <p>2310 W. 7<sup>TH</sup>: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>1717, 1721, 1801, 1803, AND 1805 35<sup>TH</sup> ST.: CHANGE TO LO-MU IN ACCORDANCE WITH PLANNING AND DEVELOPMENT REVIEW STAFF RECOMMENDATIONS</p>

ATTACHMENT J

C5/27

	<p>FOR ALL OTHER CONTESTED ZONING AND FLUM CASES, NHCD SUPPORTS THE RECOMMENDATIONS OF PLANNING AND DEVELOPMENT REVIEW STAFF.</p> <p>FINALLY, WE RECOMMEND THAT THE PLAN ADOPT APPROPRIATE INFILL TOOLS TO INCREASE DENSITY, SUCH AS ALLOWING THE USE OF THE SECONDARY APARTMENT INFILL TOOL, SMALL LOT AMNESTY, COTTAGE, AND URBAN HOME.</p>
DATE PREPARED:	MARCH 26, 2010
<p>DIRECTOR'S SIGNATURE: <u> for Margaret R. Shaw</u> MARGARET SHAW</p>	

C5/28

## PETITION

Case Number:

**C14-2010-0051**

Date:

May 17, 2010

**1717 W 35TH ST**

Total Area Within 200' of Subject Tract

261,070.50

1	<u>01200109160000</u>	CHRISTNER JEFFREY BLAINE	<u>10030.04</u>	<u>3.84%</u>
2	<u>01200109170000</u>	KOEN PATRICE C & LYLE D	<u>9981.29</u>	<u>3.82%</u>
3	<u>01200109180000</u>	LOSSEN KEITH & PACE B RILEY LOSSEN	<u>10016.71</u>	<u>3.84%</u>
4	<u>01200109190000</u>	BUELL WALTER F MD SCHMIDT CHARLES L & MARY LOUISE	<u>14867.79059</u>	<u>5.69%</u>
5	<u>01200109210000</u>	SCHMIDT WALTHER DAVID GLEN	<u>14728.23</u>	<u>5.64%</u>
6	<u>01200109220000</u>	BARMORE	<u>6619.98</u>	<u>2.54%</u>
7	<u>01200109230000</u>	BALAKA GERALD J AUTREY JEFF W & PAMELA S	<u>183.49</u>	<u>0.07%</u>
8	<u>01200110150000</u>	WONG PRESTON	<u>930.19</u>	<u>0.36%</u>
9	<u>01200110160000</u>		<u>3618.69</u>	<u>1.39%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>

Validated By:

Beau Barnett

Total Area of Petitioner:

70,976.41

Total %

27.19%

ATTACHMENT K



P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1717 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

The property adjoins single family homes which will be adversely affected by the proposed zoning change and subsequent development. The proposed zoning conflicts with the community's future land use decisions made during the neighborhood planning process and is opposed by nearby residents and the neighborhood.

Signature

Printed Name

Address

Sally Lundberg

SALLY LUNDBERG

3401 OAKMONT BLVD.

Keith Lossen

Keith Lossen

1708 W 34th

Jeff Christner

Jeff Christner

1704 W. 34th

Tate Forrester

TATE FORRESTER

1701 W. 34th

Jordan Myska Allen

Jordan Myska Allen

3312 Bryker Dr

Lace Archibald

LACE ARCHIBALD

1802 W. 34th ST

Jack Cardwell

JACK CARDWELL

1804 W. 34th

Jon Niermann

JON NIERMANN

3313 Beverly Road

Gerald J Balaka

GERALD J BALAKA

1800 W 34th ST

Contact Name: GERALD BALAKA

Phone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1717 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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Signature

Printed Name

Address

Mary Lou Walther Mary Lou Walther 1714 W. 34<sup>th</sup> Street

Geo W Dallas George Dallas 1812 W 35<sup>th</sup>

Wm A Bunn Walter F. Bunn, MD 1710 W. 34<sup>th</sup> St.

Carl Pickhardt CARL PICKHARDT 3811 BRYKER DR.  
78703

Lyle Koen Lyle KOEN 1706 W 34<sup>th</sup> ST AUSTIN TX  
78703

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

5

C5/32

P E T I T I O N

Date: May 2010


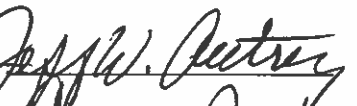




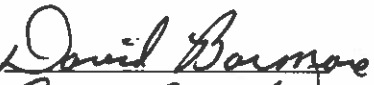

File Number: C14-2010-0051

Address of  
Rezoning Request: 1717 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	B.H. Bowles	3312 Beverly Rd. / Austin, TX 78
	Jeff W. Autrey	1711 W. 34 <sup>th</sup> ST Austin, TX
	Allen W. Becker	3311 Oakmont
	Preston Wang	1709 W. 34 <sup>th</sup> St.
	CAROL Brewer	1703 W 34 <sup>th</sup>
	Shelley E. Todd	1810 1/2 W. 35 <sup>th</sup> St.
	David G. Barmore	1716 W. 34 <sup>th</sup> St.
	John Roger Williams	1705 W 34 <sup>th</sup> St

Contact Name: GERALD BALAKA Phone Number: 512 573 6240



4

C5/33

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1717 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

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Signature

Printed Name

Address

Roland Garcia

Roland Garcia

1806 W. 34<sup>th</sup> Street

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

C5/34

# PETITION

Case Number: **C14-2010-0051** Date: May 17, 2010

**1721 W 35TH ST**

Total Area Within 200' of Subject Tract 244,267.74

1	<u>01200109160000</u>	CHRISTNER JEFFREY BLAINE	<u>3152.43</u>	<u>1.29%</u>
2	<u>01200109170000</u>	KOEN PATRICE C & LYLE D	<u>8676.83</u>	<u>3.55%</u>
3	<u>01200109180000</u>	LOSSEN KEITH & PACE B RILEY LOSSEN	<u>10016.33</u>	<u>4.10%</u>
4	<u>01200109190000</u>	BUELL WALTER F MD SCHMIDT CHARLES L & MARY LOUISE	<u>14867.7362</u>	<u>6.09%</u>
5	<u>01200109210000</u>	SCHMIDT WALTHER DAVID GLEN	<u>14888.66</u>	<u>6.10%</u>
6	<u>01200109220000</u>	BARMORE	<u>9663.03</u>	<u>3.96%</u>
7	<u>01200109230000</u>	BALAKA GERALD J	<u>6102.84</u>	<u>2.50%</u>
8	<u>01200109240000</u>	ARCHIBALD LACE B AUTREY JEFF W &	<u>19.89</u>	<u>0.01%</u>
9	<u>01200110150000</u>	PAMELA S	<u>2766.22</u>	<u>1.13%</u>
10	<u>01200110160000</u>	WONG PRESTON	<u>3690.98</u>	<u>1.51%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

73,844.95

Total %

30.23%



P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1721 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

The property adjoins single family homes which will be adversely affected by the proposed zoning change and subsequent development. The proposed zoning conflicts with the community's future land use decisions made during the neighborhood planning process and is opposed by nearby residents and the neighborhood.

Signature

Printed Name

Address

Sally Lundberg

SALLY LUNDBERG

3401 OAKMONT BLVD

Keith Lossen

Keith Lossen

1708 W 34th

Jeff Christner

Jeff Christner

1704 W. 34th

Tate Forrester

TATE FORRESTER

1701 W. 34th

Jordan Myska Allen

Jordan Myska Allen

3312 Bryker Dr.

LACE DREXLER

LACE DREXLER

1802 W. 34th St

Jack Cardwell

JACK CARDWELL

1804 W. 34th

Jon Niermann

JON NIERMANN

3313 Beverly Road

Gerald J Balaka

GERALD J BALAKA

1800 W 34th St

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1721 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

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Signature

Printed Name

Address

Mary Lou Walther Mary Lou Walther 1714 W. 34<sup>th</sup> Street

George Dallas George Dallas 1812 W. 35<sup>th</sup> St

Walter F. Buell, MD. Walter F. Buell, MD. 1710 W. 34<sup>th</sup> Street  
78703

Carl Pickhardt CARL PICKHARDT 3311 Bryker Dr.

Lyle Koen Lyle KOEN 1706 W 34<sup>th</sup> ST Austin TX  
78703

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

C5/38

P E T I T I O N

Date: May 2010


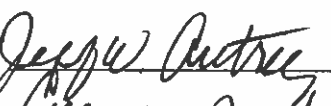
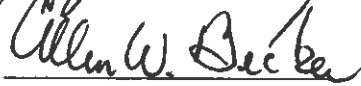



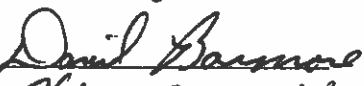

File Number: C14 - 2010 - 0051

Address of  
Rezoning Request: 1721 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

The property adjoins single family homes which will be adversely affected by the proposed zoning change and subsequent development. The proposed zoning conflicts with the community's future land use decisions made during the neighborhood planning process and is opposed by nearby residents and the neighborhood.

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Bill Bowles	3312 Beverly Rd.
	Jeff W. Autrey	1711 W. 34 <sup>th</sup> , Austin, Tx
	Allen W. Becker	3311 Oakmont
	Preston Wang	1709 W 34 <sup>th</sup> St.
	Gerald Balaka	1703 W 34 <sup>th</sup>
	Shelley E. Todd	1810 1/2 W. 35 <sup>th</sup>
	David G. Bormore	1716 W. 34 <sup>th</sup> St.
	John Rodger Williams	1705 W. 34 <sup>th</sup> St.

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1721 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

The property adjoins single family homes which will be adversely affected by the proposed zoning change and subsequent development. The proposed zoning conflicts with the community's future land use decisions made during the neighborhood planning process and is opposed by nearby residents and the neighborhood.

Signature

Printed Name

Address

Roland Garcia      Roland Garcia      1806 W. 34<sup>th</sup> Street

Contact Name: GERALD BALAKA

Phone Number: 512 573 6240

CS/40

# PETITION

Case Number: **C14-2010-0051** Date: May 17, 2010

**1801 W. 35TH ST**

Total Area Within 200' of Subject Tract 231,425.48

1	<u>01200109170000</u>	<u>KOEN PATRICE C &amp; LYLE D</u>	<u>3159.95</u>	<u>1.37%</u>
2	<u>01200109180000</u>	<u>LOSSEN KEITH &amp; PACE B RILEY LOSSEN</u>	<u>8951.81</u>	<u>3.87%</u>
3	<u>01200109190000</u>	<u>BUELL WALTER F MD SCHMIDT CHARLES L &amp; MARY LOUISE</u>	<u>14867.76</u>	<u>6.42%</u>
4	<u>01200109210000</u>	<u>SCHMIDT WALTHER DAVID GLEN</u>	<u>14888.7581</u>	<u>6.43%</u>
5	<u>01200109220000</u>	<u>BARMORE</u>	<u>9879.61</u>	<u>4.27%</u>
6	<u>01200109230000</u>	<u>BALAKA GERALD J</u>	<u>9432.37</u>	<u>4.08%</u>
7	<u>01200109240000</u>	<u>ARCHIBALD LACE B AUTREY JEFF W &amp; PAMELA S</u>	<u>5080.04</u>	<u>2.20%</u>
8	<u>01200110150000</u>	<u>WONG PRESTON</u>	<u>3915.66</u>	<u>1.69%</u>
9	<u>01200110160000</u>	<u>TODD SHELLEY ERWIN</u>	<u>2523.38</u>	<u>1.09%</u>
10	<u>01220001220000</u>	<u>DALLAS GEORGE W III</u>	<u>2122.85</u>	<u>0.92%</u>
11	<u>01220001230000</u>		<u>1522.61</u>	<u>0.66%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>

Validated By:

Beau Barnett

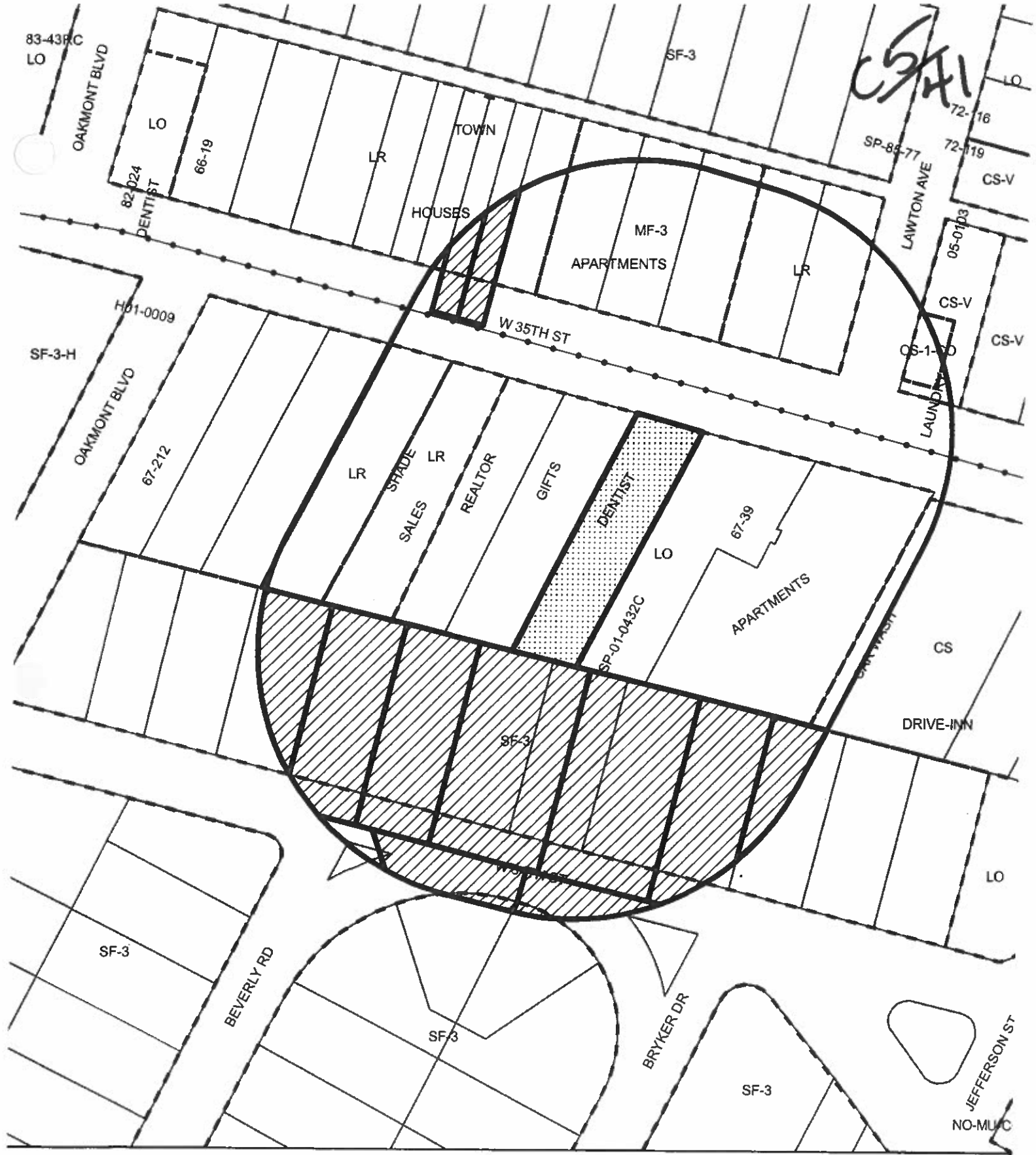
Total Area of Petitioner:




76,344.82

Total %

32.99%





-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

## PETITION

CASE#: C14-2010-0051  
 ADDRESS: 1801 W 35TH ST  
 GRID: H25  
 CASE MANAGER: W. RHOADES



This map has been produced by the Communications Technology Management Dept.  
 on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1801 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

The property adjoins single family homes which will be adversely affected by the proposed zoning change and subsequent development. The proposed zoning conflicts with the community's future land use decisions made during the neighborhood planning process and is opposed by nearby residents and the neighborhood.

Signature

Printed Name

Address

Sally Lundberg

SALLY LUNDBERG

3401 OAKMONT BLVD.

Keith Loren

Keith Loren

1708 W 34th

Jeff Christner

Jeff Christner

1704 W. 34th

Tate Forester

TATE FORESTER

1701 W. 34th

Jordan Myska Allen

Jordan Myska Allen

3312 Bryker Dr

Lace Archibald

LACE ARCHIBALD

1802 W. 34th

Jack Cardwell

JACK CARDWELL

1804 W. 34th

Jon Niermann

JON NIERMANN

3313 Beverly Road

Gerald J Balaka

GERALD J BALAKA

1800 W 34th

Contact Name: GERALD BALAKA

Phone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051Address of  
Rezoning Request: 1801 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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SignaturePrinted NameAddress

Mary Lou Walther Mary Lou Walther 1714 W. 34<sup>th</sup> Street

Geo. W. Dallas George Dallas 1812 W 35<sup>th</sup> St

Wm. Buell, Jr. Walter F. Buell, Jr. 1710 W. 34<sup>th</sup> Street

Carl Pickhardt CARL PICKHART 3311 BRYKEND  
78703

Lyle Koen Lyle Koen 1702 W 34<sup>th</sup> ST Austin TX  
78703

Contact Name: GERALD BALAKAPhone Number: 512 573 6240

5

C6/44

P E T I T I O N

Date: May 2010


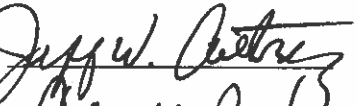

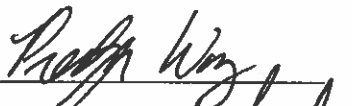



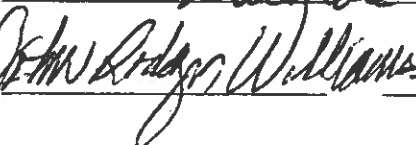
File Number: C14-2010-0051

Address of  
Rezoning Request: 1805 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
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	Jeff W. Autrey	1711 W. 34 <sup>th</sup> St Austin TX
	Allen W. Becker	3311 Oakmont
	Preston Wang	1709 W. 34 <sup>th</sup> St.
	Carol Bowen	1703 W. 34 <sup>th</sup>
	Shelley E. Todd	1810 1/2 W. 35 <sup>th</sup> St
	David G. Barmore	1716 W. 34 <sup>th</sup> St.
	John Rodger Williams	1705 W. 34 <sup>th</sup> St.

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

4

C5/45

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1801 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Roland Garcia</u>	<u>Roland Garcia</u>	<u>1806 W. 34<sup>th</sup> Street</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

CS/HO

## PETITION

Case Number:

**C14-2010-0051**

Date:

May 17, 2010

**1803 W 35TH ST**

Total Area Within 200' of Subject Tract

233,543.28

1	01200109180000	LOSSEN KEITH & PACE B RILEY LOSSEN	4109.75	1.76%
2	01200109190000	BUELL WALTER F MD SCHMIDT CHARLES L & MARY LOUISE	14131.79	6.05%
3	01200109210000	SCHMIDT WALTHER DAVID GLEN	14888.66	6.38%
4	01200109220000	BARMORE	9879.645459	4.23%
5	01200109230000	BALAKA GERALD J	9802.32	4.20%
6	01200109240000	ARCHIBALD LACE B	8943.39	3.83%
7	01200109250000	CARDWELL JACK C AUTREY JEFF W & PAMELA S	4856.06	2.08%
8	01200110150000	WONG PRESTON	3901.55	1.67%
9	01200110160000	TODD SHELLEY ERWIN	864.43	0.37%
10	01220001220000	DALLAS GEORGE W III	3081.34	1.32%
11	01220001230000		2824.03	1.21%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%

Validated By:

Stacy Meeks

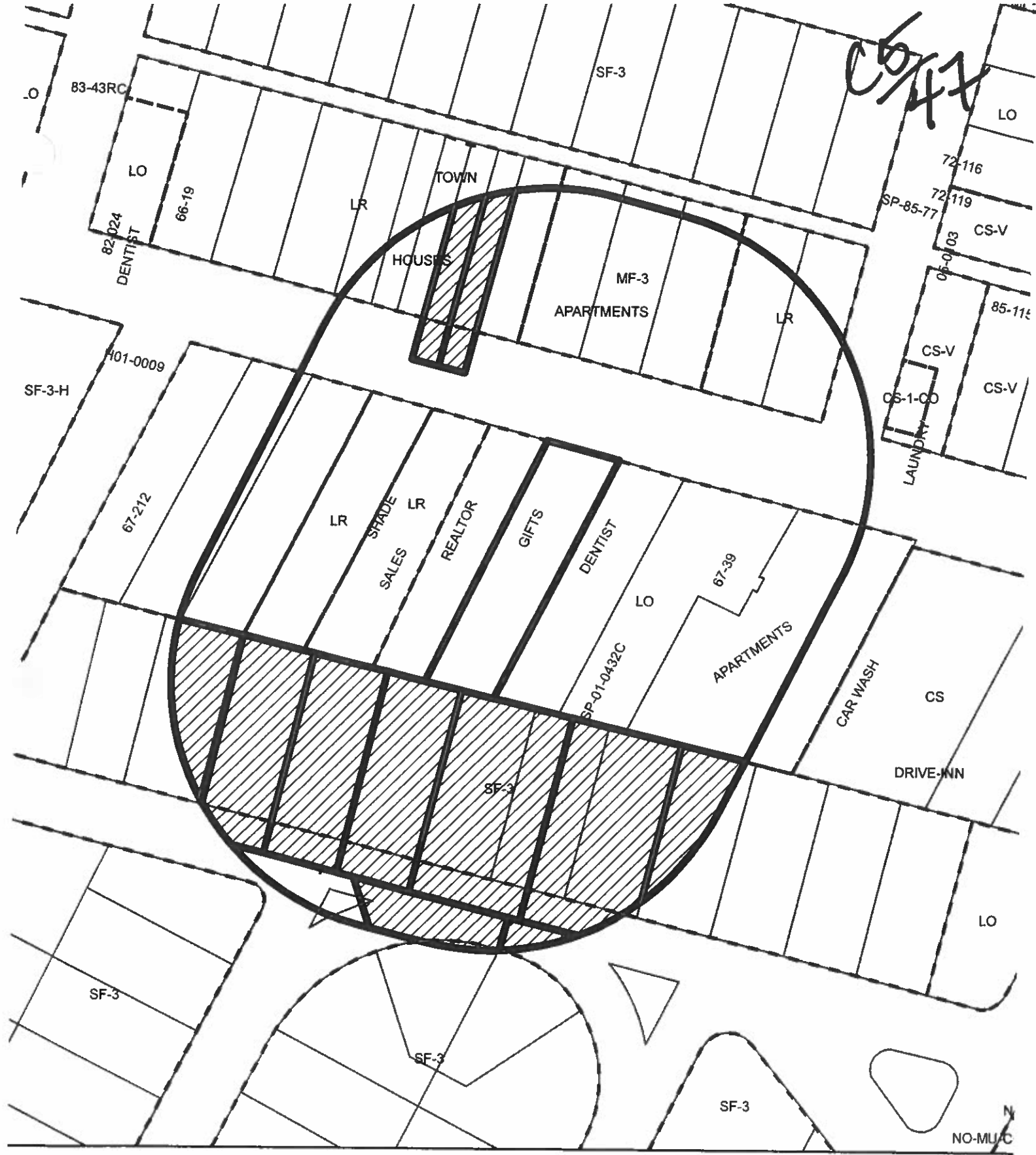
Total Area of Petitioner:

77,282.97




Total %

33.09%





# PETITION

-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

OPERATOR: S. MEEKS

CASE#: C14-2010-0051  
 ADDRESS: 1803 W 35TH ST  
 GRID: H25  
 CASE MANAGER: W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1803 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

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Signature

Printed Name

Address

Sally Lundberg

SALLY LUNDBERG

3401 OAKMONT BLVD.

Keith Lossen

Keith Lossen

1708 W 34th

Jeff Christner

Jeff Christner

1704 W. 34th

Tate Forrester

TATE FORRESTER

1701 W. 34th

Jordan Myska Allen

JORDAN MYSKA ALLEN

3312 Bryker Dr.  
3500 MT. BONNELL RD.

Rae Archibald

Rae Archibald

1802 W. 34th St

Jack Cardwell

JACK CARDWELL

1804 W. 34th St.

Jon Niermann

JON NIERMANN

3313 Beverly Road

Gerald J Balaka

GERALD J BALAKA

1800 W 34th ST

Contact Name: GERALD BALAKA

Phone Number: 512 573 6240

P E T I T I O N

C5/49

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1803 W. 35<sup>th</sup>  
Austin TX 78703

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 LO Limited Office.

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Mary Lou Walther</u>	<u>Mary Lou Walther</u>	<u>1714 W. 34<sup>th</sup> Street</u>
<u>George Dallas</u>	<u>George Dallas</u>	<u>1812 W 35<sup>th</sup> St</u> <u>1710 W. 34<sup>th</sup> Street</u>
<u>Walter F. Buell, MD</u>	<u>Walter F. Buell, MD</u>	<u>3609 Westlake Drive</u>
<u>Carl Pickhardt</u>	<u>CARL PICKHARDT</u>	<u>3311 BRYKER DR</u> <u>78703</u>
<u>Lyle Koen</u>	<u>Lyle KOEN</u>	<u>1700 W 34<sup>th</sup> ST</u> <u>AUSTIN TX 78703</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

P E T I T I O N

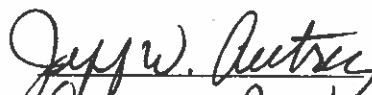
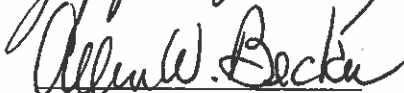
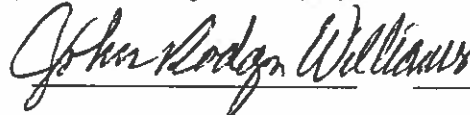
Date: May 2010

File Number: C14-2010-0051Address of  
Rezoning Request: 1803 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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SignaturePrinted NameAddressBill Bowles3312 Beverly Rd.Jeff W. Autrey1711 W. 34<sup>th</sup> ST Austin, TXAllen W. Becker3311 OakmontPreston Wang1709 W. 34<sup>th</sup> StCarol Belew1703 W 34<sup>th</sup>Shelley E. Todd1810 1/2 W. 35<sup>th</sup>David G. Barimore1716 W. 34<sup>th</sup> St.John Rodger Williams1705 W. 34<sup>th</sup> St.Contact Name: GERALD BALAKAPhone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1803 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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Signature

Printed Name

Address

Roland Garcia

Roland Garcia

1806 W. 34<sup>th</sup> Street

Contact Name: GERALD BALAKA

Phone Number: 512 573 6240

C5/52

# PETITION

Case Number:

**C14-2010-0051**

Date:

May 17, 2010

**1805 W 35TH ST**

Total Area Within 200' of Subject Tract

228,700.65

1	<u>01200108130000</u>	<u>BOWLES WILLIAM H</u>	<u>2777.78</u>	<u>1.21%</u>
2	<u>01200109190000</u>	<u>BUELL WALTER F MD</u>	<u>8990.12</u>	<u>3.93%</u>
		<u>SCHMIDT CHARLES L</u>		
		<u>&amp; MARY LOUISE</u>		
3	<u>01200109210000</u>	<u>SCHMIDT WALTHER</u>	<u>14866.21</u>	<u>6.50%</u>
		<u>DAVID GLEN</u>		
4	<u>01200109220000</u>	<u>BARMORE</u>	<u>9879.613718</u>	<u>4.32%</u>
5	<u>01200109230000</u>	<u>BALAKA GERALD J</u>	<u>9802.31</u>	<u>4.29%</u>
6	<u>01200109240000</u>	<u>ARCHIBALD LACE B</u>	<u>9316.44</u>	<u>4.07%</u>
7	<u>01200109250000</u>	<u>CARDWELL JACK C</u>	<u>9064.51</u>	<u>3.96%</u>
8	<u>01200109260000</u>	<u>GARCIA ROLAND</u>	<u>2411.85</u>	<u>1.05%</u>
		<u>TODD SHELLEY</u>		
9	<u>01220001220000</u>	<u>ERWIN</u>	<u>3441.55</u>	<u>1.50%</u>
10	<u>01220001230000</u>	<u>DALLAS GEORGE W III</u>	<u>3322.19</u>	<u>1.45%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>

Validated By:

Stacy Meeks

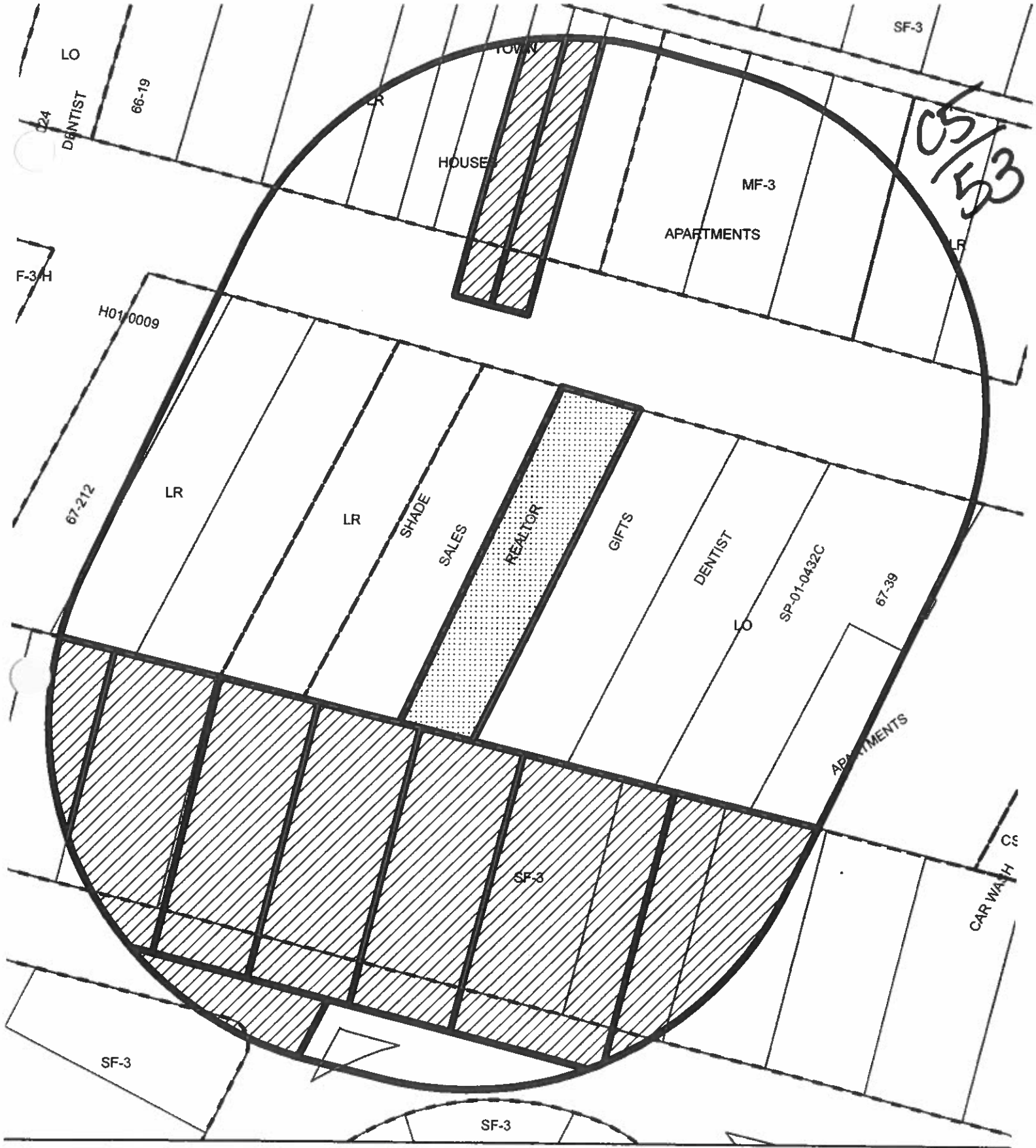
Total Area of Petitioner:




73,872.58

Total %

32.30%





-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

OPERATOR: S. MEEKS

## PETITION

CASE#: C14-2010-0051  
 ADDRESS: 1805 W 35TH ST  
 GRID: H25  
 CASE MANAGER: W. RHOADES



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P E T I T I O N

Date: May 2010

File Number: C14-2010-0051

Address of  
Rezoning Request: 1805 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Sally Lundberg</u>	<u>SALLY LUNDBERG</u>	<u>3401 OAKMONT BLVD</u>
<u>Keith Lossen</u>	<u>Keith Lossen</u>	<u>1708 W 34th</u>
<u>Jeff Christner</u>	<u>Jeff Christner</u>	<u>1704 W. 34th</u>
<u>Tate Forrester</u>	<u>TATE FORRESTER</u>	<u>1701 W. 34th</u>
<u>Jordan Myka Allen</u>	<u>Jordan Myka Allen</u>	<u>3312 Bryker Dr.</u>
<u>Lace Archibald</u>	<u>Lace Archibald</u>	<u>1802 W. 34th St</u>
<u>Jack Cardwell</u>	<u>JACK CARDWELL</u>	<u>1804 W. 34th</u>
<u>Jon Niermann</u>	<u>JON NIERMANN</u>	<u>3313 Beverly Road</u>
<u>Gerald J Balaka</u>	<u>GERALD J BALAKA</u>	<u>1800 W 34th</u>

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

C6/55

P E T I T I O N

Date: May 2010

File Number: C14-2010-0651

Address of  
Rezoning Request: 1805 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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Signature

Printed Name

Address

Mary Lou Walther Mary Lou Walther 1714 W. 34<sup>th</sup> Street

George Dallas George Dallas 1412 W 35<sup>th</sup> St

Walter F. Buell, Jr. Walter F. Buell, Jr. 1710 W. 34<sup>th</sup> St.

Carl Pickhardt CARL PICKHARDT 3311 BRVK 212 DR. 78703

Lyle Koen Lyle Koen 1706 W 34<sup>th</sup> ST AUSTIN TX 78703

Contact Name: GERALD BALAKA Phone Number: 512 573 6240

3

C5/50

P E T I T I O N

Date: May 2010






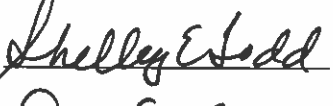
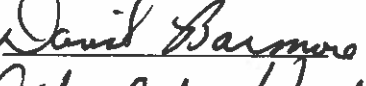

File Number: C14-2010-0051

Address of  
Rezoning Request: 1801 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Bill Boales	3312 Beverly Rd.
	Jeff W. Autrey	1711 W. 34 <sup>th</sup> ST Austin TX
	Allen W. Becker	3311 Oakmont
	Preston Wong	1709 W. 34 <sup>th</sup> St.
	Carol Becker	1703 W 34 <sup>th</sup>
	Shelley E. Todd	1810 1/2 W. 35 <sup>th</sup> St
	David G. Barmore	1716 W. 34 <sup>th</sup> St.
	John Rodger Williams	1705 W. 34 <sup>th</sup> St.

Contact Name: GERALD BARAKA Phone Number: 512 573 6240

P E T I T I O N

Date: May 2010

File Number: C14-2010-0051Address of  
Rezoning Request: 1805 W. 35<sup>th</sup>  
Austin TX 78703

To: Austin City Council

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SignaturePrinted NameAddressRoland GarciaRoland Garcia1806 W. 34<sup>th</sup> StreetContact Name: GERALD BALAKAPhone Number: 512 57 36240

C56

**DiGiuseppe, Paul**

---

**From:** Blake Magee [REDACTED]  
**Sent:** Monday, May 24, 2010 9:30 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Central West Austin Combined NP

**Attachments:** AR-M355N\_20100524\_100519.pdf



AR-M355N\_201005  
24\_100519.pdf (...)

Paul,

Please share my comments with the PC and CC. The garage rule looks great on a blank sheet of paper, but does not consider site conditions such as topography and more importantly Trees. West Austin is covered with protected and heritage trees. In order to meet the proposed garage placement rule being considered, more trees will like need to be removed. I think this rule runs contrary to the Heritage Tree Ordinance and does not consider the topography in west Austin. In the event this plan moves forward with the garage placement rule, the city staff will be quite busy with variance requests.

Thank you for passing on my comments.

Blake Magee  
Blake Magee Company, LP  
1011 North Lamar Boulevard  
Austin, Texas 78703  
(512) 481-0303 ext 208  
(512) 481-0333 - Fax

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

**From:** [REDACTED]  
**Sent:** Monday, May 24, 2010 10:05 AM  
**To:** Blake Magee  
**Subject:** Scanned image from AR-M355N

DEVICE NAME:  
DEVICE MODEL: SHARP AR-M355N  
LOCATION:

FILE FORMAT: PDF MMR(G4)  
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.  
This file can be read by Adobe Acrobat Reader.  
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

No virus found in this incoming message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 8.5.437 / Virus Database: 271.1.1/2893 - Release Date: 05/24/10  
06:26:00



C546

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: Garage Placement rule is  
ridiculous. The new Heritage Tree  
ordinance will dictate where improvement can  
be placed, not a new design rule. What about Silver?

You may also send your written comments to the Planning and Development Review Department, Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Blake Magee

Address 1400 Elton Lane

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

CS-16

**DiGiuseppe, Paul**

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**From:** Jerry Tindel  
**Sent:** Monday, May 24, 2010 9:53 AM  
**To:** DiGiuseppe, Paul  
**Subject:** zoning change

Dear Mr. DiGiuseppe,  
Please my objection to the planned zoning changes for the Tarrytown area.

Jerry Tindel, MD

**DiGiuseppe, Paul**

CS-6

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**From:** v [redacted]  
**Sent:** Monday, May 24, 2010 10:09 AM  
**To:** DiGiuseppe, Paul  
**Subject:** Tarrytown Garage Placement Proposal

Dear Mr. Diguseppe:

I am a resident of Tarrytown and I just want to go on record that my wife and I are against the proposed garage placement proposal that is scheduled to go before the Planning Commission.

Thank you,

Wally Scott

5/24/2010

ES-16

**DiGiuseppe, Paul**

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**From:** Jacquelyn Morris  
**Sent:** Monday, May 24, 2010 10:46 AM  
**To:** DiGiuseppe, Paul  
**Subject:** I object

Dear Paul,

I object to the garage placement rule that is being proposed for the Tarrytown area.

Thank you,

Dr. Jacque Morris

**DiGiuseppe, Paul**

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**From:** ~~DiGiuseppe, Paul~~  
**Sent:** Monday, May 24, 2010 3:29 PM  
**To:** DiGiuseppe, Paul  
**Subject:** I object to garage planning rule

I am out of town but wanted to let you know that I object to garage planning rule in Tarrytown

Pamela Jones  
2412 Jarratt Ave

Pamela Jones  
512-922-4581  
Sent from my iPhone

**DiGiuseppe, Paul**

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**From:** Kevin Alter [REDACTED]  
**Sent:** Monday, May 24, 2010 11:08 AM  
**To:** DiGiuseppe, Paul  
**Cc:** mariegucci@msn.com  
**Subject:** Central West Austin Neighborhood Plan (new building changes) : May 25th Planning Commission to vote  
**Attachments:** Design Tools.pdf

Dear Paul DiGiuseppe,

I just learned of the proposed changes in the Central West Austin Area to do with garage placement, and I would like to register my objection. While I appreciate the desire not to have the front of a home obscured by a large garage door, the proposed rules are problematic in many ways. On thin lots of 50' or less, the new rules would be quite onerous. Similarly, we find that we have clients, particularly those that are older, who want a circular drive, and the impervious cover restrictions would not allow us to achieve this - we are currently completing a very beautiful house in the Balconies neighborhood with just such a condition, that is very sensitive to the neighbors and handsome from the street, but the new impervious cover regulations would not have allowed us to permit this building. I am very much in favor of reducing the front porch setback, however, but want to be sure that one can also still utilize the averaging of the neighboring homes should that be less.

I did not receive the Planning Commission comment form that was apparently mailed last week from the Planning and Development Review Department, but have reviewed the "Neighborhood Plan Design Tools" and would like to register my objection regardless.

Sincerely,

*kevin alter*  
*alterstudio architects, LLP*  
1403 rio grande  
austin, texas 78701  
o 512.499.8007  
f 512.499.8049  
m 512.797.6903

  
[www.alterstudio.net](http://www.alterstudio.net) <<http://www.alterstudio.net>>

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5/24/2010



CS-6

**DiGiuseppe, Paul**

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**From:** Peter Pfeiffer  
**Sent:** Monday, May 24, 2010 11:53 AM  
**To:** DiGiuseppe, Paul  
**Cc:** 'Marie Coleman'; laura@westaustin.com  
**Subject:** Central West Austin Combined Neighborhood plan

Hi Paul:

**I Object to this iteration of the Central West Austin Combined Neighborhood plan. Please make sure the Planning Commission logs in my objection as both a property owner and as a licensed professional architect - as I will be unavailable tomorrow night to attend the hearing.**

I live in this Central West Austin neighborhood and earn my living designing sensitive and efficient homes in this neighborhood. It is my opinion that layering-on more design regulation makes it more difficult to arrive at intelligent design solutions – which does not serve the public nor the specific property owners well. I am particularly against “Garage Placement” and “Parking Placement” regulations.

Because of the recent remodeling ordinance, and now this additional attempt at what I see as “restrictions on good judgment”, I have come to believe that we need to step back and look at our City as a system of parts – and deal with comprehensive planning from that perspective. It is the outdated Land Development Code, which is based on a larger-sized suburban lot model and 1970’s parking figures, that needs critical evaluation – especially when being applied to our older central-city neighborhoods. Otherwise I fear we will never mature into the “sustainable city” we can be.

Warm Regards,

**Peter L Pfeiffer, FAIA**

a LEED Accredited & NAHB Certified Green Building Professional  
President - BARLEY & PFEIFFER ARCHITECTS  
Comprehensive Sustainable Architecture, Interiors & Consulting  
1800 West 6th Street, Austin, Texas 78703  
office: **512-476-8580** cell: 512-426-3306 **www.BARLEYPFEIFFER.COM**

5/24/2010

## DiGiuseppe, Paul

**From:** Marie Coleman [mailto:marie@standardpacifichomes.com]  
**Sent:** Tuesday, May 18, 2010 4:58 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question

Hi Paul,

I received the notices about the changes today in the mail. This only gives a property owner only 6 days to review the information prior to the Planning Commission meeting on May 25<sup>th</sup>. This is not enough notice for property owners who travel during the week for their employment (like my husband for example) to properly respond and/or mail back a response to the city by May 25<sup>th</sup>.

The notice should also state in bold letters " Warning: your property rights will be changing according to this notice. If you want to keep your property rights as is check here. If you are in favor of creating restrictions on new construction regarding parking placement and garage placement on a property check here. "

Also, this Garage Placement incorrectly states that in Tarrytown "existing development emphasizes residential facades and minimizes the parking structure aesthetics dominating single-family residential use of a property. " Existing development like the 30 photographs of homes that I took in Tarrytown have garages and carports in front of the front door. Will the city actually count the number of existing homes in the Tarrytown area that have the garage and or carport in front of their front door? Do you want me to count the number of existing homes in Tarrytown that have the garage or carport in front of the front door? I wager I can count 50 homes if I spend a day researching it. Do you want me to take photographs of each property and email them to you?

I think the packet that was mailed out is not enough information regarding the garage placement restrictions. Diagrams and examples should have been included.

Best Regards,

Marie Coleman

Sales Representative  
 Standard Pacific Homes at Mueller  
 Office : (512) 479-7300  
 Cell : (512) 461-5181  
 Fax : (512) 479-7301  
 Email : marie@standardpacifichomes.com  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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5/24/2010

**DiGiuseppe, Paul**

CS-6

**From:** Marie Coleman [mailto:Marie.Coleman@standardpacific.com]  
**Sent:** Wednesday, May 19, 2010 2:05 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question

Paul,

If the garage placement rule passes with the City Council on June 10<sup>th</sup>, will there be a grace period like 6 months before it goes into effect? I don't think we will have our plans ready for permitting by June 10<sup>th</sup>, and it will be extremely expensive and time consuming to start over.

Best Regards,

Marie Coleman

Sales Representative  
Standard Pacific Homes at Mueller  
Office : (512) 479-7300  
Cell : (512) 461-5181  
Fax : (512) 479-7301  
Email : [mailto:Marie.Coleman@standardpacific.com]  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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5/24/2010

**DiGiuseppe, Paul**

C5-6

**From:** Marie Coleman  
**Sent:** Wednesday, May 19, 2010 5:45 PM  
**To:** DiGiuseppe, Paul  
**Subject:** Question - excluding my property from the Garage Placement Change

Hi Paul,

I spoke with Maureen and she recommended that I ask you to exclude my property from the Garage Placement change.

The property that we have plans that are in the process of being completed is located at 2006 Hopi Trail – the legal description is lot 73, Tarry-town4. I would also request to exclude our adjacent property 2100 Hopi Trail – the legal description is lot 72, Tarry-town4.

Please let me know your thoughts. Thank you.

Best Regards,

Marie Coleman

Sales Representative  
Standard Pacific Homes at Mueller  
Office : (512) 479-7300  
Cell : (512) 461-5181  
Fax : (512) 479-7301  
Email : [Marie.Coleman@standardpacifichomes.com](mailto:Marie.Coleman@standardpacifichomes.com)  
[www.standardpacifichomes.com](http://www.standardpacifichomes.com)

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**DiGiuseppe, Paul**

**From:** Michael Deane  
**Sent:** Tuesday, May 25, 2010 8:04 AM  
**To:** DiGiuseppe, Paul  
**Subject:** West Austin Garage Placement

15-6

Paul,

I will be unable to attend the meeting this evening, but I wanted to make sure my opposition to the proposed rule changes was heard.

I have lived in Tarrytown since 1987. In addition, I have built more that 15 new residences in the Tarrytown and Pemberton neighborhoods.

Judging by the responses of the neighbors we receive daily, we must be doing something right. We receive uncountable complements and "thank you"s for the projects we build.

I must admit, I do not care for front entry garages. So I sympathize with the board's position.

However, after reflecting on the bulk of our past projects, some of which were built for some of Austin's most distinguished residents, I realized almost none of them would comply. All of these projects were very well received by the community, and have substantial design. And our projects are not alone.

After reviewing many projects designed and built by our areas most regarded architects, I came to the conclusion that they also do not comply

What worries me is that trees, side entry garages, slopes, and backyard views are not being considered.

Thank you for your time,

Michael D. Deane



MICHAEL DEANE HOMES, INC.

2414 Exposition Blvd., Suite D-100  
Austin, Texas 78703  
P:(512) 478-2400  
F:(512) 478-2401  
[www.mdh.com](http://www.mdh.com)

5/25/2010