

C5  
1

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0077 – Woodlawn 4

**Z.A.P. DATE:** August 3, 2010

**ADDRESS:** 4600 Manchaca Road

**OWNER:** Woodlawn Baptist Church  
(Lane Northcut)

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**ZONING FROM:** SF-3

**TO:** LO-MU-CO

**AREA:** 4.840 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 22, 2010, as provided in Attachment A.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

August 3, 2010:

### **ISSUES:**

Representatives of the Western Trails Neighborhood Association and the Southwood Neighborhood Association have provided letters of non-opposition for the proposed zoning change. Several comment forms in opposition to the Applicant's request have also been received. All correspondence is attached at the back of the Staff packet.

### **DEPARTMENT COMMENTS:**

The subject property consists of a church, a single family residence on Manchaca Road owned by the church, and the rear portions of adjacent single family residence lots also owned by the church, and is zoned family residence (SF-3) district. Access is presently taken by way of Manchaca Road, Cimarron Trail and Cactus Lane. The property borders on single family residences within the Western Trails subdivision to the south and west (SF-3). There is an elementary school and City park to the north (SF-3), and office (LO; LO-CO) and single family residences to the east, across Manchaca Road (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested limited office – mixed use – conditional overlay (LO-MU-CO) in order to proceed with a church addition of an entryway, foyer and anteroom near the

C5/2

Cimarron Trail / Manchaca Road intersection. Additional driveways to the church site are not proposed. As requested by the Applicant, the MU and CO overlays limit development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000. Staff recommends the Applicant's request as the limited office base district is appropriate for a site that has access to an arterial and a collector street, and represents an incremental change to the existing zoning.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b>                                               |
|--------------|---------------|----------------------------------------------------------------|
| <i>Site</i>  | SF-3          | Religious assembly; Single family residence                    |
| <i>North</i> | SF-3          | Elementary school; Park                                        |
| <i>South</i> | SF-3          | Single family residences within the Western Trails subdivision |
| <i>East</i>  | LO-CO;        | Offices; Religious assembly; Single family residences          |
| <i>West</i>  | SF-3          | Single family residences within the Western Trails subdivision |

**AREA STUDY:** N/A

**NTA:** Is required – please refer to Attachment A

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 786 – Home Builders Association of Greater Austin      943 – Save Our Springs Alliance  
 950 – Southwood Neighborhood Association  
 1037 – Homeless Neighborhood Association      1075 – League of Bicycling Voters  
 1108 – Perry Grid 644      1113 – Austin Parks Foundation  
 1200 Super Duper Neighborhood Directors and Appealers Organization  
 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.

**SCHOOLS:**

Joslin Elementary School      Covington Middle School      Crockett High School

05/3

**CASE HISTORIES:**

| NUMBER                                 | REQUEST    | COMMISSION                                                                                                                                                                                                                                                                                                                                   | CITY COUNCIL                                                                                                                                                                                                                   |
|----------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-05-0087 –<br>4611 Manchaca<br>Road | SF-3 to LO | To Grant LO-CO with the CO for 35% building coverage; 60% impervious cover; 35' and 2 story height limit; FAR of 0.11 to 1; 300 trips per day; and prohibit college and university facilities, convalescent services, cultural services, hospital services (ltd), communication services, and medical offices greater than 5,000 square feet | Approved LO-CO as Commission recommended (8-4-05).                                                                                                                                                                             |
| C14-04-0152 –<br>4607 Manchaca<br>Road | SF-3 to LO | Granted as requested                                                                                                                                                                                                                                                                                                                         | Approved LO-CO with the CO limiting the F.A.R. to the existing building square footage; medical offices as the only LO use and all NO, Neighborhood Office uses; all NO development standards and 300 vehicle trips (1-13-05). |

**RELATED CASES:**

On June 14, 2010, the Board of Adjustment granted variances from the maximum compatibility height requirement of Section 25-2-1063 (C) (2) from three stories and 40 feet to 87 feet (to the peak of the spire only) and from the maximum compatibility height requirement of Section 25-2-1063 (C) (3) from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from property zoned "SF-5" or more restrictive to 48 feet (to ridge peak of sanctuary) (Case No. C15-2010-0051).

As shown in Exhibit B, the Applicant proposes to resubdivide the property to include the existing Woodlawn Baptist Church and portions of Lot 5, 13-16, 31-32 of Western Trails, Section 1 (C8-2010-0066.0A). Please refer to Exhibit B.

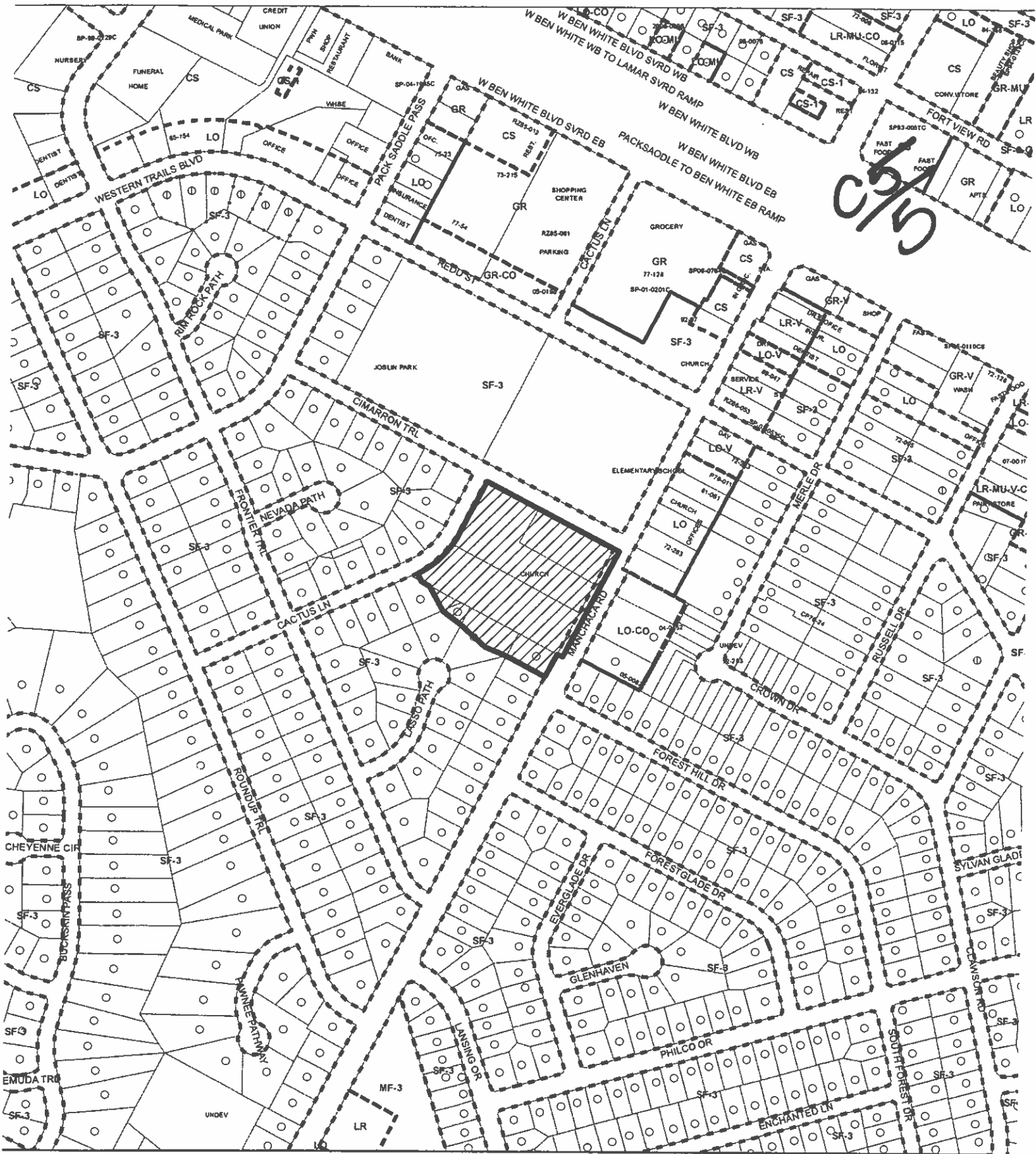
C5/A

A previous rezoning case from SF-3 to GO-CO, as amended for 4600 Manchaca Road was not forwarded to the Zoning and Platting Commission or City Council and expired (C14-04-0093).

**ABUTTING STREETS:**

| Name           | ROW     | Pavement | Class    | Sidewalk? | Bus Route?  | Bike Route? |
|----------------|---------|----------|----------|-----------|-------------|-------------|
| Manchaca Road  | 77 feet | MAU 4    | Arterial | Yes       | 3, 484, 103 | Yes         |
| Cimarron Trail | 54 feet | 27 feet  | Local    | No        | No          | No          |
| Cactus Lane    | 50 feet | 27 feet  | Local    | No        | No          | No          |

**CITY COUNCIL DATE:** August 26, 2010**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

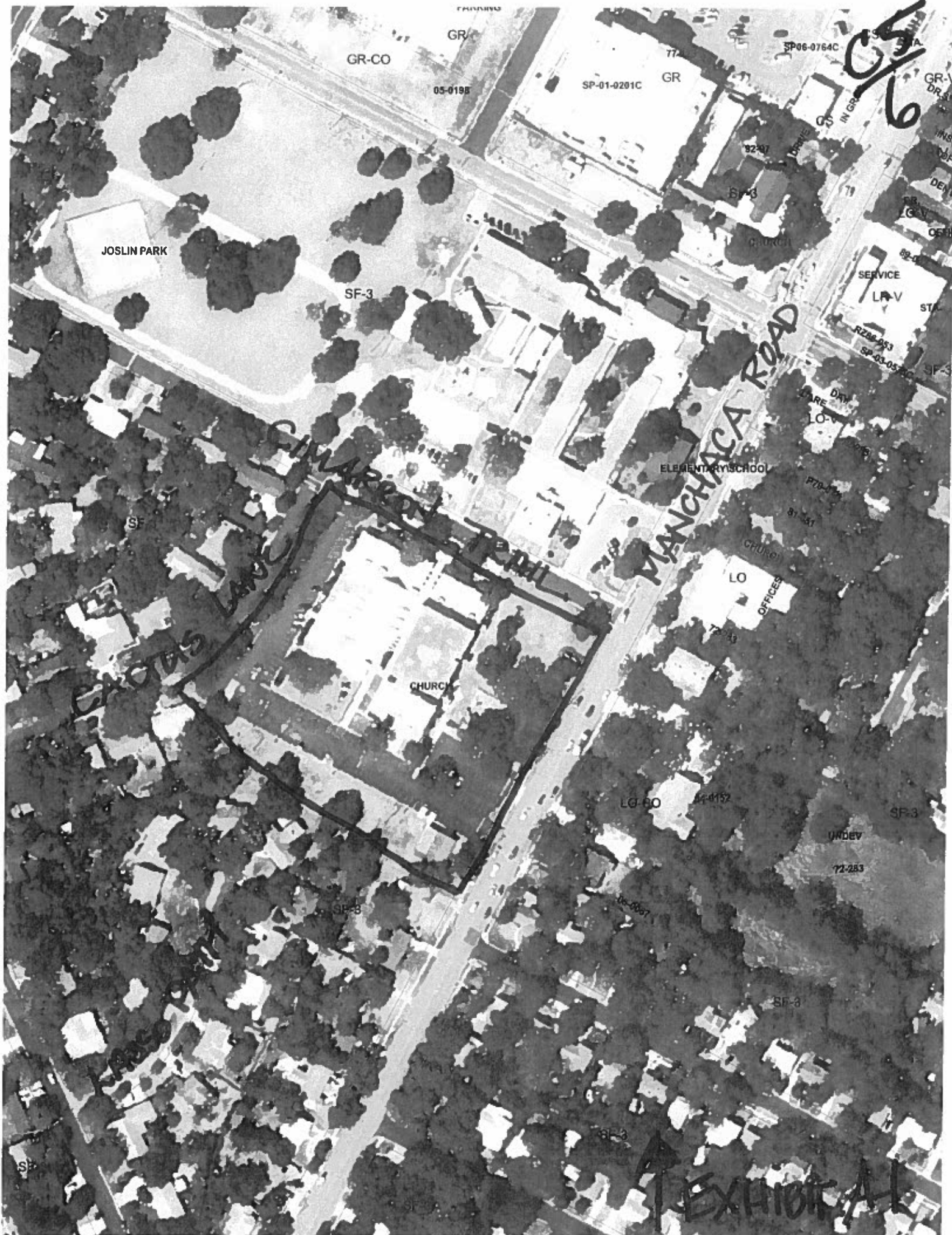
EXHIBIT A

ZONING CASE#: C14-2010-0077  
 LOCATION: 4600 MANCHACA RD  
 SUBJECT AREA: 4.840 ACRES  
 GRID: F18-19 & G18-19  
 MANAGER: WENDY RHOADES



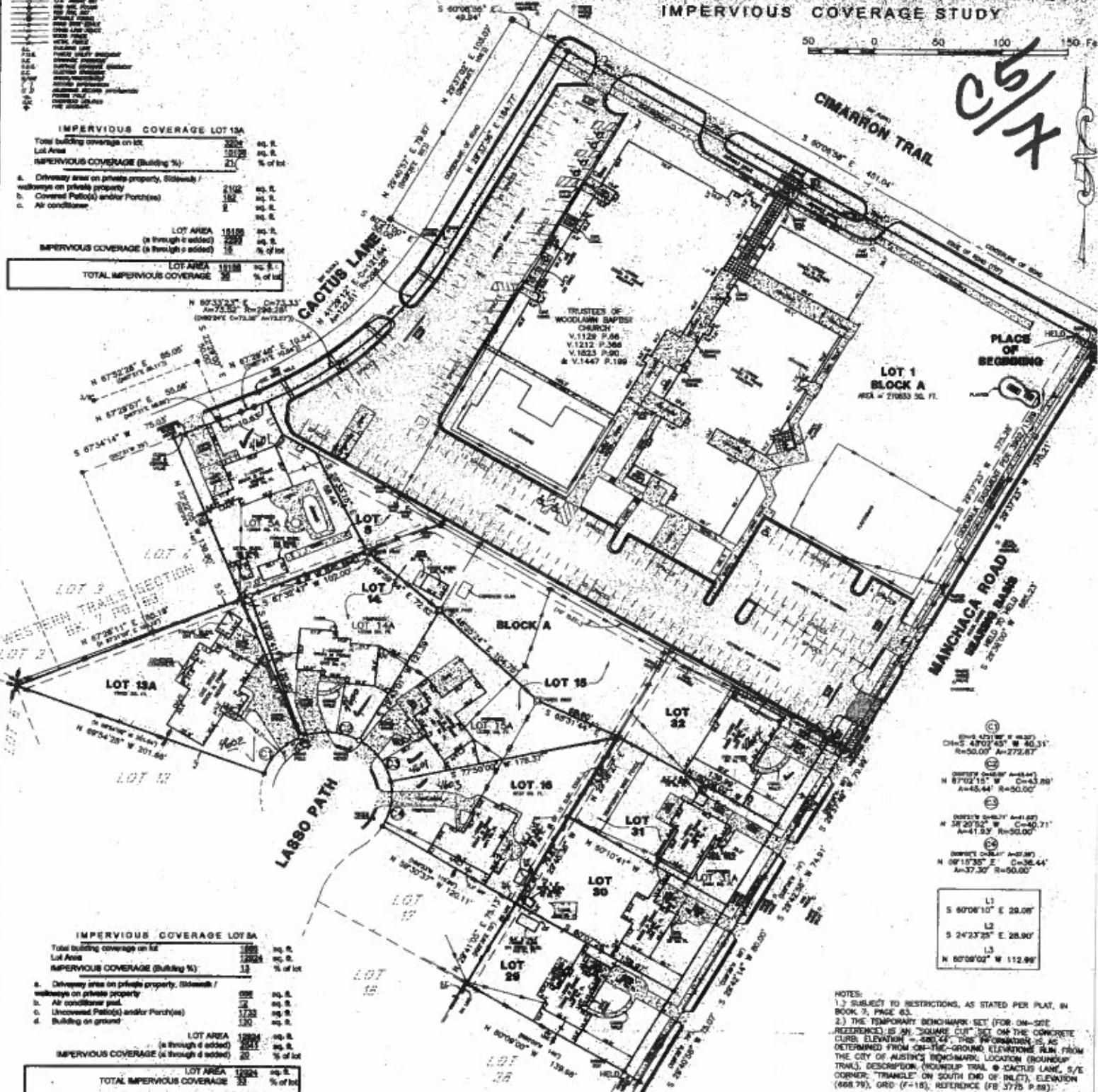
1" = 400'

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.



100  
C<sup>5</sup>/x

| IMPERVIOUS COVERAGE LOT 13A             |                                                                              |       |          |
|-----------------------------------------|------------------------------------------------------------------------------|-------|----------|
| Total building coverage on lot          |                                                                              | 3024  | sq. ft.  |
| Lot Area                                |                                                                              | 10100 | sq. ft.  |
| IMPERVIOUS COVERAGE (Building %)        |                                                                              | 21    | % of lot |
| a.                                      | Driveways area on private property, Stileways / walkways on private property | 2162  | sq. ft.  |
| b.                                      | Covered Patio(s) and/or Porch(es)                                            | 162   | sq. ft.  |
| c.                                      | Air conditioner                                                              | 0     | sq. ft.  |
| LOT AREA                                |                                                                              | 10100 | sq. ft.  |
| (a through c added)                     |                                                                              | 2324  | sq. ft.  |
| IMPERVIOUS COVERAGE (a through c added) |                                                                              | 21    | % of lot |
| LOT AREA                                |                                                                              | 10100 | sq. ft.  |
| TOTAL IMPERVIOUS COVERAGE               |                                                                              | 21    | % of lot |



(1)  
 (DMS 42°10' E 48.20')  
 Ch=5.4702' 43' W 40.33'  
 R=50.00' A=272.87'  
 (2)  
 (DMS 72°50' W 44.44')  
 N 87°02'10" W C=43.89  
 A=54.44' R=50.00'  
 (3)  
 (DMS 72°50' W 44.44')  
 N 38°25'00" W C=40.71'  
 A=51.33' R=50.00'  
 (4)  
 (DMS 72°50' W 44.44')  
 N 69°10'35" E C=36.44'  
 A=37.30' R=50.00'  
 L1  
 S 60°06'10" E 29.08'  
 L2  
 S 24°23'25" E 28.90'  
 L3  
 N 60°08'02" W 112.99'

NOTES:  
1.) SUBJECT TO RESTRICTIONS, AS STATED PER PLAT, IN BOOK 7, PAGE 63.  
2.) THE TEMPORARY BENCHMARK SET (FOR ON-SITE REFERENCE) IS AN "SQUARE CUT" SET ON THE CONCRETE CURB, ELEVATION = 687.43'. THIS INFORMATION IS AS DETERMINED FROM ON-THE-GROUND ELEVATIONS RUN FROM THE CITY OF AUSTIN BENCHMARK LOCATION (BOUNDARY TRAIL), DESCRIPTION: (BOUNDARY TRAIL @ JACRUS LANE S, CORNER: TRIANGLE ON SOUTH END OF (BLT)), ELEVATION: (688.79), GRID (F7-18), REFERENCE (FB 3775 P.88).

| IMPERVIOUS COVERAGE LOT 5A                                                                                                                                                                                                            |       |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------|
| Total building coverage on lot                                                                                                                                                                                                        | 1,000 | sq. ft.       |
| Lot Area                                                                                                                                                                                                                              | 1,250 | % of lot      |
| IMPERVIOUS COVERAGE (Building %)                                                                                                                                                                                                      | 80    | % of lot      |
| a. Driveway area on private property, sidewalk /<br>walkways on private property _____ sq. ft.<br>b. Air conditioner pad _____ sq. ft.<br>c. Uncovered Patio(s) and/or Porch(es) 1,720 sq. ft.<br>d. Building on ground 1,000 sq. ft. |       |               |
| LOT AREA<br>(a through d added)                                                                                                                                                                                                       |       | 1,000 sq. ft. |
| IMPERVIOUS COVERAGE (a through d added)                                                                                                                                                                                               |       | 1,000 sq. ft. |
| LOT AREA                                                                                                                                                                                                                              |       | 1,250 sq. ft. |
| TOTAL IMPERVIOUS COVERAGE                                                                                                                                                                                                             |       | 80 % of lot   |

| IMPERVIOUS COVERAGE LOT 16A                       |       |          |  |
|---------------------------------------------------|-------|----------|--|
| Total building coverage on lot                    | 547   | sq. ft.  |  |
| Lot Area                                          | 12298 | sq. ft.  |  |
| IMPERVIOUS COVERAGE (building %)                  | 4.5   | % of lot |  |
| a. Driveway area on private property, sidewalks / |       |          |  |
| walkways on private property                      | 750   | sq. ft.  |  |
| b. Air conditioner pad                            | 18    | sq. ft.  |  |
| c. Uncovered Porches or patios                    | 1063  | sq. ft.  |  |
| LOT AREA                                          | 12298 | sq. ft.  |  |
| (a through c added)                               | 1268  | sq. ft.  |  |
| IMPERVIOUS COVERAGE (a through c added)           | 18    | % of lot |  |
| LOT AREA                                          | 12298 | sq. ft.  |  |
| TOTAL IMPERVIOUS COVERAGE                         | 565   | % of lot |  |

| IMPERVIOUS COVERAGE LOT 14A                                                                                                                                         |  |       |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|----------|
| Total building coverage on lot                                                                                                                                      |  | 2032  | sq. ft.  |
| Lot Area                                                                                                                                                            |  | 13226 | sq. ft.  |
| IMPERVIOUS COVERAGE (building %)                                                                                                                                    |  | 15    | % of lot |
| <p>a. Driveway/area on private property, Sidewalk/<br/>walkways on private property</p> <p>b. Air conditioner pad</p> <p>c. Uncovered Patio(s) and/or Porch(es)</p> |  |       |          |
|                                                                                                                                                                     |  | 532   | sq. ft.  |
|                                                                                                                                                                     |  | 12    | sq. ft.  |
|                                                                                                                                                                     |  | 79    | sq. ft.  |
|                                                                                                                                                                     |  | 0     | sq. ft.  |
| LOT AREA                                                                                                                                                            |  | 13226 | sq. ft.  |
| (a through c added)                                                                                                                                                 |  | 623   | sq. ft.  |
| IMPERVIOUS COVERAGE (a through c added)                                                                                                                             |  | 8     | % of lot |
| TOTAL IMPERVIOUS COVERAGE                                                                                                                                           |  | 1569  | % of lot |

BEING ALL THAT CERTAIN 3.58 ACRES OF LAND, MORE OR LESS, OUT OF THE GRANTED TRAILS, SURVEY NO. 4, BEING LOTS 5, 12, 16, 25, 26, 28, 30, 31 AND 32, SECTION 4 IN WESTERN TRAILS NEORIA ENE. PLAT 113-12, BOOK 7, PG. 83 AND THAT CERTAIN 4.154 ACRE TRACT DESCRIBED IN CONSTRUCTION DEED OF TRUST IN DOC. NO. 20080141769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.58 ACRES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

|      |        |                  |            |                         |
|------|--------|------------------|------------|-------------------------|
| NAME | TRAVIS | DATE OF BIRTH    | 08/27/1960 | HOME MAILING ADDRESS    |
| CTC  | AUSTIN | APPROXIMATE DATE |            | WORKING MAILING ADDRESS |

**SEC. Surveillance, Inc.**  
 Victor M. Gunn, R.P.S.  
 Office 512-486-3345  
 Home 512-485-5545  
 1404 West North Loop, S.W.  
 Austin, Texas 78706

THIS PHOTO IS NOT IDENTICAL TO EITHER A 3x5 OR A 5x7 PHOTO OF THE SUBJECT. THE PHOTO WAS TAKEN IN 1960 AND THE SUBJECT WAS 18 YEARS OLD AT THAT TIME. THE PHOTO WAS TAKEN IN 1960 AND THE SUBJECT WAS 18 YEARS OLD AT THAT TIME. THE PHOTO WAS TAKEN IN 1960 AND THE SUBJECT WAS 18 YEARS OLD AT THAT TIME.

RELEASED  
 DATE 06/04/70

SOURCE  
 DATE 11/26/58  
 REF 11/17/59  
 AND 1/26/60  
 SCALE 1" = 1"

EXHIBIT B

C5/8



## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
**CC:** Members of the City Council  
**FROM:** Shandrian Jarvis, Transportation Planner  
**DATE:** June 22, 2010  
**SUBJECT:** Neighborhood Traffic Analysis for Woodlawn Four Development Case # C14-2010-0077

---

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 4.84-acre tract is located in south Austin near the intersection of Manchaca Road and Cimarron Trail. The site is currently zoned Single Family-3 (SF-3) and the current land use is religious assembly. It is surrounded by primarily single family residences with some retail services and limited office units along Manchaca Road. Joslin Elementary and Joslin Park are located just north of the site across Cimarron Trail.

The zoning request is for limited office-mixed use with a conditional overlay (LO-MU-CO). In order to get a more accurate analysis of the impact of the site on Cactus Lane and Cimarron Trail, the neighborhood traffic analysis incorporates the entire site that could consist of approximately 210,830 square feet of office uses.

### Roadways

Manchaca Road would provide access to the site from the east side of the property. It is classified as a major arterial in the Austin Metropolitan Area Transportation Plan (AMATP). The road is currently a four-lane undivided section and has a right-of-way width of approximately 77 feet. Manchaca Road is identified in the adopted Bicycle Plan and it is listed as a route in the Capital Metro transit system.

Cimarron Trail would provide access to the site from the north side of the property. It is classified as a local street since at least 50 percent of its frontage is zoned for SF-3 to SF-6 uses. Cimarron Trail has a right-of-way width of 54 feet and a pavement width of 27 feet. The street is not identified in the Bicycle Plan and it is not included as a route in the Capital Metro transit system.

Cactus Lane would provide access to the site from the west side of the property. It is also classified as a local street. Cactus Lane has a right-of-way width of 50 feet and a pavement width of 27 feet. The street is not identified in the Bicycle Plan and it is not included as a route in the Capital Metro transit system.

C5/9

### Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 210,830 square feet site could generate up to 7,587 vehicle trips per day. However, since the applicant has agreed to limit the site to less than 2,000 trips per day, an overall trip limit of 2,000 vpd is assumed to be generated by the site.

**Table 1** represents a breakdown of existing traffic, proposed site traffic, estimated total traffic after development and percentage increase in traffic on the adjacent roadways.

| Table 1.       |                        |                               |                 |                                |
|----------------|------------------------|-------------------------------|-----------------|--------------------------------|
| Street         | Existing Traffic (vpd) | Proposed New Site Traffic (%) | Overall Traffic | Percentage Increase in Traffic |
| Manchaca Road  | 26,225 <sup>1</sup>    | 1,000 (50%)                   | 27,225          | 3.8%                           |
| Cimarron Trail | 369 <sup>2</sup>       | 600 (30%)                     | 969             | 162.6%                         |
| Cactus Lane    | 129 <sup>2</sup>       | 400 (20%)                     | 529             | 310.1%                         |

1. CAMPO. July 1, 2008

2. Source: GRAM Traffic Counting, Inc. June 8, 2010.

It is assumed that approximately 30 percent (600 vpd) of the site traffic would access the property from Cimarron Trail, and 20 percent (400 vpd) would access the site from Cactus Lane. Under this scenario, traffic on these two local streets would increase by approximately 263 percent and 410 percent, respectively.

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In the current configurations, both Cimarron Trail and Cactus Lane are expected to operate at acceptable levels with the increase in volumes.

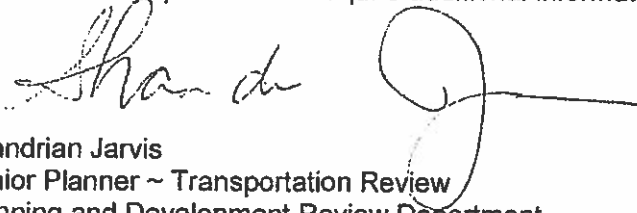
### Recommendations/Conclusions

1. In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning should be limited to less than 2,000 unadjusted vehicle trips per day. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
2. No additional right of way is needed at this time. However, additional right of way may be required at a later phase of development.
3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

CS  
10

---

If you have any questions or require additional information, please contact me at 974-2628.



Shandrian Jarvis  
Senior Planner ~ Transportation Review  
Planning and Development Review Department

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated June 22, 2010, as provided in Attachment A.

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

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject property is adjacent to a neighborhood that is largely single family.

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

Staff recommends the Applicant's request as the limited office base district is appropriate for a site that has access to an arterial and a collector street, and represents an incremental change to the existing zoning.

**EXISTING CONDITIONS****Site Characteristics**

The subject property contains a church, parking area and a single family residence (the latter is located on Manchaca Road). There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the *LO zoning district* is 70%, which is based on the more restrictive watershed regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land

CS  
12

Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

According to flood plain maps there is no floodplain within or adjacent to the project boundary.

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

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.

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

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

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

A Neighborhood Traffic Analysis is required and has been performed for this project by the Transportation Review staff [LDC, Sec. 25-6-114]. Results are provided Attachment A.

C5/13

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan and 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.

The site is subject to compatibility standards. Along the southwest property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along 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.

FYI - Site plan review and approval cannot be finalized until the lot(s) is/are legal by recorded plat or grandfathered by Land Status Determination (Section 25-1-61).

FYI – This site is located within the Westgate Neighborhood Planning Area. Please visit the following website for further information about this future neighborhood plan - <http://www.ci.austin.tx.us/planning/neighborhood/westgate.htm>

July 28, 2010  
Regarding Case Number C14-2010-0077

C5  
14

The Western Trails Neighborhood Association (WTNA) has been involved in on going discussions with Woodlawn Baptist Church concerning their plans for changes to the church property and structures. The request for rezoning, as filed, seems to coincide with what has been discussed with representatives of the WTNA. Therefore, the WTNA Board has unanimously voted to not oppose the current petition for rezoning as filed by the Woodlawn Baptist Church.

Specifically, WTNA does not oppose granting limited office - mixed use - conditional overlay (LO-MU-CO) combining district zoning. The Conditional Overlay limits development of the property to religious assembly and single family residence (SF-2) uses, and the number of daily vehicle trips to 2,000.

As long as the agreements between Woodlawn Baptist Church and the WTNA board are being honored, we will not oppose the proposed rezoning to the Woodlawn Baptist Church property.

Leann Land  
President  
Western Trails Neighborhood Association

C/S  
15

**To:** The City of Austin City Council and the Zoning and Platting Commission  
**From:** The Western Trails Neighborhood Association  
**Date:** June 17, 2010  
**RE:** Rezoning application by Woodlawn Baptist Church

I am writing on behalf of the Western Trails Neighborhood Association (WTNA) regarding the pending application for rezoning submitted by Woodlawn Baptist Church. The church has made a concerted effort to solicit neighborhood input and include WTNA representatives in the rezoning process, including hosting an informational meeting to which the entire neighborhood was invited and subsequent smaller meetings with officers and other members of the WTNA. To my knowledge there is no significant opposition within the Western Trails neighborhood regarding the proposed Woodlawn rezoning. Further, we have been assured by Woodlawn that the neighborhood will continue to be updated on new developments in the rezoning process. As such, the WTNA is not opposed at this time to the proposed rezoning application submitted by Woodlawn Baptist Church.

Respectfully,  
Bryan Hebert  
Zoning Committee Chair  
Western Trails Neighborhood Association

**Rhoades, Wendy**

---

CS  
16

**From:** Missy Bledsoe [mailto:missy.bledsoe@sna.org]  
**Sent:** Monday, July 19, 2010 8:22 AM  
**To:** Rhoades, Wendy  
**Cc:** sandy@heimsath.com; Dawn Leach; Angie Castilleja; Josh Maxwell; Joan Owens  
**Subject:** Woodlawn Baptist

Hi Wendy,

On behalf of Southwood NA, I am writing to let you know that representatives from Woodlawn and Heimsath Architects attended our last general meeting on July 8th, 2010. At this time, there is no objection to their project as they described it.

We appreciate their time and effort in coming to our meeting.

Sincerely,  
Missy Bledsoe  
President, SNA

**Rhoades, Wendy**

---

**From:** HELEN ROCKENBAUGH [REDACTED]  
**Sent:** Friday, May 28, 2010 9:43 PM  
**To:** Rhoades, Wendy  
**Cc:** missy bledsoe; southwoodneighbors@yahooogroups.com  
**Subject:** Woodlawn Baptist Church

C5  
17

RE request for Zoning from SF3 to LO-CO. I would oppose this on the grounds that the church has to follow the same rules as I do when I build, add or get permits in the City. When the church pays taxes (like I do) I would consider a variance. Until then my opinion is "No."

*Helen Rockenbaugh*

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

MATT SEYLLER

Your Name (please print)

2101 Cimarron Terrace

Your address(es) affected by this application

Matt Seyller

Signature

07-26-2010

Date

Daytime Telephone: 512-845-6813

Comments:

I OBJECT TO ANY ZONING CHANGES FOR  
THIS PROPERTY. CHURCH CAN USE  
EXISTING PROPERTIES AND ZONING TO  
ACCOMPLISH PURPOSES TO FACILITATE.

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

SHERYL BETHE

Your Name (please print)

2103 Cimarron Trail

Your address(es) affected by this application

Sheryl Bethel

Signature

7-27-10

Date

Daytime Telephone: 512

Comments:

I object to zoning change  
LOMCO

I want the zoning to remain  
at SF3

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

CS  
10

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

Jarvis Roebuck-Wiggins

Your Name (please print)

2405 Cimarron Trail Austin 78745

Your address(es) affected by this application

Jarvis Roebuck-Wiggins

Signature

7-26-10

Date

Daytime Telephone:

Comments:

☐ I am in favor  
☒ I object

Your Name (please print)

Jarvis Roebuck-Wiggins

Your address(es) affected by this application

2405 Cimarron Trail Austin 78745

Signature

Daytime Telephone: 512.633.4309

Comments: ~~Wendy Rhoades~~ changes  
please! to do

7/25/10

Date

☐ I am in favor  
☒ I object

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

Jarvis Roebuck-Wiggins

Your Name (please print)

Jarvis Roebuck-Wiggins

Your address(es) affected by this application

2405 Cimarron Trail Austin 78745

Signature

Daytime Telephone: 512.633.4309

Comments: ~~Wendy Rhoades~~ changes  
please! to do

7/25/10

Date

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

6/19

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Wendy Newberry  
Your Name (please print)

☒ I am in favor  
☐ I object

2109 CIMARRON TRAIL AUSTIN, TX 78745  
Your address(es) affected by this application

Wendy Newberry 7-26-10  
Signature Date

Daytime Telephone: 442-4841

Comments: I am opposed to the re-  
zoning of the area I live in.

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

LEROY & FRIDA ANDERSON  
Your Name (please print)

☐ I am in favor  
☒ I object

4502 CACTUS LN.

Your address(es) affected by this application

Frida Anderson 7-26-2010  
Signature Date

Daytime Telephone: (512) 444-3388

Comments:

We are opposed to changing the zoning  
of 4600 Macdonald Road from  
SF-3 to LOMU-CO.

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

C/S  
20

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

BETH SMALLWOOD

Your Name (please print)

4504 CACTUS LANE, AUSTIN 78745

Your address(es) affected by this application

Beth Smallwood

Signature

Daytime Telephone: 512-445-5060

JUL 26, 10

Date

☐ I am in favor  
☒ I object

Comments: I am opposed to any zoning change. My house is directly behind the church and its driveway access to Cactus. Any zoning changes would impact me and my quality of life. This property was belonged to my family since 1974 and it is my hope to live here for the rest of my life. Neighbors on Belmont with the church on July 9th and were told the property would only be used as a church or as single families. If that is true, there is no need for "MV" zoning.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Robert Leeman Harlan

Your Name (please print)

4600 Cactus Ln Austin TX 78745

Your address(es) affected by this application

Rob Harlan

Signature

Daytime Telephone: 817-480-3233

7-26-10

Date

☐ I am in favor  
☒ I object

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

C5  
21

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

JOANN & JOE L. RAY

Your Name (please print)

4602 CACTUS LANE  
AUSTIN, 78745

Your address(es) affected by this application

Joann Ray (J L Ray)

Signature

Daytime Telephone: 512 444-8008

Date

07-25-10

Comments: WE OBJECT TO THE

PROPOSED ZONING CHANGE  
FROM SF3 TO LO-MU-CO

WE OBJECT TO ANY AND ALL  
ZONING CHANGES.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

HARON DARTY

Name (please print)

607 CACTUS LANE, 78745

address(es) affected by this application

Haron Darty

Signature

Date

Home Telephone: 512 ~~326-3023~~ 326-3023

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

Box 1088

Austin, TX 78767-8810

CS  
22

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

Sari Varin & Noah Edelstein

Your Name (please print)

4108 Cactus Lane, Austin, TX 78745

Your address(es) affected by this application

Edelstein, Sarah

Signature

7-26-2010

Date

Daytime Telephone: 512-944-8334

Comments: We are against both the LO & the  
MU zoning changes for Woodlawn Church. We  
are a residential neighborhood and want to  
preserve it that way. LO-CO & LO-MU-CO  
would only encourage future non-residential  
development. Since the church is trying to  
build a large steeple to advertise itself (unnecessary,  
they have adequate signage) and also wants to build  
a new auditorium, we can only assume they wish  
to increase their growth, which is incompatible  
If you use this form to comment, it may be returned to: to a residential  
City of Austin neighborhood, one  
Planning & Development Review Department that is already  
Wendy Rhoades negatively impacted by the  
P. O. Box 1088 church traffic, parking and  
Austin, TX 78767-8810 lack of adequate drainage.

LO to the Farmhouse

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

NOE + Aurora Diaz

Your Name (please print)

4600 Nevada Path

Your address(es) affected by this application

Aurora Diaz

Signature

7-28-10

Date

Daytime Telephone: 512-442-7959

Comments:

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

CS  
23

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

William Conn

Your Name (please print)

4602 NEVADA PATH

Your address(es) affected by this application

William Conn

Signature

Daytime Telephone: 512 442-8609

Comments:

☐ I am in favor  
☒ I object

7-24-10

Date

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Hector R. Rubio

Your Name (please print)

4603 Nevada Path

Your address(es) affected by this application

Hector R. Rubio

Signature

Daytime Telephone: 512-228-7006

Comments:

☐ I am in favor  
☒ I object

07-26-10

Date

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

C5  
24

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

BONNIE GIBSON

Your Name (please print)

4605 Nevada Path

Your address(es) affected by this application

Bonnie Gibson

Signature

Date

Daytime Telephone: 512.443.5375

Comments:

☐ I am in favor  
☒ I object

7-26-10

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission

Aug. 26, 2010, City Council

Robert N. Ashmore

Your Name (please print)

4605 Nevada Path

Your address(es) affected by this application

Austin TX 78745 Robert Ashmore

Signature

Date

Daytime Telephone: 512-2071125

Comments:

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

C5  
25

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

VERA ECKARDT

Your Name (please print)

4523 FRONTIER TR.

Your address(es) affected by this application

Vera Eckardt

Signature

Daytime Telephone: 442-4762

Date

7/29/10

☐ I am in favor  
☒ I object

Comments:

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

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

Numero de caso : C14-2010-0077

Persona designada : Wendy Rhoades, 512-974-7719

Audiencia Publica : Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

CARLE BARASCH

Su nombre (en letra de molde)

4601 Frontier Trail

Su domicilio(s) afectado(s) por esta solicitud

Carle Barasch

Firma

Daytime Telephone: 512-440-1995

Fecha

7-26-10

☐ I am in favor  
☒ I object

Comments:

I object to the  
change from SF3 to LO-mu-  
C2

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

26/5

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

Alejandro Villalobos Caudenas

Your Name (please print)

☐ I am in favor  
☒ I object

4602 Frontier Trl. Austin TX 78745

Your address(es) affected by this application

[Signature]

Signature

7/26/10

Date

Daytime Telephone: 512 422-5594

Comments: No more change

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

James L Smith

Your Name (please print)

☐ I am in favor  
☒ I object

4701 Frontier Trail Austin TX 78745

Your address(es) affected by this application

James L Smith

Signature

7-26-10

Date

Daytime Telephone: 512 442-2959

Comments:

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

C5/27

C5/28

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0077  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

David S. Gruell

Your Name (please print)

☐ I am in favor  
☒ I object

4704 Frontier Trail

Your address(es) affected by this application

David S. Gruell

7/24/2010

Signature

Date

Daytime Telephone: 512-632-8396

Comments: The mixed use designation will allow retail/commercial applications that will critically affect residential life in my neighborhood. The church's activities already disrupt the lives of residents within 500 ft of their property.

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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

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

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

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

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

[www.ci.austin.tx.us/development](http://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: C14-2010-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug. 3, 2010, Zoning & Platting Commission  
Aug. 26, 2010, City Council

William Waller  
Your Name (please print)

4605 CACTUS AVENUE, TX  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

Signature

Date

Daytime Telephone: 512-496-7451

Comments: Please do NOT grant this zoning request. Residential property taxpayers must be respected. Our taxes are very high. If you grant this zoning variance, please request a compromise from the church requiring heavy church street traffic be diverted away from residential roads such as Cactus. Make the church give up something if they get this variance. Please respect City of Austin. If you use this form to comment, it may be returned to: The residential

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

property owners  
in Western Travis  
affected by the church's

transformation

Thank