

ZONING CHANGE REVIEW SHEET

C3/1

CASE: C14-2009-0135

Z.A.P. DATE: April 20, 2010
May 4, 2010

ADDRESS: East Wells Branch Parkway

OWNER/APPLICANT: HW Tosca Investments LP (Shannon Martinez)

AGENT: Metcalfe Williams, LLP (Michele Rogerson)

ZONING FROM: GR, MF-2 **TO:** GR-MU-CO* **AREA:** 36.36 acres

* The applicant proposes to prohibit the following uses on the site: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing-of any type (over 2,000 sq. ft. in size), Drop-Off Recycling Collection Facility, Commercial Off-Street Parking, Funeral Services, Exterminating Services, Pawn Shop Services, Off-Site Accessory Parking, and Research Services.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay would prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing-of any type (over 2,000 sq. ft. in size), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Off-Site Accessory Parking, Pawn Shop Services, and Research Services uses on the site.

In addition, the staff recommends that the conditions of the Transportation Impact Analysis (TIA) for this case be adopted and placed in a public restrictive covenant [Please see TIA Memorandum-Attachment A].

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/20/10: Postponed to May 4, 2010 at the neighbor's request (7-0); S. Baldrige-1st, D. Tiemann-2nd.

DEPARTMENT COMMENTS:

The property in question is a large undeveloped tract of land located at the recently constructed intersection of Wells Branch Parkway and Heatherwilde Boulevard. There is GR-CO and IP-CO zoning to the west of the site, across Heatherwilde Boulevard. The tracts of land to the north, south and east are located within the County. All of the surrounding properties are currently undeveloped. The applicant is requesting GR-MU zoning for this site because they would develop the property with a mixture of retail, multi-family and commercial uses.

The staff recommends the applicant's request for GR-MU zoning for this tract of land because the site meets the intent of the GR-MU combining district. The property is located at the intersection of two arterial roadways, East Wells Branch Parkway and Heatherwilde Boulevard. The mixture of proposed retail and commercial uses will provide services to the single-family residential areas in Pflugerville to the north and further to the south along Heatherwilde Boulevard, near Howard Lane.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

C3/2

	ZONING	LAND USES
Site	GR, MF-2	Undeveloped
North	I-RR, County	Undeveloped
South	County	Undeveloped Tract, Single-Family Residential Neighborhood
East	IP-CO, GR-CO	Undeveloped
West	County	Undeveloped

AREA STUDY: N/A

TIA: Required

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
Austin Parks Foundation
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
Pflugerville Independent School District
Sierra Club, Austin Regional Group
The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0070	LI-CO to SF-2	7/18/06: Approved staff's recommendation of SF-2-CO by consent, the CO is a fifty (50) foot building setback from the southern property line and a twenty-five foot vegetative buffer, within the building setback, along the southern property line to separate the proposed residential uses from the existing industrial uses developed to the south. (6-0, B. Baker, J. Martinez, J. Gohil-absent); M. Hawthorne-1 st , J. Pinnelli-2 nd	8/24/06: Approved SF-2-CO zoning (6-0, Kim-off dias); all 3 readings
C14-04-0212	I-RR to Tract 1: MF-2, Tract 2: LI	3/29/05: Approved staff's recommendation for MF-2-CO zoning for Tract 1 and LI-CO zoning for Tract 2 by consent (9-0)	4/28/05: Granted MF-2-CO for Tract 1 and LI-CO for Tract 2 (5-0-McCracken/Wynn-off the dias); all 3 readings

C3/3

C14-04-0120	I-LI to LI	9/7/04: Approved staff's recommendation of LI-CO by consent (8-0, J. Martinez-absent)	10/21/04: Approved LI-CO zoning (7-0); all 3 readings
C14-00-2079	I-RR to IP, GR	12/05/00: Approved staff rec. of GR-CO (TR1) & IP-CO (TR2), with TIA conditions and prohibiting the following uses on Tract 2: Agricultural Sales and Services, Art and Craft Studio(Industrial), Automotive Rentals, Automotive Repair Services, Convenience Storage, Medical Offices(exceeding 5,000 sq.ft.), Off-Site Accessory Parking, Outdoor Sports and Recreation, Personal Services, Plant Nursery, Restaurant(Drive-in, Fast Food), Service Station, Community Recreation (Public), Congregate Living, Day Care Service (Commercial), Maintenance and Service Facilities, Railroad Facilities, Residential Treatment (Vote:8-0)	7/19/01: Approved GR-CO (TR1) & IP-CO (TR2), (6-0); all 3 readings
C14-99-2016	I-RR to RR	1/25/00: Approved staff rec. of RR (TR1) & DR (TR2) by consent (6-2, GW/BB-Nay)	3/02/00: Approved PC rec. of RR (TR1) & DR (TR2) on 1 st reading (7-0) 6/29/00: Approved 2 nd /3 rd readings (7-0)
C14-98-0265	AV to LI	5/25/99: Approved staff rec. of LI-PDA w/ condition regarding bicycle parking	6/3/03: Approved LI-PDA w/ conditions (7-0); all 3 readings-on emergency passage
C14-98-0150	I-RR to MF-2, GR	4/20/99: Approved staff rec. of MF-2 (TR1) & GR (TR2) by consent (7-0)	5/20/99: Approved PC rec. of MF-2 (TR1) & GR (TR2) w/conditions (7-0); 1 st reading 7/01/99: Approved MF-2 (TR1) & GR (TR2) w/conditions (6-0); 2 nd /3 rd readings

RELATED CASES: C14-98-0150 (Previous Zoning Case)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Howard Lane	130'	2@30'	Arterial
Heatherwilde/Arterial #14	Not yet constructed	Not yet constructed	Arterial

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd




C3/A

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

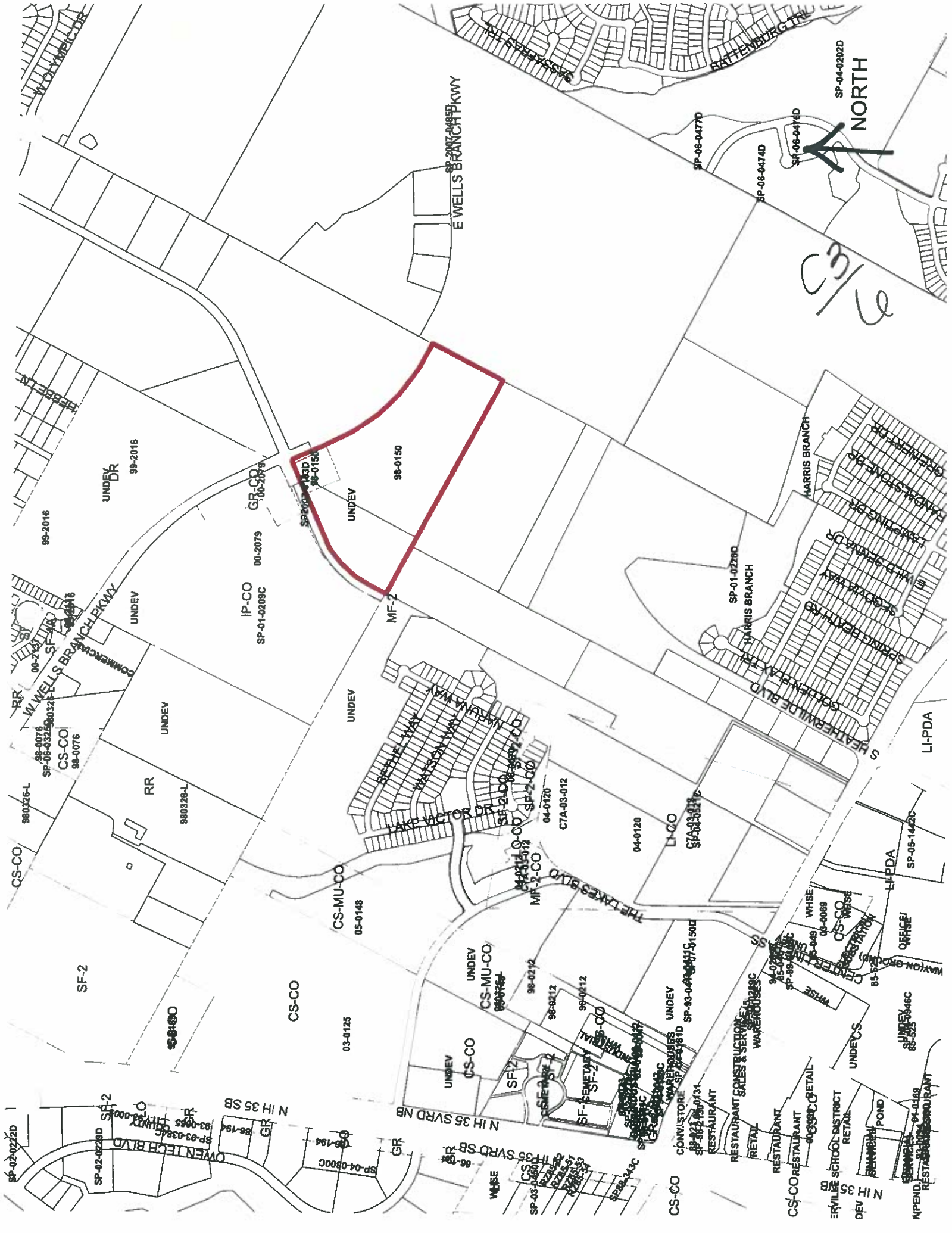
ZONING CASE#: C14-2009-0135
ADDRESS: E WELLS BRANCH PKWY
SUBJECT AREA: 36.46 ACRES
GRID: N36
MANAGER: S. SIRWAITIS



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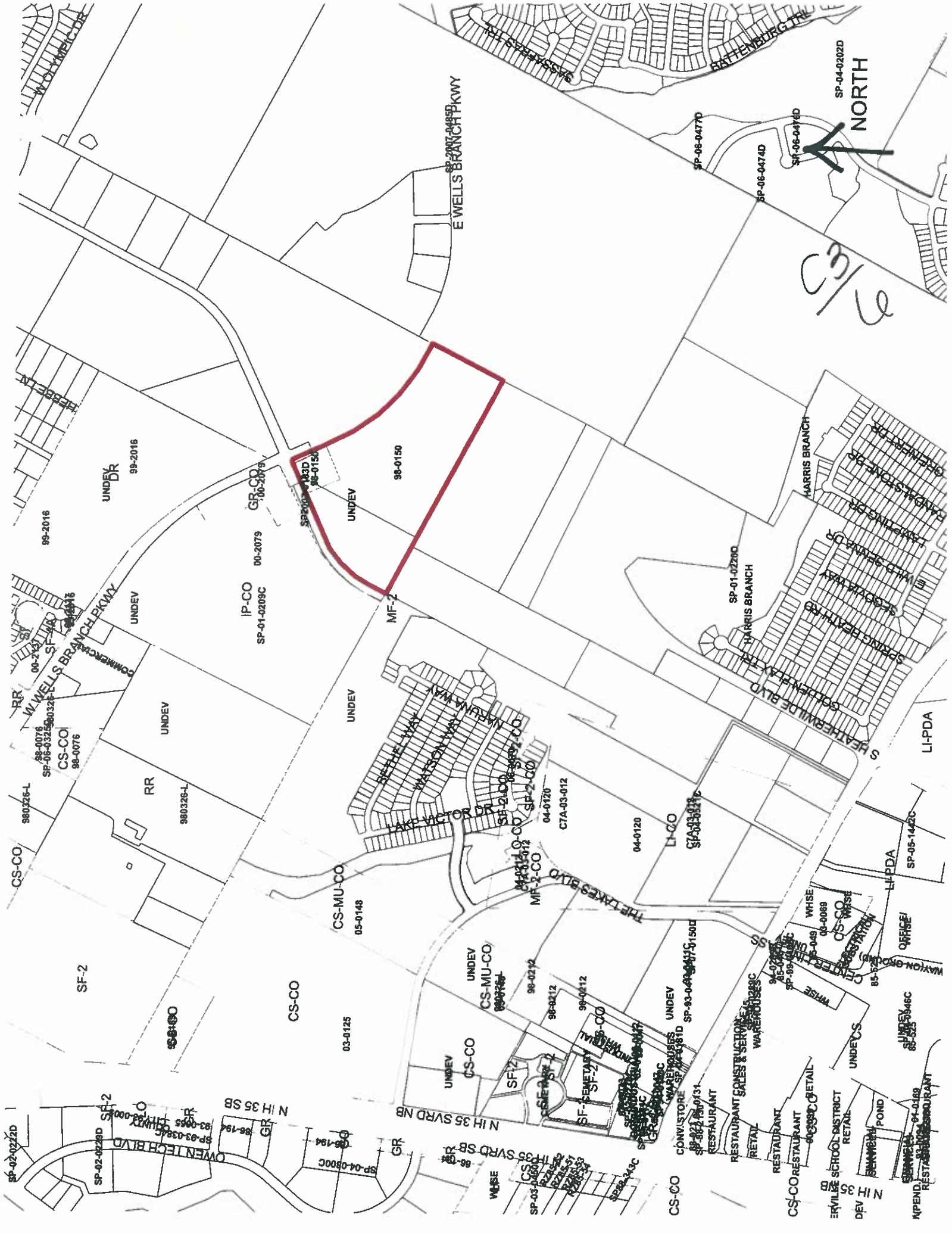
 1" = 400'

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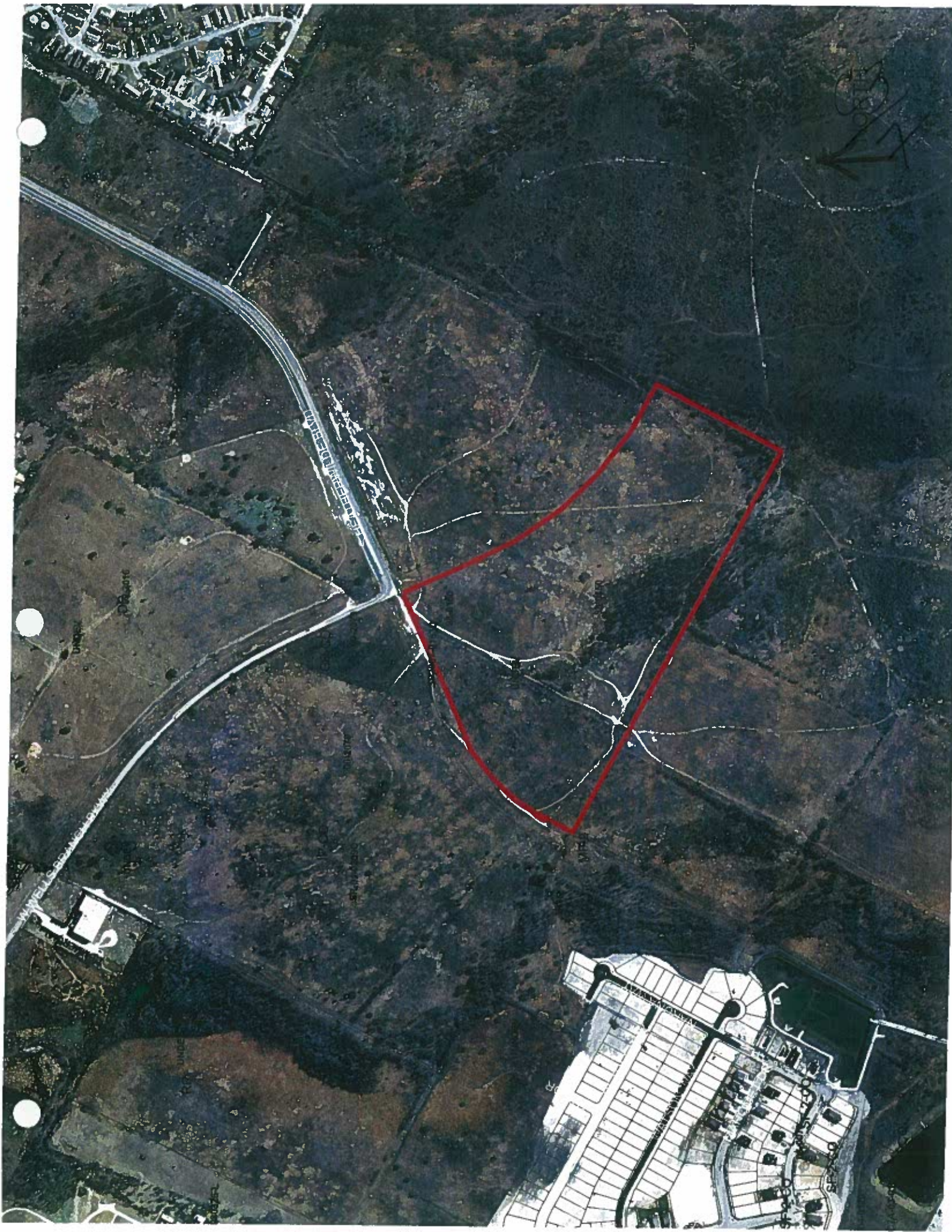
SP-04-0202D
NORTH

CB/6



SP-04-0202D
NORTH

CB/6



C3
8

STAFF RECOMMENDATION

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay would prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing-of any type (over 2,000 sq. ft. in size), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Off-Site Accessory Parking, Pawn Shop Services, and Research Services uses on the site.

In addition, the staff recommends that the conditions of the Transportation Impact Analysis (TIA) for this case be adopted and placed in a public restrictive covenant [Please see TIA Memorandum-Attachment A].

BASIS FOR RECOMMENDATION

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

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

The purpose of the Mixed Use (MU) Combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

The property under consideration is located at the intersection of two arterial roadways, Wells Branch Parkway and Heatherwilde Boulevard.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-MU zoning will allow for a reasonable use of the property in question because it will permit the applicant to develop a combination of multifamily residential, retail and commercial uses on this site. The mixture of retail and commercial uses will provide services to the single-family residential areas in Pflugerville to the north and further to the south along Heatherwilde Boulevard, near Howard Lane.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently undeveloped and moderately vegetated. The surrounding properties to the north, south, east and west are large undeveloped parcels of land.

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 Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

C3
9

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.

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.

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.

Impervious Cover

The maximum impervious cover allowed by the GR-MU zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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

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

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.

Stormwater Detention

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

C3/10

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo (Please see Attachment A).

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. City water service is not currently to this property. A service extension request will be required to determine how the property may be served. For more information pertaining to the Service Extension Request process and submittal requirements contact James Grabbs with Austin Water Utility, Utility Development Services at 625 E. 10th St. 5th floor. Ph: 512-972-0207. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Water and wastewater utility plans 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.



C3/11

Date: April 14, 2010
To: Sherri Sirwaitis, Case Manager
CC: Kathy Hornaday, P.E., HDR Engineering, Inc.
Reference: Wells Point Mixed Use Development Case # C14-2009-0135

The Transportation Review Section has reviewed the Traffic Impact Analysis for Wells Point Mixed Use Development rezoning, dated October 12, 2009, prepared by Kathy Hornaday, P.E., HDR Engineering, Inc.

The proposed Wells Point Mixed Use Development (37-acre site) is located at the southeast corner of Wells Branch Parkway and Heatherwilde Boulevard in Austin, Texas. The proposed development will consist a mix of land uses including supermarket, retail, restaurants, bank, and apartments. The property is currently vacant and is anticipated to be complete by 2012.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 24,101 unadjusted average daily trips (ADT). The table below shows the adjusted trip generation by land use for the proposed development:

Table 1 Trip Generation						
Land Use	Size	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Supermarket	80,000 SF	6,371	166	106	261	250
Shopping Center	75,000 SF	4,442	75	48	161	168
Fast-food Restaurant with drive through	12,000 SF	2,856	287	276	100	93
High Turnover Restaurant	13,000 SF	1,233	74	68	47	32
Drive-in Bank	5,000 SF	539	33	26	33	33
Apartments	300 DU	1,942	30	121	119	64
Total		17,383	665	645	721	640

C3
12

ASSUMPTIONS

1. Traffic growth rates for the area were assumed at 3 percent annually.
2. In addition to these growth rates, background traffic volumes for Year 2010 included estimated traffic volumes for the following projects: 77-Acre Heatherwilde Tract LR Zoning (C14-2000-2079), Village at Northtown (C8J-2003-0159.01), Lakes at Tech Ridge (C8J-2006-0015), Lakes at Northtown (C8J-2006-0041), Precision Roofing (SP-2006-0325C), Wells Branch Commercial (SP-2007-0688C), Randolph Brooks Federal Credit Union (SP-2008-0336C).
3. The following pass-by reductions were assumed for the project:

Table 2 - Summary of Pass-By, Internal Capture, and Transit Reductions				
Land Use	Transit Reductions %	Pass-By Reductions %		Internal Capture Reduction %
		AM	PM	
Shopping Center	0	0	34	5
Fast-food Restaurant with Drive-thru	0	49	50	5
High Turnover Restaurant	0	0	43	5
Drive-in Bank	0	0	47	5
Supermarket	0	0	36	5

EXISTING AND PLANNED ROADWAYS

IH 35 – The Austin Metropolitan Area Transportation Plan (AMATP) and Capital Area Metropolitan Planning Organization (CAMPO) 2030 Mobility Plan classify IH 35 as a six-lane freeway from Parmer Lane to SH 45. According to TxDOT counts, the 2007 daily traffic volume count on IH 35, south of Wells Branch Parkway, was approximately 171,000 vehicles per day (vpd). The CAMPO 2030 Mobility Plan recommends IH 35 be upgraded to a six-lane freeway with one managed lane by 2030. However, this improvement was not assumed in the analysis.

FM 1825 – The AMATP and CAMPO 2030 Mobility Plan classify FM 1825 as a four-lane major divided arterial from IH 35 to Heatherwilde Boulevard. According to TxDOT counts, the 2007 daily traffic volume count on FM 1825, north of Wells Branch Parkway, was approximately 28,000 vpd. Currently, no improvements are planned for this roadway. The Austin Bicycle Plan recommends Priority 2 Route 456 from IH 35 to Heatherwilde Boulevard.

C3
13

Wells Branch Parkway – The AMATP classifies Wells Branch Parkway as a four-lane major divided arterial from IH 35 to FM 1825, and as a four-lane major divided arterial and two-lane major undivided arterial from FM 1825 to Heatherwilde Boulevard. Wells Branch Boulevard transitions from four lanes to two lanes east of FM 1825. 21,200 vpd are estimated on Wells Branch Parkway, between IH 35 and FM 1825. The CAMPO 2030 Mobility Plan recommends Wells Branch Parkway be upgraded to a six-lane major divided arterial between FM 1825 and Dessau Road by 2030. This improvement was not assumed to be completed upon build-out of the site in 2012. The Austin Bicycle Plan recommends Priority 1 Route 114 from Heatherwilde Boulevard to Tudor House Road.

Heatherwilde Boulevard – AMATP and CAMPO 2030 Mobility Plan classify Heatherwilde Boulevard as a four-lane major divided arterial and two-lane minor divided arterial from FM 1825 to Wells Branch Parkway. At the time of data collection, Heatherwilde Boulevard ended south of Wells Branch Parkway. The CAMPO 2030 Mobility Plan recommends Heatherwilde Boulevard be upgraded and constructed as a four-lane major divided arterial from FM 1825 to Parmer Lane by 2030. This improvement is in place. 12,700 vpd are estimated on Heatherwilde Boulevard, north of Wells Branch Parkway. The Austin Bicycle Plan recommends Priority 1 Route 57 from Howard Lane to Wells Branch Parkway.

Howard Lane Boulevard – The AMATP and CAMPO 2030 Mobility Plan classify Howard Lane as a four-lane major divided arterial from IH 35 to Dessau Road. 24-hour traffic data are not available at this location; however, based on a review of peak period traffic counts, 13,000 vpd are estimated on Howard Lane, west of McCallen Pass. No improvements are currently planned for this roadway in the vicinity of the site.

McCallen Pass – McCallen Pass is currently a four-lane divided roadway, south of Howard Lane. 24-hour traffic data are not available at this location; however, based on a review of peak period traffic counts, 5,700 vpd are estimated on McCallen Pass, south of Howard Lane. Heatherwilde Boulevard will be constructed to align with McCallen Pass, north of Howard Lane by 2012.

Drusillas Drive – Drusillas Drive is currently a two-lane undivided roadway, north of Wells Branch Parkway. 2,000 vpd are estimated on Drusillas Drive, north of Wells Branch Parkway. No improvements are currently planned for this roadway in the vicinity of the site.

Tudor House Road – Tudor House Road is currently a two-lane undivided roadway, south of Wells Branch Parkway. 2,400 vpd are estimated on Tudor House Road, south of Wells Branch Parkway. No improvements are currently planned for this roadway in the vicinity of the site.

C3
14

Access to the site is provided via one (1) driveway on Heatherwilde Boulevard, and two (2) driveways on Wells Branch Parkway.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed six (6) intersections of which three (3) are currently signalized. Existing and projected levels of service are summarized in Table below. The build-out condition level of service (LOS) assumed that all roadway and intersection improvements recommended in the TIA are constructed.

Table 3 – Intersection Levels of Service								
Intersection	2009 Existing		2012 Forecasted (Without site traffic)		2012 Site + Forecasted (Without Improvements)		2012 Forecasted (With Improvements)	
	AM	PM	AM	PM	AM	PM	AM	PM
IH 35 and Wells Branch Pkwy	D	E	F	F	F	F	F	F
FM 1825 and Wells Branch Pkwy	E	D	F	F	F	F	F	F
Heatherwilde Blvd. & Wells Branch Pkwy*	-	-	B	C	C	E	C	D
Howard Lane and McCallen Pass	B	B	D	D	D	D	D	D
Drusillas Drive and Wells Branch Pkwy*	A	A	A	A	A	B	A	B
Tudor House Rd and Wells Branch Pkwy*	-	-	B	B	A	A	A	A
Heatherwilde Blvd and Driveway A	-	-	-	-	A	C	A	C
Wells Branch Pkwy and Driveway B	-	-	-	-	A	A	A	A
Wells Branch Pkwy and Driveway C	-	-	-	-	A	A	A	A

*Unsignalized Intersections

RECOMMENDATIONS

C3/15

1. Prior to 3rd reading at City Council, pro-rated share of fiscal is required to be posted by the developer for the following improvements:
 - **Heatherwilde Boulevard and Wells Branch Parkway** – Construction of an eastbound right-turn lane on Wells Branch Parkway with 102 feet of taper and 150 feet of storage.
2. Prior to approval of the site development permit on any portion of the site, fiscal is required to be posted for the following improvements:
 - **FM 1825 and Wells Branch Parkway** - Restripe EB departure lanes to convert the NBRT to a free right turn.
 - **Heatherwilde Boulevard and Driveway A** - Construction of a left-turn lane for access into the site with 100 feet of storage and 102 feet of taper.
 - **Wells Branch Parkway and Driveway B**– Construction of a left-turn lane for access into the site with 160 feet of storage and 102 feet of taper.
 - **Wells Branch Parkway and Driveway C** – Construction of a left-turn lane for access into the site with 100 feet of storage and 102 feet of taper.
3. Driveway alignment and minimum widths are recommended as stated in the TIA.
4. Two copies of the final TIA are required to be provided prior to 3rd Reading at City Council.
5. City of Austin Traffic Signals Division and TX DOT have approved this TIA.
6. Developer shall incorporate Transportation Demand Management (TDM) techniques like car sharing, car-pooling, bus passes, etc to further mitigate failing levels of service at the time of site plan.
7. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2219.



Sangeeta Jain, AICP

Senior Planner, Planning and Development Review Department



JACKSON WALKER L.L.P.
ATTORNEYS & COUNSELORS

James M. Nias
(512) 236-2350 (Direct Dial)
(512) 391-2136 (Direct Fax)
jnias@jw.com

C3
16

April 19, 2010

Via Hand Delivery

Zoning and Platting Commission
City of Austin
c/o Sherri Sirwaitis, Case Manager
505 Barton Springs Road
Austin, Texas 78704

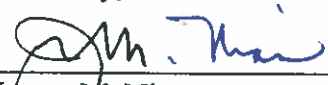
Re: Zoning case number C14-2009-0135; Item C4 on ZAPCO agenda of April 20, 2010

Dear Chair and Members of the Commission:

Our firm represents Village @ Northtown, Ltd., which is the owner of the land adjacent to the eastern boundary of the tract which is the subject of the above-referenced zoning case, and the owner of the land adjacent to approximately 3/4 of the southern boundary of the subject tract. Our client's property is planned for multi-family residential use.

We are respectfully requesting a reasonable postponement of your public hearing on this case so that we may have an opportunity to try to negotiate conditions providing appropriate buffering and compatibility between our client's planned residential use and the non-residential uses which could be conducted on the subject tract under the proposed zoning change from mostly MF-2 to all GR-MU.

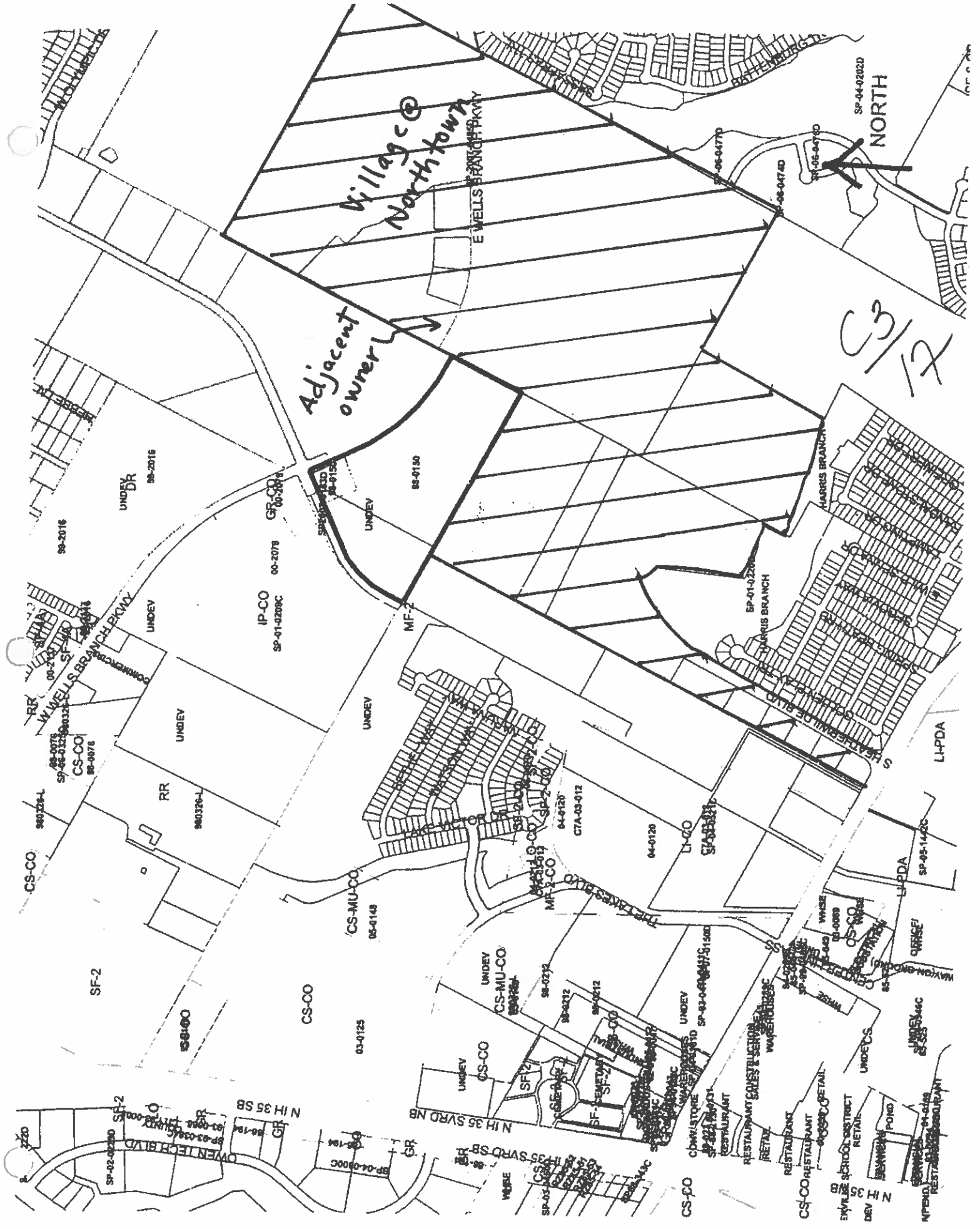
Sincerely,


James M. Nias
Attorney at Law


Katherine P. Loayza
Land Use Consultant

JMN:tm

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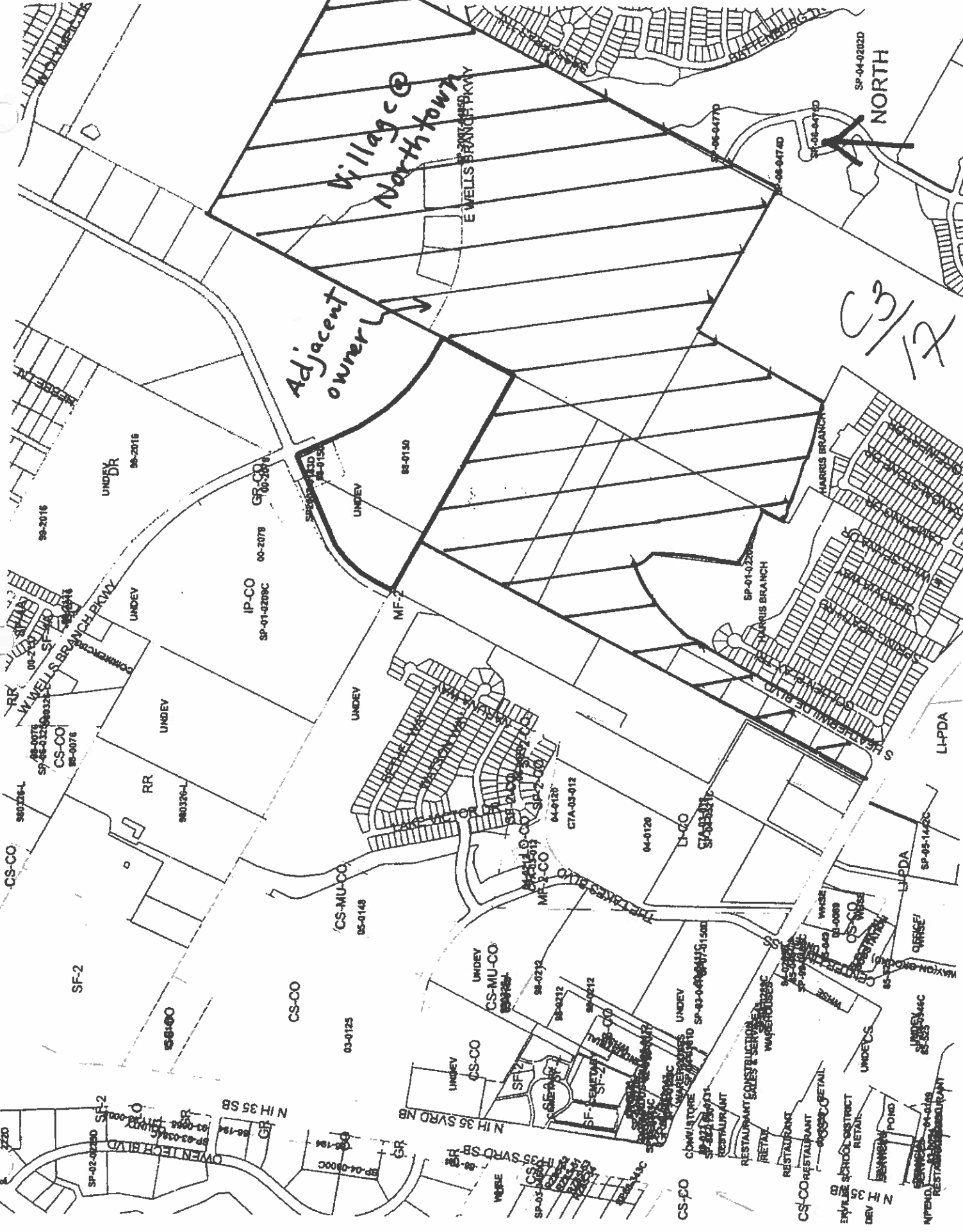


Village @ Northtown

Adjacent owner

C3/12

NORTH



Village @ Northtown

Adjacent owner

C3/12

NORTH

Sirwaitis, Sherri

From: Loayza, Katherine [REDACTED]
Sent: Monday, April 19, 2010 2:14 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; crbanks@hotmail.com;
gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; Donna
Tiemann
Cc: Michele Rogerson; Nias, Jim; Sirwaitis, Sherri; Clifton Lind; cliftonlind@att.blackberry.net
Subject: Postponement request for C14-2009-0135 - April 20th ZAP meeting
Importance: High
Attachments: Scan001.PDF



Scan001.PDF (42
KB)

Dear Chair and members of the Zoning and Planning Commission,

The adjacent land owner is requesting the postponement of zoning case C14-2009-0315 to May 18, 2010 in order to resolve land use issues, buffering and compatibility from the proposed expansion of GR zoning, in light of the fact that there is a pending contract with Pflugerville ISD to build a school on the Village at Northtown property, as well as the impact on the adjoining residential uses approved by the City Council for the Northtown M.U.D. Land Use Plan.

Thank you,

Katherine P. Loayza
Land Use Consultant
Jackson Walker L.L.P.
100 Congress Avenue, Suite 1100
Austin, Texas 78701
(512) 236-2259
(512) 236-2002 (fax)
[REDACTED]

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Thank you for your cooperation.