

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0196.03

North Hyde Park NCCD Amendment #3

P. C. DATE: 12/13/11

ADDRESS: 51st Street to the north; 45th Street to the south; Guadalupe Street to the west; and Red River Street to the east.

AREA: 234 acres

APPLICANT: City of Austin, as initiated by the Planning Commission.

AGENT: Planning and Development Review Department (Clark Patterson)

NEIGHBORHOOD PLAN AREA: Hyde Park

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

WATERSHED: Waller

THE REQUEST is to amend the NCCD to: 1) establish a maximum amount of development permitted on property for a variety of residential and some civic land uses and 2) to delete a driveway provision for duplex development.

SUMMARY STAFF RECOMMENDATION:

Staff recommends amending the North Hyde Park Neighborhood Conservation Combining District (Ordinance No. 20050818-064) as follows:

Modify Part 6. General Provisions:

11. The following provisions apply in all Districts except the Guadalupe District.

a. A one lane circular driveway is permitted on lots over 100 feet wide.

b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two units or is a through lot. ~~For a duplex use or single family attached use, a lot that is at least 50 feet wide may have two one lane driveways that are a maximum of 10' wide if they are separated by the house.~~

Add in Part 6. General Provisions:

The maximum amount of development permitted on a property subject to the City of Austin Land Development Code, Subchapter F, Article 2, Section 2.1 and this NCCD is limited to 0.4 to 1.0 floor-to-area ratio.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for a NCCD amendment was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Denette Chimenti seconded the motion on a vote of 6-0.

DEPARTMENT COMMENTS:

The Hyde Park Neighborhood Association has indicated that they would like to change the maximum development Floor-to-Area-Ratio (FAR) for a variety of residential and some civic land uses in order to encourage density and infill in the neighborhood that is in scale with the lot that is being developed and to delete a driveway provision for development of duplexes.

PROPOSED NCCD AMENDMENT:

The purpose of the NCCD amendment is to establish a maximum amount of development permitted on a variety of properties. The proposed new text that would establish a maximum amount of development on a variety of properties in the North Hyde Park Neighborhood Conservation Combining District (NCCD) (Ordinance No. 20050818-064) is as follows:

Modify in Part 6. General Provisions:

11. The following provisions apply in all Districts except the Guadalupe District.

b. A one lane circular driveway is permitted on lots over 100 feet wide.

b. Except as otherwise provided in the section, access to a site is limited to one curb cut. Except in the Residential District, a site that has a total of 100 feet of frontage or more may have two curb cuts. In the Residential District, a site may have two curb cuts if the site has a total of 100 feet of frontage or more and has two units or is a through lot. ~~For a duplex use or single family attached use, a lot that is at least 50 feet wide may have two one lane driveways that are a maximum of 10' wide if they are separated by the house.~~

Add in Part 6. General Provisions:

12. The maximum amount of development permitted on a property subject to the City of Austin Land Development Code, Subchapter F, Article 2, Section 2.1 and this NCCD is limited to 0.4 to 1.0 floor-to-area ratio.

BASIS FOR RECOMMENDATION:

1. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This request to modify the NCCD to reduce the limit the floor-to-area-ratio will ensure residential development that is in scale and mass with the existing residential dwelling unit's in the neighborhood.

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0046	Hyde Park NCCD	Approved NCCD [Vote: 8-0]	Approved NCCD [Vote: 5-2]
C14-04-0022	North University Neighborhood NCCD	Approved NCCD [Vote: 8-0]	Approved NCCD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

Eastwoods Association
Hancock Neighborhood Assn.
Heritage Neighborhood Assn.
Hyde Park Neighborhood Assn.
North University Neighborhood Assn.
University Area Partners
North Austin Neighborhood Alliance
Austin Neighborhoods Council

Mueller Neighborhoods Coalition
Alliance to Save Hyde Park
West Campus Neighborhood Association
Austin Independent School District
Central Austin Neighborhoods Planning
Area Committee
North University Planning Team
Taking Action Inc.

SCHOOLS:

Mathews Elementary School
O. Henry Middle School
Austin High School

SITE PLAN:

No comments.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic	Bus Service
Guadalupe Street	65'	Varies	Collector	Not Available	656 - IF Intramural Fields 681 - IF/FW Intramural Fields/Far West
Red River Street	50'	28'	Collector	Not Available	653 - RR Red River
Duval Street	60'	36'	Collector	Not Available	7 - Duval/Dove Springs 10 - South 1st/Red River 684 - CR/RR Cameron Road/Red River
Speedway	Varies	29'	Collector	Not Available	None
Clarkson Avenue	Varies	26'	Local	740 (COA, 02/10/11)	None
W. 45 th Street	64'	40'	Arterial	Not Available	5 - Woodrow

					<u>10 - South 1st/Red River</u> <u>338 - Lamar/45th</u> <u>653 - RR Red River</u> <u>684 - CR/RR Cameron Road/Red River</u> <u>656 - IF Intramural Fields</u> <u>681 - IF/FW Intramural Fields/Far West</u>
W. 46 th Street	40'	28'	Local	Not Available	<u>656 - IF Intramural Fields</u> <u>681 - IF/FW Intramural Fields/Far West</u>
W. 47 th Street	50'	27'	Collector	Not Available	None
E. 51 st Street	50'	29'	Arterial	7601 (COA, 02/10/11)	<u>656 - IF Intramural Fields</u>

- TR2: Additional right-of-way (ROW) for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.
- TR3: Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.
- TR4: 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.
- TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Guadalupe Street	Shared Lane/Wide Curb	Bike Lane
Red River Street	Shared Lane	Bike Lane
Duval Street	Bike Lane	Bike Lane (Super Route)
Speedway	Shared Lane/None	Bike Boulevard (Super Route)/ Multi-use Path
Clarkson Avenue	Shared Lane	Shared Lane (Super Route)
Avenue H	Wide Curb	Wide Curb
Caswell Avenue	Wide Curb	Wide Curb
W. 45 th Street	Shared Lane	Bike Lane

W. 46 th Street	Share Lane/Wide Curb	Bike Boulevard (Super Route)/ Wide Curb
W. 47 th Street	Wide Curb	Wide Curb
E. 51 st Street	Bike Lane	Bike Lane (Super Route)

CITY COUNCIL DATE: January 12th, 2012

ACTION:

ORDINANCE READINGS:

1ST

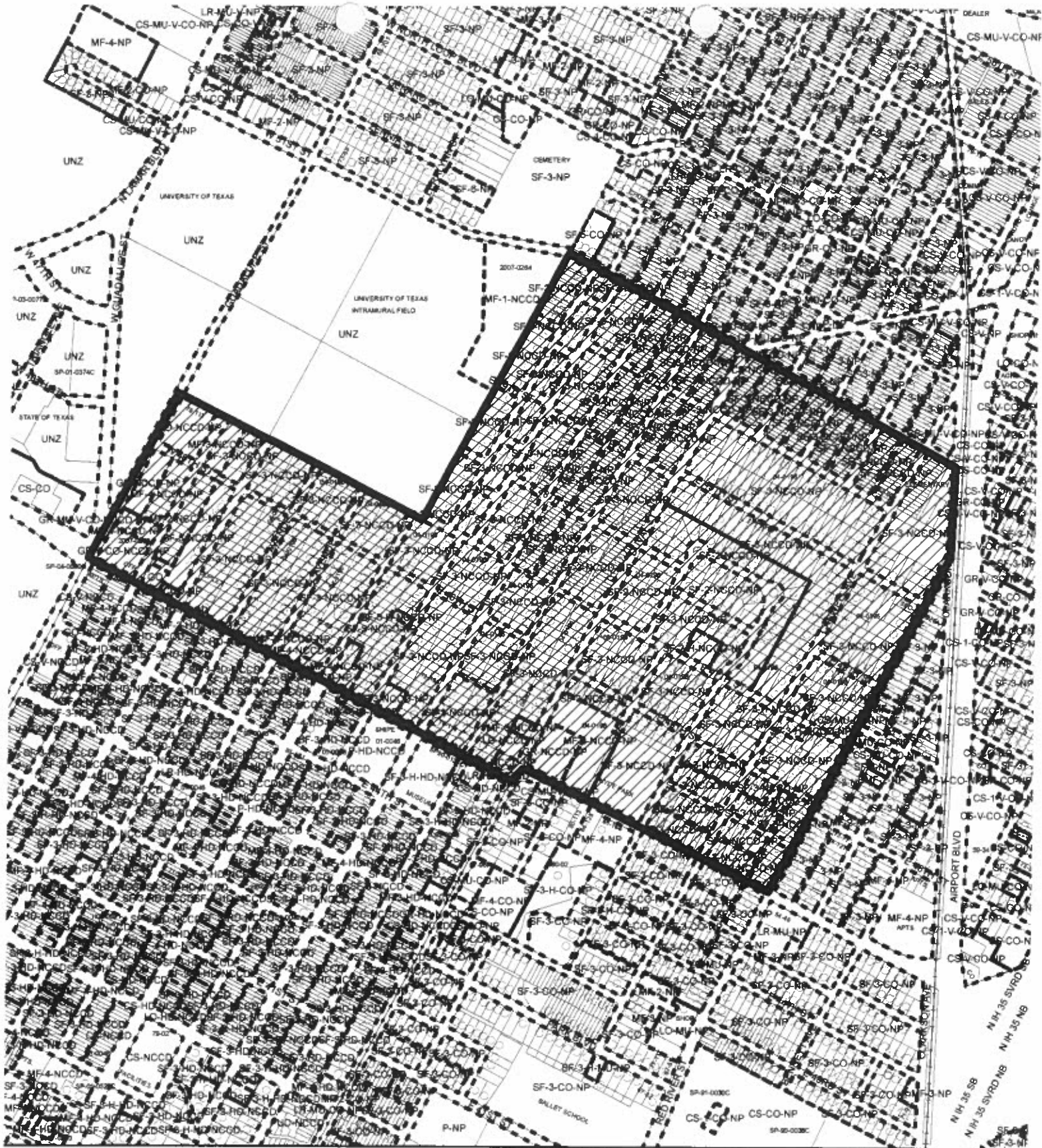
2ND

3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING
ZONING CASE#: C14-04-0196.03

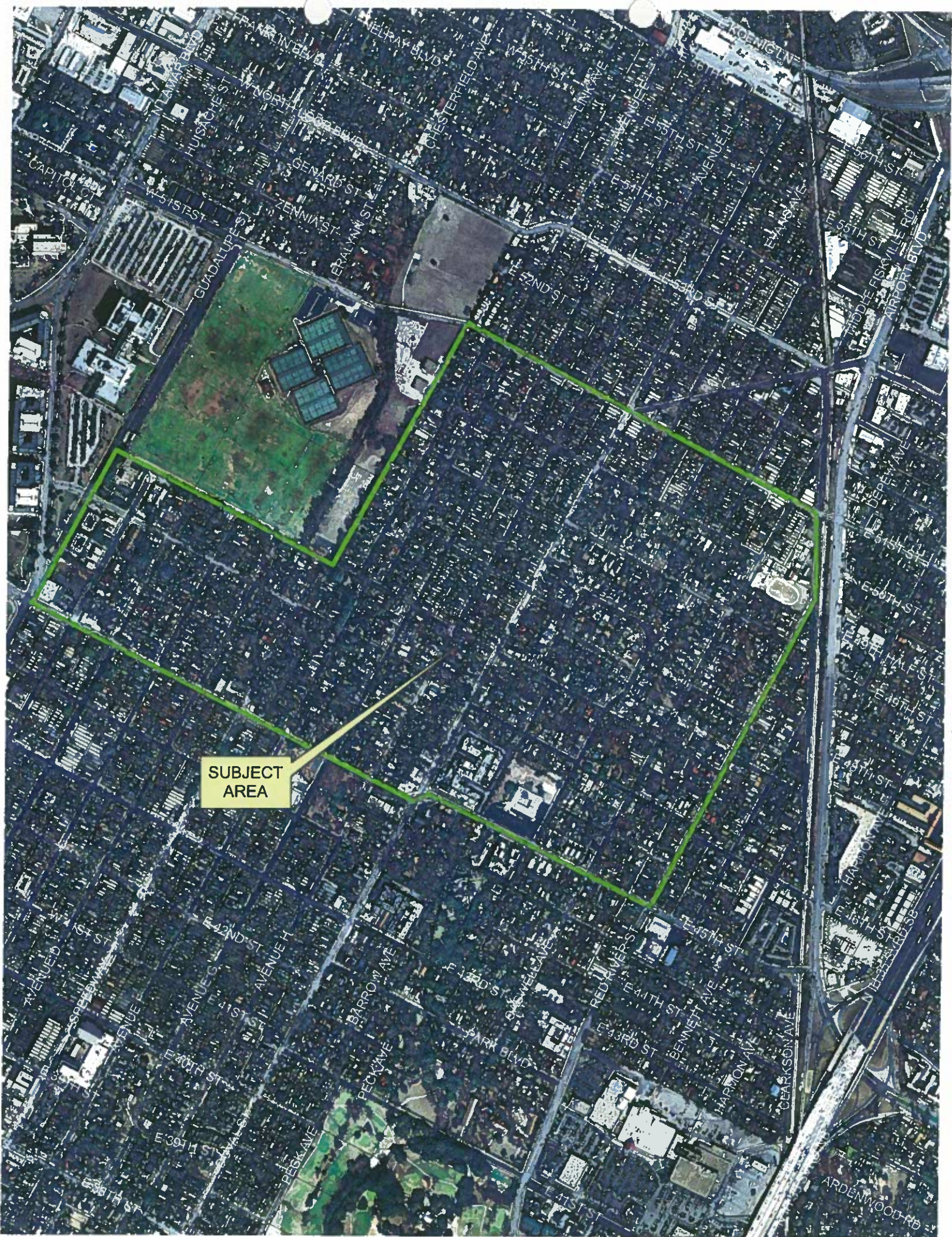
- N**
- SUBJECT TRACT**
 - PENDING CASE**
 - ZONING BOUNDARY**

1" = 800'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





April 26, 2011

To City of Austin Planning Commission

The Hyde Park Contact Team wishes to enact revisions to the Hyde Park and North Hyde Park Neighborhood Conservation Combining Districts (NCCD). We are asking your assistance in initiating these revisions.

At its November 15, 2010 meeting, the Contact Team voted to remove the following sentence from the North Hyde Park NCCD, Part 6 (11)(b) page 13:

"For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10' wide if they are separated by the house."

Hyde Park neighbors have appealed a permit twice, having support at City Council, having staff then permit a revised plan, and again appealing and losing at the Board of Adjustment. Those neighbors are now watching a duplex get built with a front yard of driveways and parking due to unfortunate staff interpretations that are contrary to the purposes of the Hyde Park Neighborhood Plan. Another permit using this clause will be requested soon on another lot.

At its January 24, 2011 meeting the Contact Team voted to modify the McMansion standards in the entire Hyde Park Neighborhood Plan area by deleting the following language in Article 2, 2.1 Maximum Development Permitted:

"or 2,300 square feet of gross floor area as defined in Section 3.3"

We appreciate your help.

Karen McGraw AIA
Chairman, Hyde Park contact Team
917-1761 mcgrawka@earthlink.net

Proposed Revision for the North Hyde Park Neighborhood Conservation-Neighborhood Plan (NCCD-NP) Combining District (Ordinance No. 20050818-064)

Delete the following from Part 6.11.b on page 13:

For a duplex use or single-family attached use, a lot that is at least 50 feet wide may have two one-lane driveways that are a maximum of 10' wide if they are separated by the house.

Modify the LDC Subchapter F as follows:

Delete in Article 2.1 Maximum Development Permitted, the phrase:

"or 2,300 square feet of gross floor area, as defined in Section 3.3.

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

MONIQUE LEE
Your Name (please print)

5110 AVENUE G

Your address(es) affected by this application

Monique Lee

Signature

12-7-11

Date

Daytime Telephone: 512 478 9595

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

ROYANA LEE

Your Name (please print)

5110 AVENUE G

Your address(es) affected by this application

[Signature]

Signature

Dec. 7 2011

Date

Daytime Telephone: 512 482 0061

Comments:

Three ~~points~~ is not enough Room for 2 Driveways on such lots.

City Staff that Approved this must not live in the Area -

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Mitylene Myhr
Your Name (please print)

4528 Avenue B

Your address(es) affected by this application

Mitylene Myhr

Signature

Daytime Telephone: 512-467-7604

Date

12/4/2011

☒ 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

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Joe Zakes

Your Name (please print)

4525 Aved

Your address(es) affected by this application

Joe Zakes

Signature

Date

Daytime Telephone: *445-7110*

Comments:

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

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

☒ I am in favor
☐ I object

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

Doris Coward

Your Name (please print)

4808 RED RIVER, 4810 RED RIVER

Your address(es) affected by this application

Doris Coward

Signature

12/3/11

Date

Daytime Telephone: 453-2476

Comments:

This amendment will
better clarify the meaning of
Part 6 General Provisions 11 & 12,
which could be misinterpreted
by both potential developers
and city staff.

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

GAIL NINAGUTI

Your Name (please print)

4518 Ave C, Austin 78751

Your address(es) affected by this application

Gail Ninaguti

Signature

Date

Daytime Telephone: 512-459-9854

Comments: THIS SEEMS TO BE A SENSIBLE

REASON TO NOT WILL PREVENT OVER-DEVELOPMENT
IN NORTH HYDE PARK.

☒ 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
Clark Patterson
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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Larry Clay
Your Name (please print)

4528 Avenue B

Your address(es) affected by this application

Larry Clay
Signature

Date

Daytime Telephone: 512-~~7691~~ 284-4941

Comments: Very Supportive

☒ I am in favor
☐ I object

12/5/2011

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

City of Austin
Planning & Development Review Department
Clark Patterson
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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

☐ I am in favor
☒ I object

Your Name (please print)
Don and Gwen Lewis

4700 Avenue H

Your address(es) affected by this application

Don and Gwen Lewis
Signature
Date *12/5/2011*

Daytime Telephone:

Comments:

A (we) changed the whole purpose of NCCD was to protect us in North Hyde Park from mega mansions. Where are they going to park? You can't park traffic in all these directions now down most of the Avenues! Parking is impossible now!

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Deborah Volker

Your Name (please print)

4810 Red River St. 78751

Your address(es) affected by this application

Deborah Volker

Signature

Daytime Telephone:

12/3/11
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

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Rick Albers
Your Name (please print)

4506 Ave. F

Your address(es) affected by this application

[Signature]

Signature

473-4106

Daytime Telephone:

Date

12/5/2011

☐ I am in favor
☒ I am in object

Comments: *I object to the new floor-to-area ratio requirements. I do not have a problem with the new driveway requirements*

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

City of Austin
Planning & Development Review Department
Clark Patterson
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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

Michael R. McHorse

Your Name (please print)

4400 Ave C & 307 W. 44th

Your address(es) affected by this application

Michael R. McHorse

Signature

Daytime Telephone: 481-9111

Date

12/12/11

☐ I am in favor
☒ I object

Comments: THE CURRENT SUBCHAPTER

REGULATIONS COMBINES WITH THE NCD

REQUIREMENTS MAKE IT VERY DIFFICULT

TO BUILD OR MAKE ADDITIONS IN THE

NCD.

MAKING IT MORE DIFFICULT BY MAKE

IT LESS FEASIBLE TO REBUILDS OR MAKE

ADDITIONS TO PROPERTIES ON SMALL LOTS

IS NOT IN THE BEST LONG TERM INTEREST

OF THE CITY OR THE NEIGHBORHOOD.

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

☐ I am in favor
☒ I am in object

Your Name (please print)

Laura J Bader

Your address(es) affected by this application

5006 Duval Street

78751-2539

Your Signature

Laura J Bader

Signature

Daytime Telephone:

Date

12/6/2011

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Bryan Miller

Your Name (please print)

808 B E 46th

Your address(es) affected by this application

Bryan Miller

Signature

Date

Daytime Telephone: 281 630 4870

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

SHA STEADMAN

Your Name (please print)

407 E 45th ST, 78751

Your address(es) affected by this application

Sha Steadman

Signature

12/28/11

Date

Daytime Telephone:

Comments: I like my neighborhood as is

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Timothy Moore
Your Name (please print)

512 E. 49th St.

Your address(es) affected by this application

12-3-11

Signature

Date

Daytime Telephone: 512-232-4161

Comments:

I think this amendment
will help preserve the character
of this neighborhood.

☒ 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

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission

Jan 12, 2012, City Council

Ellie Hanlon

Your Name (please print)

4801 Caswell Avenue

Your address(es) affected by this application

Ellie Hanlon

Signature

Date

Daytime Telephone: 512-232-5662

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

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

ROBERT H JAMES

Your Name (please print)

4601 AVENUE B AUSTIN

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: (512) 450-0589

Comments: I, 100% AGREE AND WANT THE

NORTH HYDE PARK HCCD TO BE AMENDED

TO DELETE THE PART OF PART 6, 11 b.

THAT REFERS TO TWO DRIVEWAYS SEPARATED BY

THE HOUSE. PLEASE GRANT US THIS CHANGE

TO OUR HCCD.

Thank You

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

City of Austin

Planning & Development Review Department

Clark Patterson

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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Patrick Patterson
Your Name (please print)

5008 MARTIN AVE

Your address(es) affected by this application

Patrick Patterson
Signature

12-3-11
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Development Review Department
Clark Patterson
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

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: C14-04-0196.03

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Dec 13, 2011, Planning Commission
Jan 12, 2012, City Council

Anthony Delmonico

Your Name (please print)

807 E 49th

Your address(es) affected by this application

10-7-2011

Date

Signature

Daytime Telephone: 512-913-1592

☐ I am in favor
☒ I object

Comments:

Redevelopment should be allowed to clean up the rundown properties in the area including to allow for large residences.

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810