

ZONING CHANGE REVIEW SHEET

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1

CASE: C14-2011-0085 4020 Airport

P. C. DATE: 05/22/12

ADDRESS: 4020 Airport Boulevard

AREA: 2.79 acres

APPLICANT: Airport Boulevard Trustee
(Betty Terrell)

AGENT: Jim Bennett Consulting
(Jim Bennett)

NEIGHBORHOOD PLAN AREA: Upper Boggy Creek

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

WATERSHED: Boggy Creek

ZONING FROM: LO-V-NP – Limited Office, Vertical Mixed Use Building, Neighborhood Plan

ZONING TO: LR-V-MU-CO-NP – Neighborhood Commercial, Vertical Mixed Use Building, Mixed Use, Conditional Overlay, Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends LR-V-MU-CO-NP – Neighborhood Commercial, Vertical Mixed Use, Mixed Use, Conditional Overlay, Neighborhood Plan. The Conditional Overlay will limit the vehicle trips to 2,000 per day.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This parcel of property is currently undeveloped. The zoning on the property was changed in 1983 from SF-3, Family Residence to LO, Limited Office with case number C14-83-307 (see attached). At the time of the zone change request, the owners of the property agreed to enter into a Public Restrictive Covenant (RC) which further restricted the property. This RC included such provisions as prohibited land uses, placement of structures on the property, window placement, a requirement for terra cotta tile roofs and hours of operation to name just a few. Basically the RC became a defacto "zoning site plan". The City stopped using zoning site plans in the 1980's because they proved to be a burden on the property to which it was associated with. If an owner of a property wanted to move a building, say one foot to the north, you could not do that without a zone change. It became apparent that zoning was a land use issue, not a site plan issue.

After the zoning was approved on the subject tract and RC was signed and recorded at the Court House, the proposed project never came to fruition. The RC has kept this property from being developed for almost thirty years. As the Transportation Reviewer has pointed out in his comments, this property fronts on a six lane major arterial roadway. The applicants request for Neighborhood Commercial (LR), Mixed Use (MU) zoning at this location is appropriate. There is a valid petition filed against this zone change request.

C19
2

BASIS FOR RECOMMENDATION:

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

The requested zoning change is compatible with the property being located on a six lane major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	LO-V-NP	Undeveloped
NORTH	P-NP	City Park
SOUTH	SF-3-NP	Single Family residence
EAST	PUD	Mueller PUD open space
WEST	SF-3-NP	Single family residence

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-04-0055	From AV to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhood Council
- Del Valle Community Assoc.
- Anberly Airport Assoc.
- Cherrywood Neighborhood Assoc.
- PODER

SCHOOLS:

Campbell Elementary School Kealing Middle School McCallum High School

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

C19³
3

4. According to flood plain maps, there is no flood plain within the project area.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

SITE PLAN:

- SP 1. Any new commercial development on this site will be subject to Subchapter E Design Standards and Mixed Use regulations. Additional comments will be made when the site plan is submitted for review.
- SP 2. The site is subject to compatibility standards. Along the southern and western property lines, the following rules will 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.
 - Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION:

- TR1: No additional right-of-way is needed at this time.
- TR2: 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].
- TR3: Airport Blvd. is classified in the Bicycle Plan as Bike Routes No. 39 and 906.
- TR4: Capital Metro bus service (Routes No. 135 and 350) is available along Airport Blvd.
- TR5: There are existing sidewalks along Airport Blvd. There are no existing sidewalks along Schieffer Avenue and E. 40th Street.

C19
4

TR6: Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Airport Blvd./SH 111	140'	MAD6	Major Arterial	35,000
Schieffer Ave.	50'	30'	Local Street	407
E. 40 th Street	50'	30'	Local Street	138

CITY COUNCIL DATE: June 28th, 2012

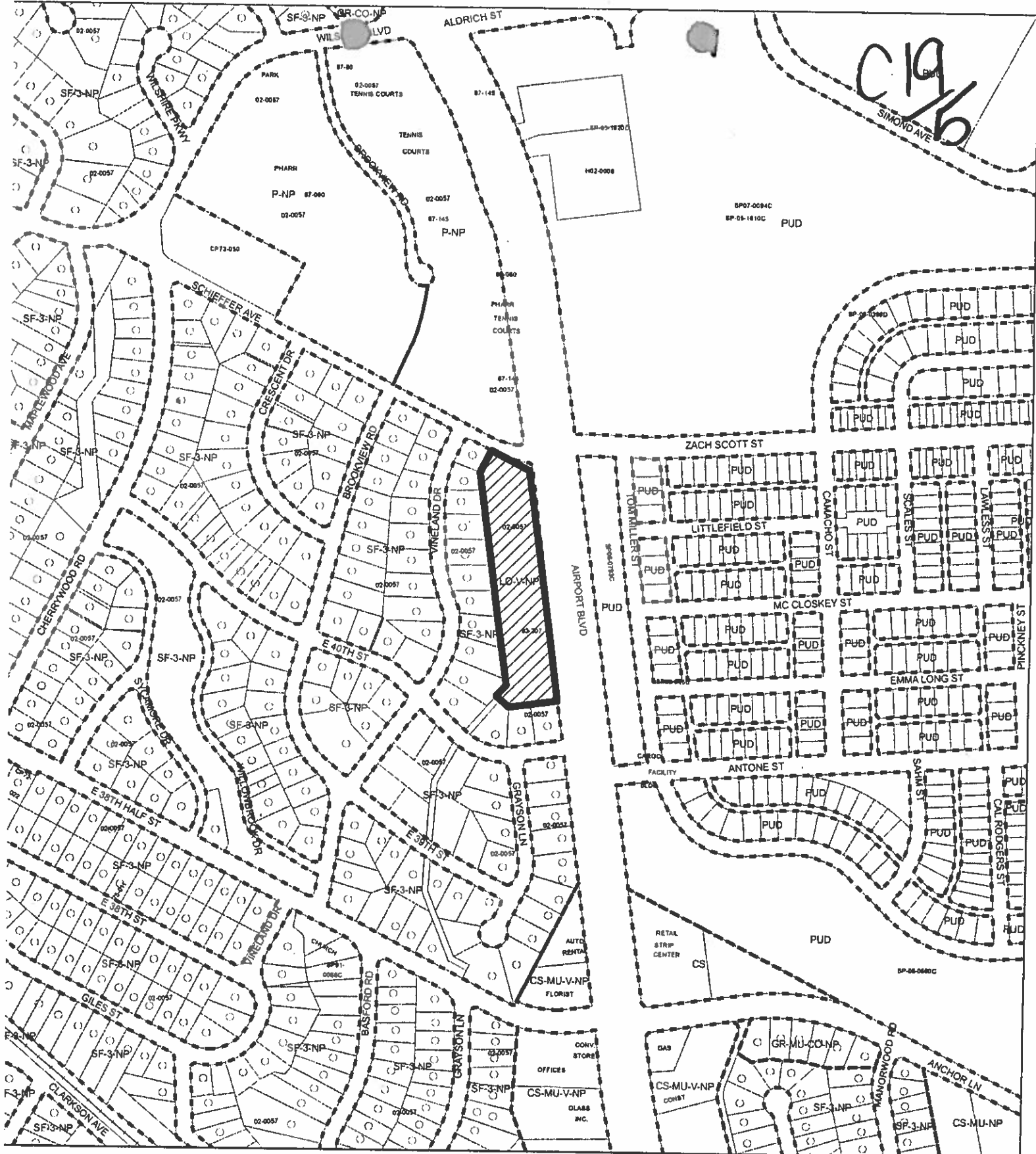
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

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

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2011-0085
 LOCATION: 4020 AIRPORT BLVD
 SUBJECT AREA: 2.79 ACRES
 GRID: L24
 MANAGER: JERRY RUSTHOVEN



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



Google earth

feet 8
meters 2



C19/8

ORDINANCE NO. 85 0411-I

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: 2.79 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS HAWKINS SURVEY #9, LOCALLY KNOWN AS 4004-4034 AIRPORT BOULEVARD, FROM "SF-3" FAMILY RESIDENCE TO "LO" LIMITED OFFICE; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from "SF-3" Family Residence to "LO" Limited Office on the property described in File C14-83-307, to-wit:

2.79 acres, more or less, out of the Thomas Hawkins Survey #9, Abst. 346 in the City of Austin, Travis County, Texas, a part of that certain 7.52 acre tract conveyed to Richard Schieffer, et al by Deed recorded in Volume 2046, Page 15 of the Deed Records of Travis County, Texas;

BEGINNING, at a concrete monument in the south line of Schieffer Avenue and the north line of that certain 7.52 acre tract conveyed to Richard Schieffer, et al by deed recorded in Volume 2046, Page 15 of the Deed Records of Travis County, Texas, said point being the northeast corner of Lot 14, Block E, Schieffer Place, Section 5, according to the map or plat of said subdivision recorded in Book 12, Page 23 of the Plat Records of Travis County, Texas; said point being the most westerly corner of a tract of land owned by the City of Austin, for the northwest corner of the tract herein described;

THENCE, with the south line of the said City of Austin tract and the north line of the said Schieffer 7.52 acre acres, S 60° 09' E, 135.0 feet to a stake in the west R.O.W. line of Airport Boulevard and the northeast corner of the said Schieffer 7.52 acres, for the northeast corner of this tract;

THENCE, with the west line of Airport Boulevard and the east line of the said Schieffer 7.52 acres, S 5° 25' E 732.03 feet to a concrete monument at the northeast corner of Lot 1, Block E, Schieffer Place, Section 4, according to the map or plat of said subdivision recorded in Book 7, Page 82 of the Plat Records of Travis County, Texas, for the southeast corner of this tract;

THENCE, with the north line of Lots 1 and 2, Block E, S 84° 38' W 155.0 feet to a concrete monument at the northwest corner of said Lot 2 and the northeast corner of Lot 3, for a corner of this tract;

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9

THENCE, with the northeast line of said Lot 3 and a 20 ft. drainage and utility easement, N 46° 11' W, 52.98 feet to a stake at the northwest corner of the said 20 ft. easement in the east line of Lot 5, Block E, for the southwest corner of this tract;

THENCE, with the east line of said Lot 5, N 43° 49' E, 45.75 feet to an iron stake at a corner of said Lot 5, for a corner of this tract;

THENCE, continuing with the east line of said Lot 5, N 5° 22' W 18.0 feet to a concrete monument at the southeast corner of Lot 6, Block E, Schieffer Place, Section 5, according to the map or plat of said subdivision recorded in Book 12, Page 23 of the Travis County Plat Records, for an angle point in this tract;

THENCE, with the east line of said Block E of Schieffer Place, Section 5, with the courses and distances as follows: N 6° 05' W 160.10 feet, N 5° 12' W, 498.51 feet, N 29° 51' E, 77.47 feet to the place of beginning, containing 2.79 acres of land, more or less,

locally known as 4004-4034 Airport Boulevard in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned "A" Residence, First Height and Area District, and the applicant sought rezoning to "O-1" Office, First Height and Area District. Notwithstanding the rezoning herein to "IO" Limited Office, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "O-1" Office, First Height and Area District, in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

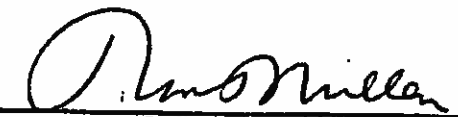
PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

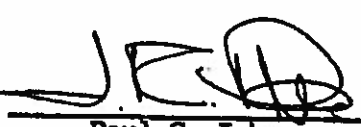
April 11

1985

§
§
§
§


Ron Mullen
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

WMC:saf

CPA
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190

RESTRICTIVE COVENANT

C14-83-307

THE STATE OF TEXAS

COUNTY OF TRAVIS

}

03918188

WHEREAS, Willie J. Kopecky, Jr., Gustavo L. Garcia, and Pedro Tress Hernandez, all of Travis County, Texas, are co-owners of the following described property, to wit:

2.79 acres more or less, out of the THOMAS HAWKINS SURVEY NO. 9, Abstract No 346, Travis County, Texas, further described by metes and bounds in Exhibit "A", attached hereto, incorporated by reference herein and made a part hereof for all purposes.

WHEREAS, the City of Austin and Willie J. Kopecky, Jr., Gustavo L. Garcia and Pedro Tress Hernandez have agreed that the above described property should be impressed with certain covenants and restrictions running with the land and desire to set forth such agreement in writing;

NOW, THEREFORE, Willie J. Kopecky, Jr., Gustavo L. Garcia and Pedro Tress Hernandez, for and in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, do hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on them, their successors and assigns, as follows, to-wit:

1. No building or portion thereof shall be used and no building or portion thereof shall be constructed except for one or more of the uses allowed under the "O-1" Office District zoning and first height and area of the City of Austin Zoning Ordinance Sec. 13-2-61.1 and Sec. 13-2-62, except that no building or portion thereof shall be used and no building or portion thereof shall be constructed for any of the following uses:

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C19
11

- a. Hotels
- b. An office for the conduct of the occupations of physical therapist, barber, cosmetologist, hairdresser or manicurist.
- c. Studios for art, dance, drama, music, photography.
- d. A rental library or book shop.
- e. A prescription pharmacy or dental or medical laboratory.
- f. Community buildings or art galleries.
- g. Clubs and fraternal organizations.
- h. Dental and medical clinics, children's homes, convalescent homes, maternity homes and homes for the aged.
- i. Business machines display, sales and rental, and instant printing-copy duplicating service.
- j. Service and repair of office or business machines.
- k. Employee or customer training facilities.
- l. Any and all uses permitted by special permit only.
- m. Meeting or union halls.

There shall be constructed a six foot high fence designed and placed as indicated by the attached site plan (see EXHIBIT A, T.K.G. PROPERTIES SITE PLAN). The undersigned owners, their heirs and assigns, will properly maintain the fence as well as all grounds within the above-described property.

All building windows facing adjacent private residential property shall be designed so that a person of average height (5'10"), sitting or standing in a normal posture, cannot see neighboring yards or windows of nearby homes. This shall be accomplished by the use of louvres, placement above normal eye level, or any other effective means. Any fixtures installed for this purpose shall be permanent and shall not be adjusted or removed by building tenants or owners.

No building or land shall be used for any purpose that requires 24-hour a day activity or for any purpose that requires

RESTRICTIVE COVENANT - 2
Kopecky, Garcia, and Tress
TKG/DOCS1/101184

C19
12

other than normal hours of operation. For the purpose of this agreement normal hours of operation are defined as from 7:00 a.m. to 7:00 p.m., Monday through Friday.

Any and all outside lighting constructed on said property shall be directed away from the adjoining residences, shall be low level lighting, and no high pressure sodium lighting shall be used.

No portable structures or structures of a temporary nature shall be constructed on said property.

No building or land shall be used and no building shall be erected or structurally altered for any use that will require the on-site storage of heavy equipment including, but not limited to drilling rigs, generators, trucks, tractors, and construction equipment or for any use which will generate excessive noise, dust or air pollutants.

No improvements shall be constructed on the above-described property except those indicated on a site plan approved by the Austin City Council.

Exterior walls shall be constructed of brick and roofs shall be pitched and of clay or concrete tile similar to mission or spanish tile. No building shall have more than two (2) stories nor shall it exceed City of Austin first height and area requirements. The gross building area, based on outside wall measurements of all buildings shall not exceed 40,000 square feet.

All site trash receptacles shall be placed behind fences, wall, or screens so that they will not be visible.

No signs shall be erected which are in violation of the City of Austin Sign Ordinance.

The owners of the property shall provide for periodic security patrols of the building premises as required to ensure the peace and tranquility of the adjoining property owners.

The site plan for the described property is attached to this

C19
13

Restrictive Covenant and labeled "EXHIBIT A, T.K.G. PROPERTIES SITE PLAN." That site plan is hereby incorporated into this document by reference as if copied and set forth in full. All restrictions, requirements and designs appearing on that site plan are hereby mandated by this Covenant.

All zoning ordinances, building codes, or any other requirements referred to in this Restrictive Covenant or in the Site Plan, are those which were in effect on September 1, 1984, provided, however, that this provision does not relieve owner of its obligation to meet new code and ordinance requirements which may be in effect at the time of any new construction. Owner shall comply with the terms of this Covenant or the requirements of applicable codes or zoning restrictions, whichever may be stricter.

2. If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for any person owning property within 200 feet of said property, his successors and assigns, and for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

3. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in nowise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

4. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, or by any person owning property within 200 feet of the above described property, his successors and assigns whether any violations hereof are

C19
14

known or not, shall not constitute a waiver or estoppel of the right to do so.

5. This agreement may be modified, amended or terminated only by action of three-fourths of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, after notice and opportunity for hearing before such governing body has been given to the owners of property within 200 feet of the described property. A condition precedent to the consideration by the Austin City Council, or its successors, of any proposed modification, amendment or termination of this agreement, shall be the requirement that the owners of the subject property shall first exhaust all administrative remedies and avenues available through the City of Austin Planning Commission, City Planning Department and related or successor offices.

EXECUTED, this the 15th day of OCTOBER, 1984.

Willie J. Kopecky
WILLIE J. KOPECKY

Gustavo L. Garcia
GUSTAVO L. GARCIA

Pedro Tress Hernandez
PEDRO TRESS HERNANDEZ

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared WILLIE J. KOPECKY, GUSTAVO L. GARCIA, and PEDRO TRESS HERNANDEZ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they have executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of October, 1984.

NOTARY SE

Fuller Allen

Notary Public in and for
the State of Texas

My commission expires: 1/28/87

Printed name of Notary Public in the
State of Texas for the County of Travis.
My commission expires January 28, 1987.

RESTRICTIVE COVENANT - 5
Kopecky, Garcia, and Tress
TKG/DOCS1/101184

U. REPRESENTED by GUSTAVO L. GARCIA, HOLDER
-- OF ATT

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15

EXHIBIT "A"

FIELD NOTES TO 2.79 ACRES, MORE OR LESS, OUT OF THE THOMAS HANKINS SURVEY 89, ABST. 346 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A PART OF THAT CERTAIN 7.52 ACRE TRACT CONVEYED TO RICHARD SCHIEFFER, ET AL BY DEED RECORDED IN VOLUME 2046, PAGE 15 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS:

BEGINNING at a concrete monument in the South line of Schieffer Avenue and the North line of that certain 7.52 acre tract conveyed to Richard Schieffer, et al by deed recorded in Volume 2046, Page 15 of the Deed Records of Travis County, Texas, said point being the Northeast corner of Lot 14, Block E, Schieffer Place, Section 5, according to the map or plat of said subdivision recorded in Book 12 Page 23 of the Plat Records of Travis County, Texas; said point being the most Westerly corner of a tract of land owned by the City of Austin, for the Northwest corner of the tract herein described;

THENCE with the South line of the said City of Austin tract and the North line of the said Schieffer 7.52 acres, S 60 deg. 09'E. 135.0 ft. to a stake in the West R.O.W. line of Airport Boulevard and the Northeast corner of the said Schieffer 7.52 acres, for the Northeast corner of this tract;

THENCE with the West line of Airport Boulevard and the East line of the said Schieffer 7.52 acres, S 5 deg. 25'E. 732.03 ft. to a concrete monument at the Northeast corner of Lot 1, Block E, Schieffer Place, Section 4, according to the map or plat of said subdivision recorded in Book 7, Page 82 of the Plat Records of Travis County, Texas, for the Southeast corner of this tract;

THENCE with the North line of Lots 1 and 2, Block E, S 84 deg. 38'W. 155.0 ft. to a concrete monument at the Northwest corner of said Lot 2 and the Northeast corner of Lot 3, for a corner of this tract;

THENCE with the Northeast line of said Lot 3 and a 20 ft. drainage and utility easement, N 46 deg. 11'W. 52.98 ft. to a stake at the Northwest corner of the said 20 ft. easement in the East line of Lot 5, Block E, for the Southwest corner of this tract;

THENCE with the East line of said Lot 5, N 43 deg. 49'E. 45.75 ft. to an iron stake at a corner of said Lot 5, for a corner of this tract;

THENCE continuing with the East line of said Lot 5, N 5 deg. 22'W. 18.0 ft. to a concrete monument at the Southeast corner of Lot 6, Block E, Schieffer Place, Section 5, according to the map or plat

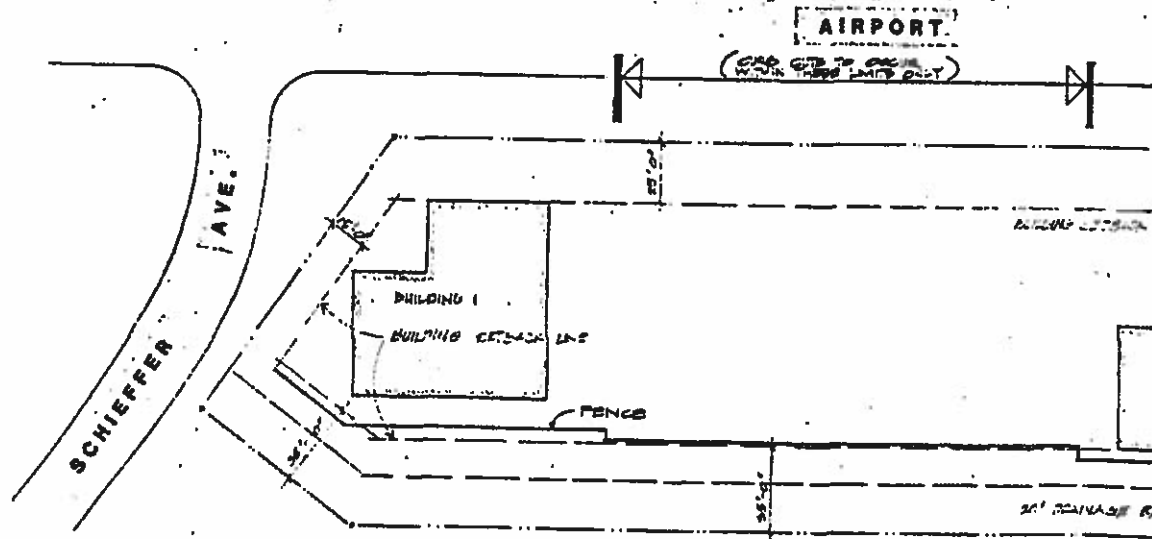
of said subdivision recorded in Book 12, Page 23 of the Travis County Plat Records, for an angle point in this tract;

THENCE with the East line of said Block E of Schieffer Place, Section 5, with the courses and distances as follows: N 6 deg. 03'W. 160.10 ft., N 3 deg. 12'W. 498.51 ft., N 29 deg. 51'E. 77.47 ft. to the place of beginning, containing 2.79 acres of land, more or less.

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NOTES:

1. BUILDING LOCATIONS ARE APPROXIMATE, HOWEVER, NO OUTSIDE BUILDING WALL SHALL BE ERECTED MORE THAN 25'-0" FROM LOCATION INDICATED ON PLAN, AND NO BUILDING SHALL BE ERECTED BETWEEN THE BUILDING SETBACK LINES AND THE PROPERTY LINES.
2. MAXIMUM CONSTRUCTION WILL NOT EXCEED 40,000 SQ. FT.
3. NO CURB CUTS WILL BE CONSTRUCTED OTHER THAN WITHIN THE LIMITS INDICATED ON PLAN. NO CURB CUTS WILL BE CONSTRUCTED FRONTING ON SCHEFFER AVE.
4. ALL CURB CUTS WILL MEET CITY OF AUSTIN CODES AND ORDINANCE REQUIREMENTS.
5. FENCE LOCATIONS IS APPROXIMATE, HOWEVER, NO PORTION OF FENCE SHALL BE LOCATED MORE THAN 10'-0" FROM LOCATION INDICATED AND ALL FENCING SHALL BE WITHIN SETBACK LINES.



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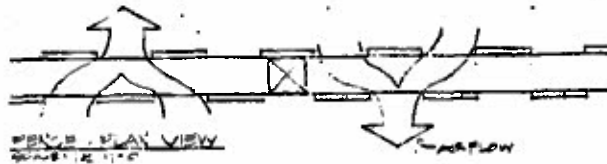
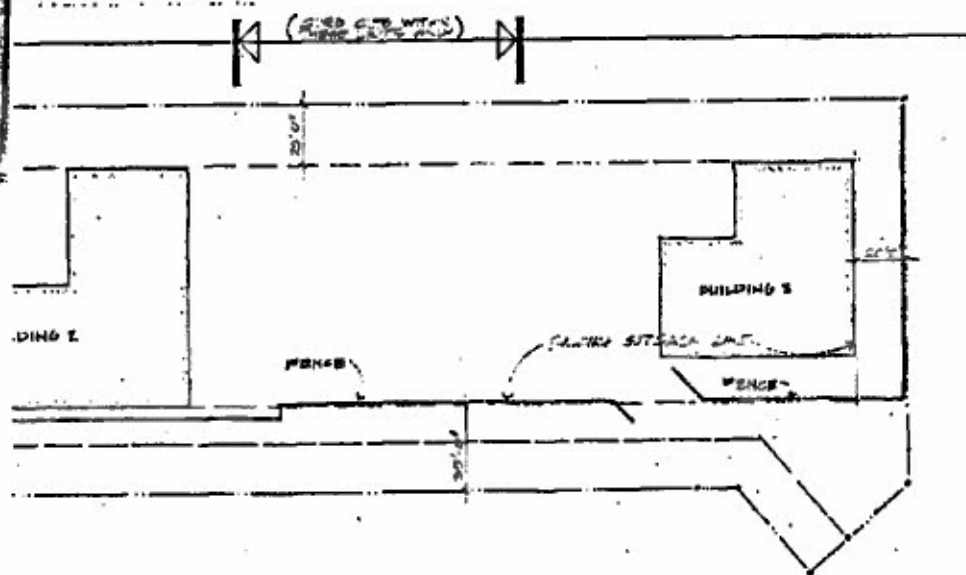


EXHIBIT A
T.K.G. PROPERTIES
SITE PLAN



BOULEVARD



VILLALVA-COTERA-KOLAR

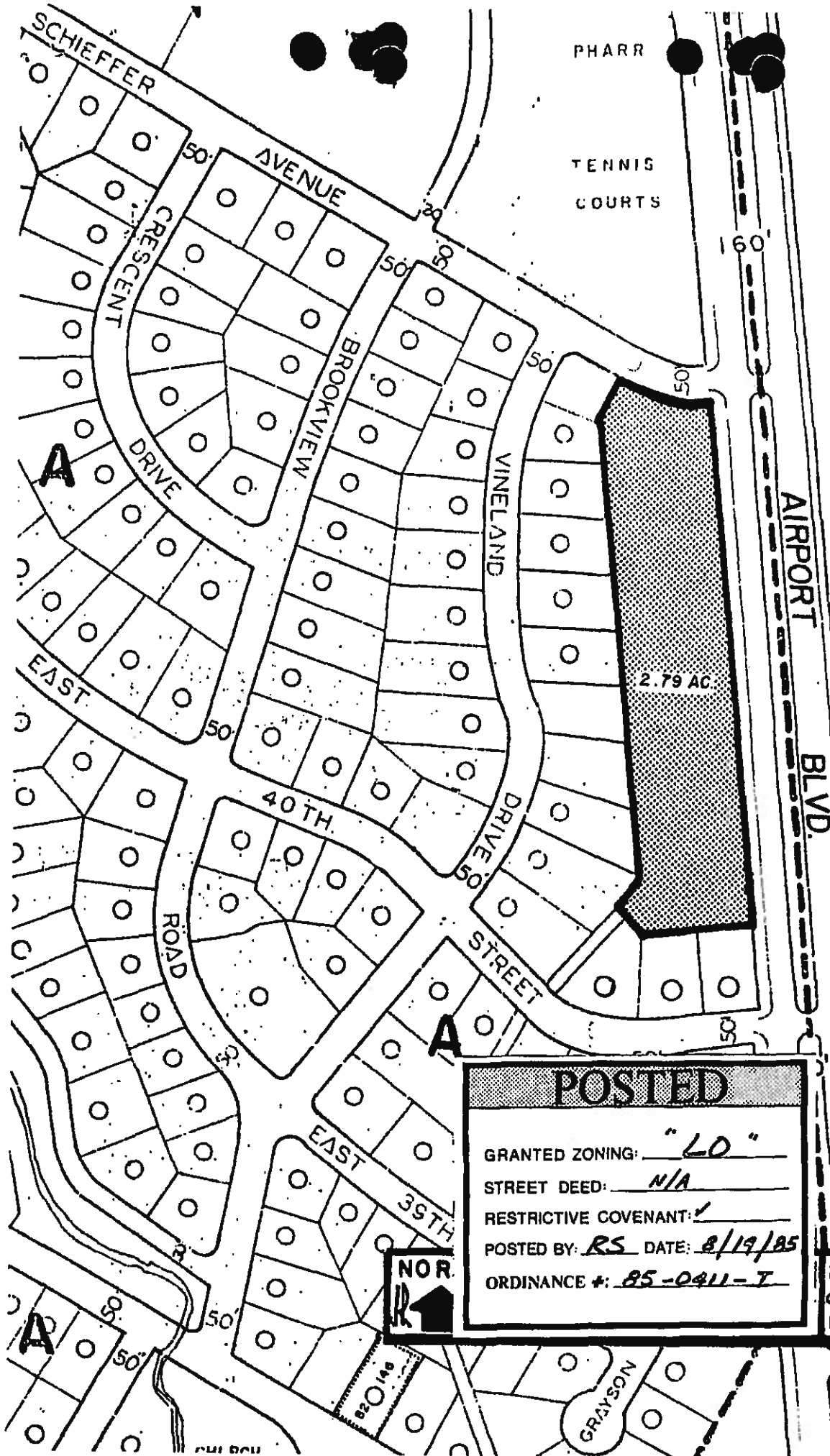
ARCHITECTS AND PLANNERS
1000 P. 10th Street, Austin, Texas 78703 (512) 474-6526

REVISION	DATE	BY

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18

AV

MUNICIPAL
AIRPORT

NOTE RESTRIC:
COVENAI

POSTED	
GRANTED ZONING:	<u>"LD"</u>
STREET DEED:	<u>N/A</u>
RESTRICTIVE COVENANT:	<u>✓</u>
POSTED BY:	<u>RS</u> DATE: <u>8/19/85</u>
ORDINANCE #:	<u>85-0411-T</u>

L - 24
K - 24

RESIDENTIAL STRUCTURE
ORD. # 85 0411-T
FILE NO: C14-83-

C19
19

PETITION

Case Number: **C14-2011-0085**
4020 Airport Blvd

Date: 9/14/2011

Total Square Footage Owned by Petitioners Within 200' of Subject Tract:	442,514.68
Total Square Footage of Buffer:	500,697.92
Percentage of Square Footage Owned by Petitioners Within Buffer:	25.43%

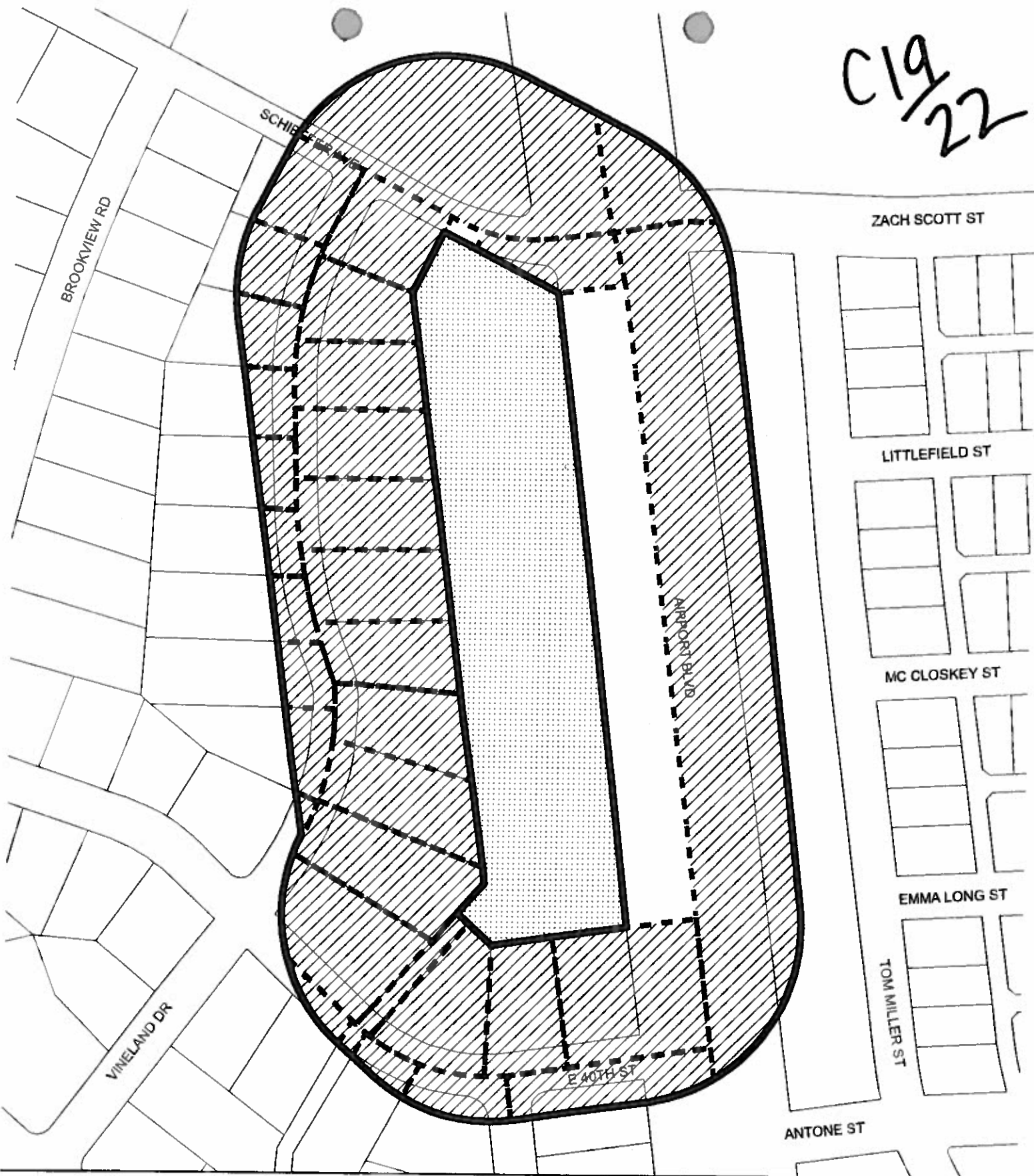


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

C19
20

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0215121305	1312 E 40 ST 78756	CITY OF AUSTIN	no	3,291.80	0.00%
2	0215121102	1811 E 40 ST	HARRINGTON ISAAC F JOHNSON THOMAS & PATRICIA	no	1,921.87	0.00%
3	0215121304	1814 E 40 ST	GONZALEZ CARLOS & KELLY	yes	14,069.90	2.81%
4	0215121103	1815 E 40 ST 78722	JOSEPH RAYMOND S & VIVIAN N	yes	2,589.15	0.52%
5	0215121303	1816 E 40 ST 78722	GRAHAM-MOORE BRIAN & ROBIN ROBIN GRAHAM-MOORE	yes	12,329.58	2.46%
6	0215121104	1817 E 40 ST 1818 E 40 ST 78722	MEBANE NICKI	no	5,530.44	1.10%
7	0215121302	2001 TOM MILLER ST 78723	MUELLER MASTER COMMUNITY INC	no	24,709.65	0.00%
8	0215130401	3911 GRAYSON LN 78722	MCILROY ROSS & MARY NELL	no	111,054.10	0.00%
9	0215121026	4000 VINELAND DR 78722	MEBANE ROBERT & NICKI	no	11,565.44	0.00%
10	0215120425	4001 VINELAND DR 78722	MILLER BRUCE UHLIR RAYMOND RICHARD & LAURA WHITE	no	677.57	0.00%
11	0215121306	4002 VINELAND DR 78722	ATTAL MATILDA	yes	17,469.00	0.00%
12	0215120440	4003 VINELAND DR 78722	BOSTON DAVID M & PRISCILLA E	yes	4,521.51	0.90%
13	0215121307	4004 VINELAND DR 78722	HAYNES PIERCE S & MARY E TRSTE	yes	16,651.74	3.33%
14	0215120439	4005 VINELAND DR 78722	ROBERTSON EDWARD DALE	no	4,152.98	0.83%
15	0215121308	4006 VINELAND DR 78722	BURG EARL EUGENE	yes	14,515.46	2.90%
16	0215120438	4007 VINELAND DR 78722	STEGLICH RYAN	yes	3,283.92	0.00%
17	0215121309	4008 VINELAND DR 78722		yes	12,068.49	2.41%
18	0215120437			yes	2,983.61	0.60%

C19/22



-  SUBJECT_TRACT
-  PROPERTY_OWNER
-  BUFFER

PETITION
CASE#: C14-2011-0085

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.



C19
rt Blvd. 23

C19
rt Blvd. 23

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LO-V-NP. And that all current restrictions remain in effect.

For some or all of the following reasons: loading potential, >300 vehicles a day increase on a residential street, devaluation adjacent properties, light and noise pollution, increased crime. increase in heat, aesthetic loss to the park and neighborhood.

[illegible]

Address: 4020 Airport Blvd.
Deed Reference
2004214923

C19
Requested 24

For some or all of the following reasons: flooding potential, >300 vehicles a day increase on a residential street, devaluation of adjacent properties, light and noise pollution, increased crime. increase in heat, aesthetic loss to the park and neighborhood.

[illegible]

PUBLIC HEARING INFORMATION

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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: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

EARL BURG

Your Name (please print)

4007 VIVELAND DR

Your address(es) affected by this application

Earl Burg

Signature

12-27-11

Date

Daytime Telephone: 512-4763702

Comments:

Less hrs of use less noise
if it is office 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

C19
25

PUBLIC HEARING INFORMATION

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Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Don & Janelle Dozier

Your Name (please print)

1908 Emma Long St., Austin TX 78723

Your address(es) affected by this Application

Janelle Dozier *[Signature]* 3/12/12

Signature

Date

Daytime Telephone: 512-535-0551

Comments: We live in Mueller & have a

vested interest in appropriate

development.

- traffic

- crime

- drainage

- noise

- pollution of watershed

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City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

[Handwritten notes and signatures]
C14-2011-0085
2/26/12
Not Mueller
Not for the zoning

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Laura Correa

Your Name (please print)

☐ I am in favor
☒ I object

4013 Vineland Dr., Austin, TX 78722

Your address(es) affected by this application

[Signature]

Signature

3/12/12

Date

Daytime Telephone: 678-3207

Comments: Please no Vnu zoning. I am not in favor of GR zoning due to the problems it could create.

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

C19
27

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Your Name (please print) Cynthia Wise

☐ I am in favor
☒ I object

4013 Vineland Dr, Austin 78722

Your address(es) affected by this application

Cynthia Wise 3/12/2012
Signature Date

Daytime Telephone: 512-626-1016

Comments: this lot is adjacent to my back yard. I do not want the VNU zoning because it could allow too high of a structure. I would only be in favor of a 25' max height structure. I am not in favor of CIR zoning for the congestion of traffic and potential noise and especially water drainage problems exacerbated.

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

C14
28/19

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

CARDOLYN HAGLER

Your Name (please print)

2012 Tom Miller St. Austin, TX

Your address(es) affected by this application

Clark Patterson 3-13-12

Signature

Date

Daytime Telephone: 512-350-6450

Comments: I oppose the change as it will bring increased traffic to the area, noise and a potentially "un-friendlly" business to the neighborhood. I am also concerned about the additional light pollution

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

C14
29

PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

ROBERT MEDANIE

Your Name (please print)

1808 E. 39TH

Your address(es) affected by this application

RE MEDANIE

Signature

Date

Daytime Telephone: 512-947-5938

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

C19
30

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Case Number: C14-2011-0085

Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

Nicki Mebane

Your Name (please print)

1818 E. 40th

Your address(es) affected by this application

Nicki Mebane

Signature

Date

3/12/2012

Daytime Telephone: 512 407-9647

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

C19
3/1

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Contact: Clark Patterson, (512) 974-7691

Public Hearing: Jan 10, 2012, Planning Commission

BARBARA IRWIN.
Your Name (please print)

☐ I am in favor
☒ I object

2905 B GAYSON LANE

Your address(es) affected by this application

AUSTIN, TX 78722

Signature

Daytime Telephone: 787-8163

Date

3/12/12

Comments:

Please respect the people
who live in this neighborhood - we live
close by & know that the noise
of traffic & trucks are already
bad - please please - listen to us -

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

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Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C19
32

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Case Number: C14-2011-0085
 Contact: Clark Patterson, (512) 974-7691
 Public Hearing: Jan 10, 2012, Planning Commission

ALVIN YOUNGBLOOD

Your Name (please print)

4015 VINELAND DRIVE

Your address(es) affected by this application

Alvin Youngblood

Signature

19 28 Mar 2012

Date

Daytime Telephone: 512-680-8012

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

9/33