

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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NEIGHBORHOOD PLAN: East MLK Combined Neighborhood Plan

CASE#: NPA-2012-0015.01

DATE FILED: July 27, 2012 (In-cycle)

PC DATE: January 22, 2013

ADDRESS/ES: 3511 Manor Road

SITE AREA: Approx. 2.59 acres

APPLICANT/OWNER: City of Austin, Public Works Department

AGENT: Peter Davis, Public Works Department

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: Civic

Base District Zoning Change

Related Zoning Case: NPA-2012-0140 (HC)

From: GR-V-NP

To: CS-MU-CO-NP

NOTE: The applicant has revised their zoning request from P-NP to CS-MU-CO-NP, which means they will not need a FLUM change to Civic if approved for this zoning; however, if approved for P-NP (Public-Neighborhood Plan) then the Civic land use would be necessary.

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

PLANNING COMMISSION RECOMMENDATION: Pending.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The Department of Public Work's request to change the land use from Mixed Use to Civic is to operate a Maintenance and Service Facility for the Central Office of the Street and Bridge Division. This facility serves an essential city function by maintaining streets and bridges within the city center, which limits the areas within the city that this facility can be most cost-effectively be located. Due to the unique nature of the use and locational requirements, neighborhood planning staff felt that the use was compatible due to its location within a commercial node on property facing

Manor Road (a core transit corridor), and bounded by E. M. Franklin to the east, Pershing to the south, and Greenwood Avenue to the west.

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Vision

The East MLK Neighborhood is to be a diverse community that emphasizes traditional values, pride of ownership and a strong sense of community. The Neighborhood will be well balanced with residential and commercial uses, walkable shops, restaurants, cultural opportunities, parks and green spaces. East MLK is to be a safe, quiet, pedestrian oriented neighborhood with clean, well lit, tree lined streets, maintained yards, and accessible to public transportation.

Goals

Land Use, Urban Design, and Historic Preservation

Goal One

Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Goal Two

Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Goal Three

Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Goal Four

Promote the development and enhancement of the neighborhood's major corridors.

Goal Five

Provide housing that helps maintain the social and economic diversity of residents.

Goal Six

Protect and enhance historic resources and structures and preserve the area's historic and cultural character.

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Transportation

Goal Seven

Create a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major arterials and neighborhood streets.

Goal Eight

Provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation.

Goal Nine

Improve bicycle and pedestrian traffic safety on neighborhood streets.

Services and Infrastructure

Goal Ten

Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.

Goal Eleven

Protect and enhance the neighborhood through code enforcement, property maintenance activities, and by reducing trash and dumping in the neighborhood.

Goal Twelve

Improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood.

Goal Thirteen

Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.

Goal 1- Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.1: Maintain single-family zoning in established residential areas.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

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Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal 3 - Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Objective 3.1: Where zoning permits, promote neighborhood-oriented businesses and services such as restaurants, corners stores, and laundromats.

Goal 4 - Promote the development and enhancement of the neighborhood's major corridors.

Objective 4.1: Allow mixed use development along major corridors and intersections.

JJ Seabrook

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Existing Conditions

The JJ Seabrook neighborhood features primarily older homes, many of which are situated on relatively large lots. The major corridors (Airport Boulevard, Manor Road, and MLK Boulevard) have already developed with relatively intense commercial uses, although much of MLK Blvd. remains primarily single-family residential. Heavy commercial and industrial uses, including vehicle storage, petroleum storage, and construction sales, have occurred well into the residential parts of the neighborhood, especially near the entrance of the former Mueller Airport. Many of the commercial uses that exist in the area were related to the former airport and may no longer be appropriate.

Recommendations

JJ Seabrook is the neighborhood in the East MLK Neighborhood Planning Area that will likely be most affected by the Mueller redevelopment project. Land use and development in the area should be coordinated with the Mueller Master Plan to the greatest extent possible, while protecting the established residential areas from increased traffic and real estate pressures. Additionally, existing commercial properties should be encouraged to redevelop with mixed use and neighborhood-serving businesses.

Action Items

Action 3- Maintain existing single-family zoning in established residential areas.

Action 4- Reduce the effects of commercial and industrial properties in the neighborhood interior. Encourage redevelopment of these properties as Mixed Use/Office.

Action 5- Allow Mixed Use/Commercial on Airport Blvd., Manor Rd., and MLK Blvd. west of Tillery Street.

Action 6- Allow the "Neighborhood Urban Center" special use at the intersection of Manor and Pershing.

Action 7- Allow higher density single-family along MLK Blvd.

Existing Land Use – Mixed Use

An area that is appropriate for a mix of residential and non-residential uses.

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Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge;
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development; however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Proposed Land Use - Civic

Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student

- dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

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Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

BACKGROUND: The application was filed on July 27, 2012, which is in-cycle for City Council-approved neighborhood planning areas located on the east side of I.H.-35. The ordinance-required neighborhood plan amendment meeting was held on September 13, 2012.

The applicant and property owner is the City of Austin, Public Works Department. The City of Austin proposes a plan amendment to change the future land use map from Mixed Use to Civic. The proposed zoning change request is from GR-V-NP, Community Commercial – Vertical Mixed Use- Neighborhood Plan to CS-MU-CO-NP, Commercial Services – Mixed Use- Conditional Overlay- Neighborhood Plan. For more information on the zoning request, please see the zoning case report for Case Number C14-2012-0140. If approved for CS-MU-CO-NP, then the plan amendment request for Civic land use is not necessary. Staff is moving forward with the plan amendment case for Civic land use in the event the zoning change is approved for P-NP, Public- Neighborhood Plan.

The property is owned by the City of Austin, Public Works Department, and is currently being used as Central District Office, which maintains streets and bridges within the Central City. The District Offices maintain the existing right-of-way, repair potholes, repair existing road drainage, and are first emergency responders for ice, snow, spills, floods and tornados. Please see page nine for a list of what Public Works Districts do at this location.

The central Austin service boundaries are U.S. Hwy 290, 2222, Colorado River, and to the City Limits east and west of the city

Public Works leased the property for the Maintenance and Service Facility from 2006 to 2009. The property was purchased by the City in 2009, after a lengthy property search. On March 16, 2012, the City was cited by Code Enforcement for operating the use without the proper zoning. This plan amendment and associated zoning case is to make the zoning compliant with the current use.

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PUBLIC MEETINGS: The ordinance-required neighborhood plan amendment meeting was held on September 13, 2012. One hundred and three meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered on the Community Registry to receive notices for the area. Twelve people attended the meeting, including city staff.

Maureen Meredith, city staff, gave an overview of the applicants' plan amendment and zoning request and the next steps in the planning process. After this presentation, the applicants, Peter Davis, Kit Johnson, and Gerald Nation, from the Public Works Department, provided more detail information regarding their request.

Peter Davis, Project Manager, City of Austin, Public Works Department, said the City started leasing the property in 2006, but bought the property in 2009 after the search for a permanent location for the Central District determined this was the best sight available at that time. Previous to 2006, the property was used as a car rental facility and vehicle storage. In March 2012, a citizen complained to Code Enforcement Division that the Maintenance and Service Facility was not operating in the proper zoning, so they filed this plan amendment case, and plan to file the zoning case (which was filed on November 1, 2012).

Gerald Nation, Division Manager, Public Works Department, Street and Bridge Division, explained that this location serves as maintenance and repair of streets and bridges for the central Austin boundaries of U.S. Hwy 290, 2222, Colorado River, City Limits east and west of the City. This location is for Central District First Emergency Responders to base their operations in order to maintain street alleys and traffic control devices, among other things, within the central city. Mr. Nation said that stockpiled items are moved to other locations within a short period of time and do not stay on the property for very long. Some material on the site are used to clean up oil spills. Asphalt piles are taken to dump and removed from the property in a timely manner. Tires on the site are also hauled to the dump.

At a previous meeting with neighborhood representatives, attendees asked questions and Mr. Nation provided responses. See page 10 of this report to see a copy of the hand-out he distributed at the meeting.

Kit Johnson, Architect, Public Works Department, said there is proposed money in the November 2012 bonds to build a new building that must meet Commercial Design Standards (i.e. buildings built to street edge, core transit corridor trees, sidewalks, shade from trees, and creating a pedestrian friendly environment). The building must meet LEED Silver as minimum standard for all City buildings.

After their presentations, the following questions were asked:

Q. Is there another piece of property the City owns so this Central District office can be moved out of our neighborhood?

A. The City doesn't have the money to purchase new property. This is a strategic location that allows the Public Work's Department the ability to respond quickly. We looked at

property further away on the east side, but determined the distance would add to the time needed to maintain the street quickly and efficiently and would also add to the cost of gasoline for the vehicles.

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Q. This is in the middle of our neighborhood, as opposed to other locations.

A. There was a big search in 2009 when we wanted to purchase property. This was the only suitable place. By its very nature, the Central part of Austin is heavily residential.

Q. It was a poor choice in 2006 to move to this location in a residential area. There was no public notification when you moved your facility here. Please make a case for why your facility should be here.

A. One important reason is speed of the delivery of service. It's important for the streets to be maintained, especially in central Austin. There are few industrial sites in the central area of Austin. This was the best location we could find during the search for properties.

Q. Why don't you move your facility to Mueller development where you were located prior to 2006?

A. That's not a decision we can make. When we moved here in 2006, this was the best location we could find.

Q. Could you phase out the use over the long-term when you find a suitable site other than this?

A. We would need to talk to other people in the Public Works Department and in the Real Estate Division.

Comments from the neighborhood:

- The neighborhood doesn't want a conditional overlay to prohibit uses allowed in P-Public
- Improve the fencing around the property; remove the razor wire fencing;
- Plant more trees;
- Have water detention ponds to prevent run-off into the neighborhood;
- Limit the number of heavy trucks entering and exiting the property;
- Prohibit trucks from driving through the residential areas.

Since the plan amendment meeting on September 13, 2012, Public Works has meeting with the neighborhood to further discuss their concerns. Heather Chaffin, the zoning planner, attended the meeting and can provide further details in those meetings.

The East MLK Combined Planning Contact Team does not support the plan amendment request. All the letters and emails received from surrounding property owners and business are located at the back of the report.

CITY COUNCIL DATE: February 28, 2013

ACTION: Pending

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.Meredith@austintexas.gov

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Letter from the E MLK Planning Contact

City of Austin
EMLK Combined Contact Team

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January 16, 2013

Dear City of Austin Planning Commission Members,

In regards to NPA-2012-0015.01-3511 Manor Rd, The East MLK Combined Neighborhood Contact Team opposes changing the future land use designation from Mixed Use to Civic.

Thank you,



Joy Casnovsky
Chair, EMLK CT
sojiovc@gmail.com
512.589.1090

Gerald Nation distributed this @ the
Sept 13, 2012 NPA meeting.

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What the Districts do:

- Maintain the existing ROW
- Central District is south of 290 and 2222 and north of the Colorado River. East and West to city limits
- Repair potholes
- Perform level-ups – explain
- Perform partial and full depth repairs
- Milling and overlay as required - very large jobs to BW
- Repair existing road drainage
 - o Install asphalt valley gutters
 - o Grade from crown
- Pickups items in ROW
- Mow medians / ROW
- Remove mid-block obstructions
- Tree trimming / bush trimming
- Repair some fences
- 1st Emergency responders for ROW
 - o ICE / snow
 - o Spills
 - o Floods
 - o Tornadoes
 - o Assist APD / AFD
- Maintain alleys through CSRs
- Install traffic control on existing streets
- Maintain mobility trails
- Special projects such as traffic control for the President

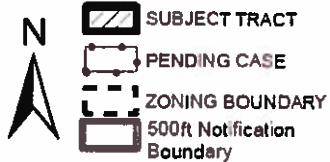
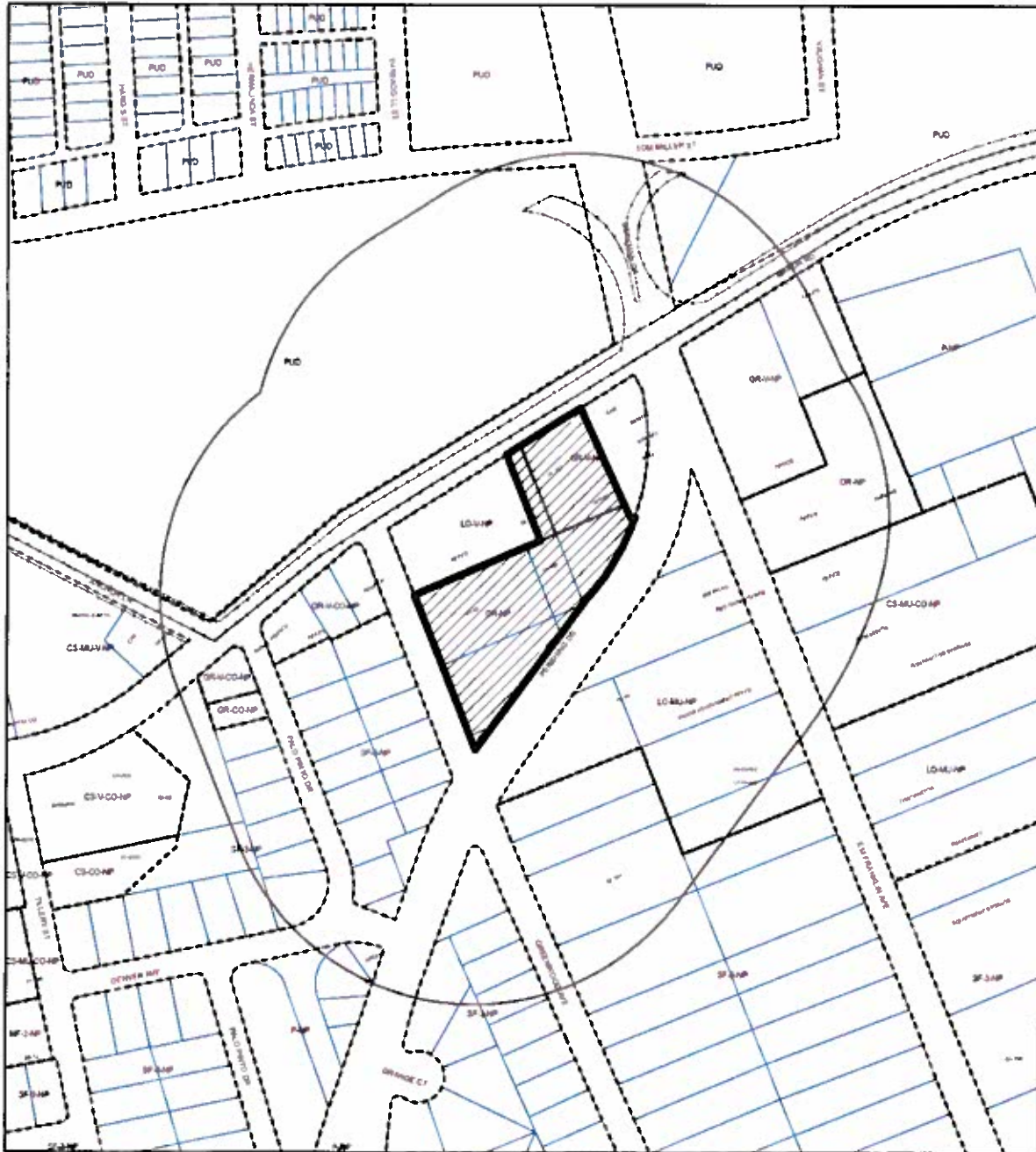
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- **Maintain arches. Etc.**
- **Emergency (dangerous) sidewalk repair (asphalt)**
- **We need to replace the silt fence with an earthen berm and swale directing runoff to the detention area.** Our intent is to replace the fence with a berm / swale. We will work with watershed to insure it is done to COA specifications
- **What do the 55 gallon drums contain?** The drums contain tar and asphalt remover, BioProHF, it is a citrus peel product that is non-toxic, non-petroleum based, all natural and 100% biodegradable.
- **Could be a mosquito hazard.** – The drums do not constitute a mosquito hazard. The larvae will not grow in the liquid contained in the drums. The detention pond only holds water for a short time after a rain.
- **Do the stockpiles contain asphalt material?** – The major stockpile is dolomite which is a mineral in the granite family. When we are required to dump milled or removed asphalt in the yard, we remove it in a timely manner. We do not stock-pile asphalt. Hot-mix asphalt is picked-up at the plant on the day it is going to be used. Cold-mix asphalt which is used for temporary repairs is in heavy-duty bags from the manufacturer. It is not opened until it is on-site at the location at which it will be used.
- **What is being done to prevent contamination of offsite runoff?** – We do not have contaminants that would reach the watershed. We have a rebuilt detention pond on site. We also presently have a silt fence to catch run-off from the parking lot. The run-off is directed by the silt fence to the detention pond. Our intent is to replace the temporary silt fence with a permanent berm / swale.
- **There is a lot of concern that the water quality controls being constructed as part of the Stream restoration and Urban Trail project are in response to polluted runoff from the PWD site, and if that runoff were cleaned up, we could use more of those funds for neighborhood priorities like traffic calming and green streets.** I am not the appropriate person to answer this question. To my knowledge, we do not have contaminated runoff. Our stored chemicals are 100% biodegradable, our stockpile is a natural mineral that is used on icy streets and our vehicles / equipment are checked daily for possible petroleum leaks. The only time we have muddy runoff was when the detention pond drainage caved in which caused the earthen sides to breakdown. The result was that the runoff in the detention pond went to the street in an unplanned manner. We immediately took the steps to rebuild the detention pond. Please forward this question to the engineer on the Stream restoration and Urban Trail project.

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NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2012-0015.01

ADDRESS: 3511 Manor Road

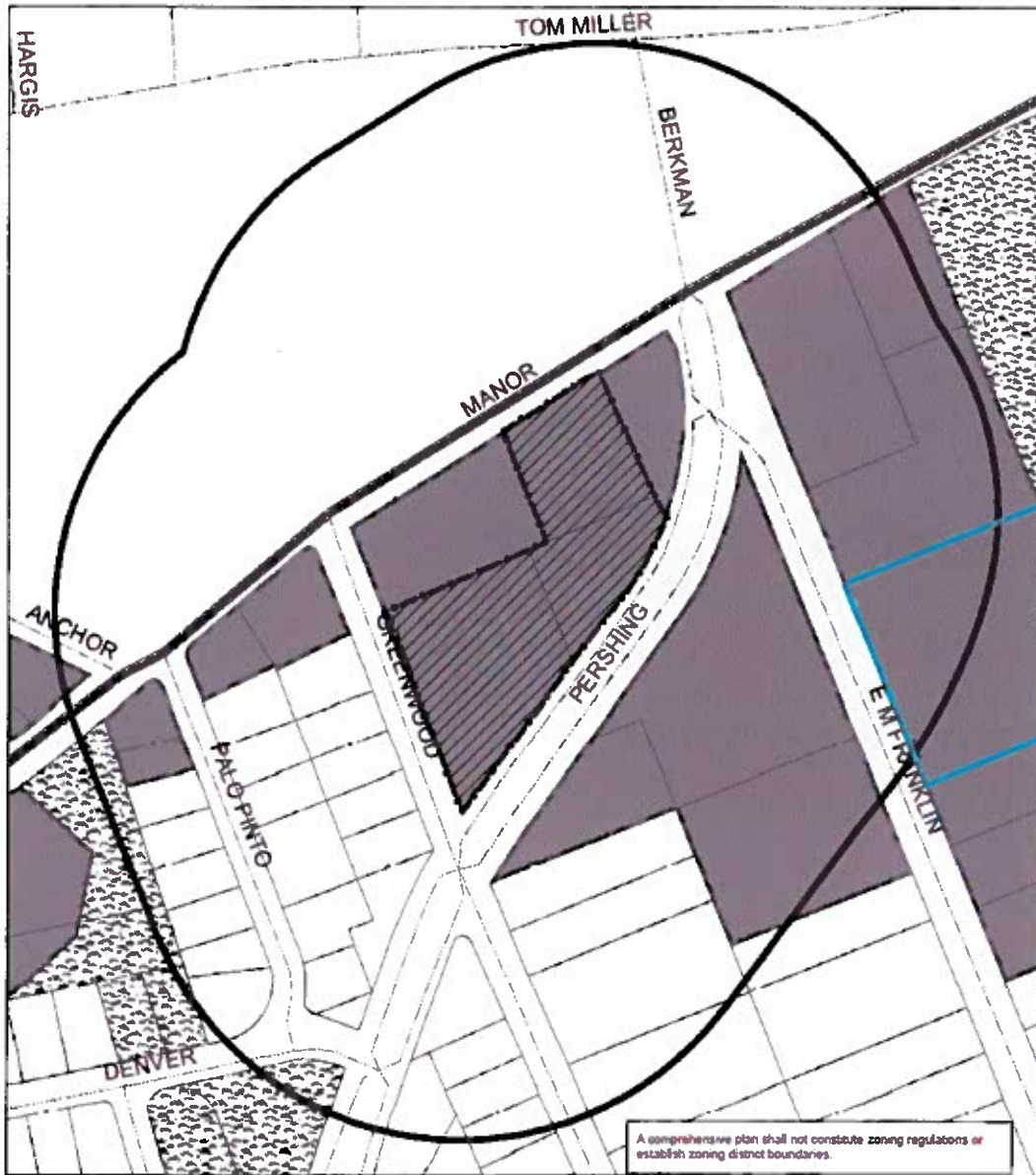
ACRES: Approx. 2.59 acres

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.



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Eas MLK Combined Neighborhood Plan **Case Number: NPA-2012-0015.01**

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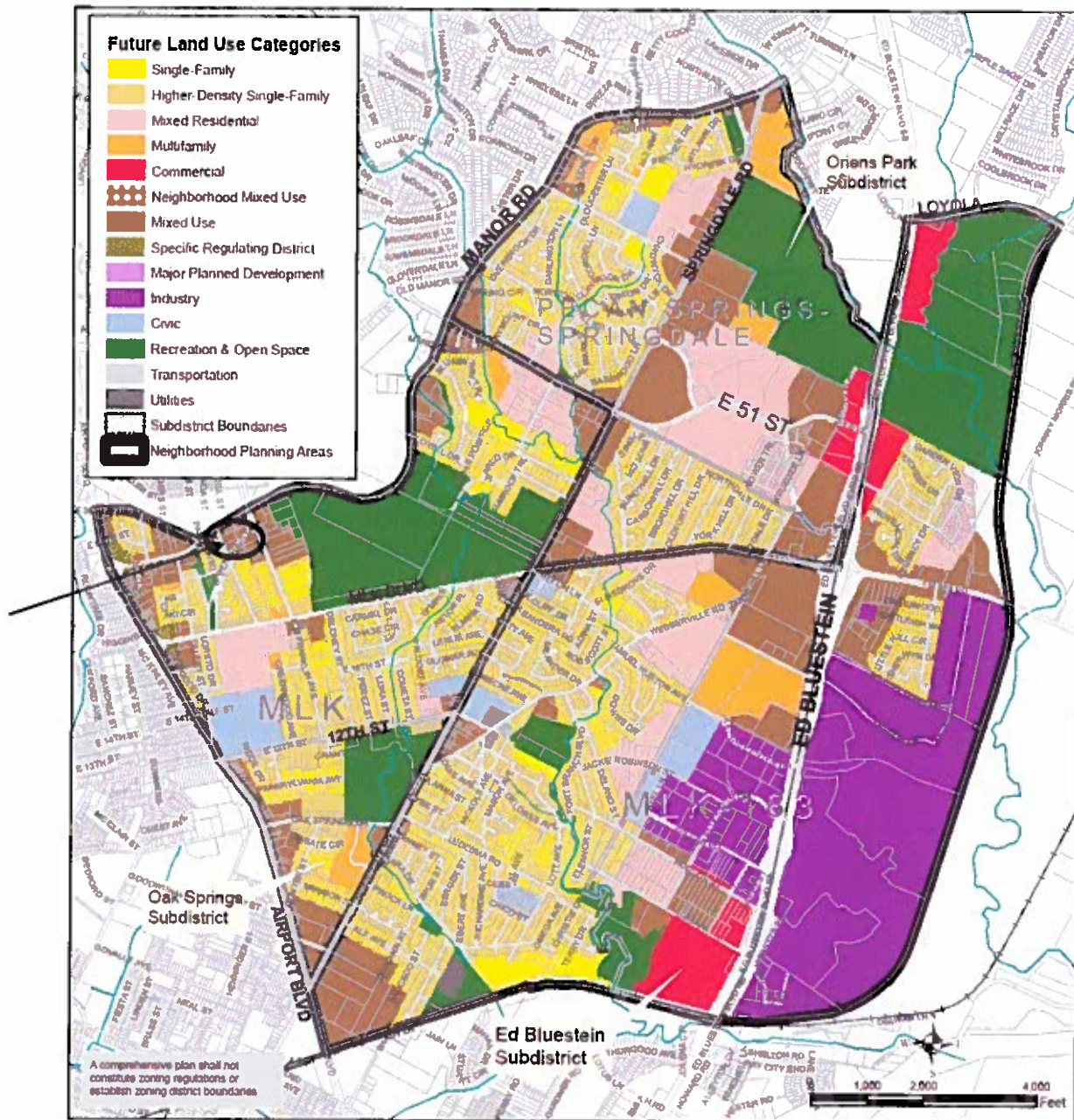


City of Austin
 Planning and Development Review Department
 Created on Sept. 13, 2012_M Meredith



- Legend**
- Core Transit Corridors
 - 500ft notification boundary
 - Street Address Centerline
 - NPA CASES
 - Single-Family
 - Mixed Use
 - Recreation & Open Space

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East MLK Combined Neighborhood Planning Area Future Land Use Map

City of Austin
Planning and Development Review Department

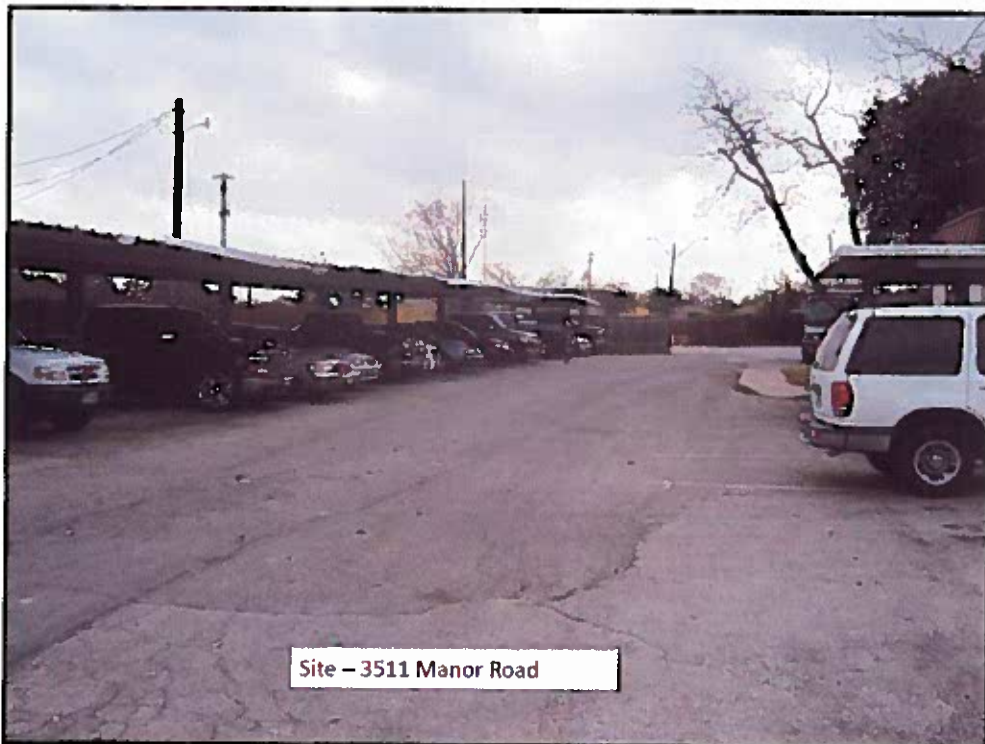
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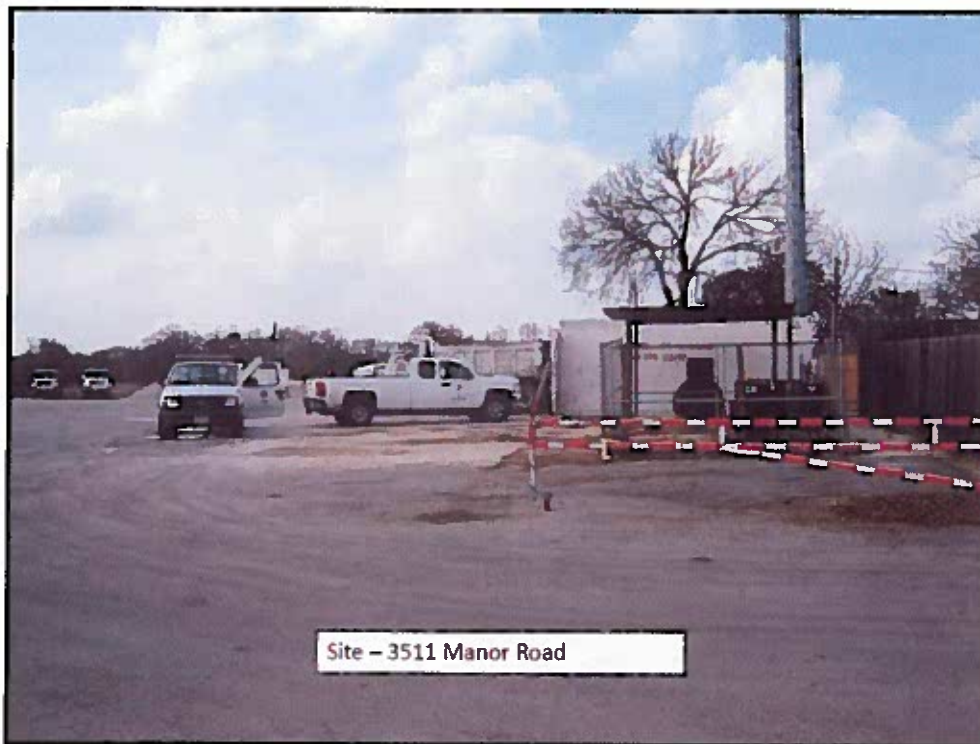
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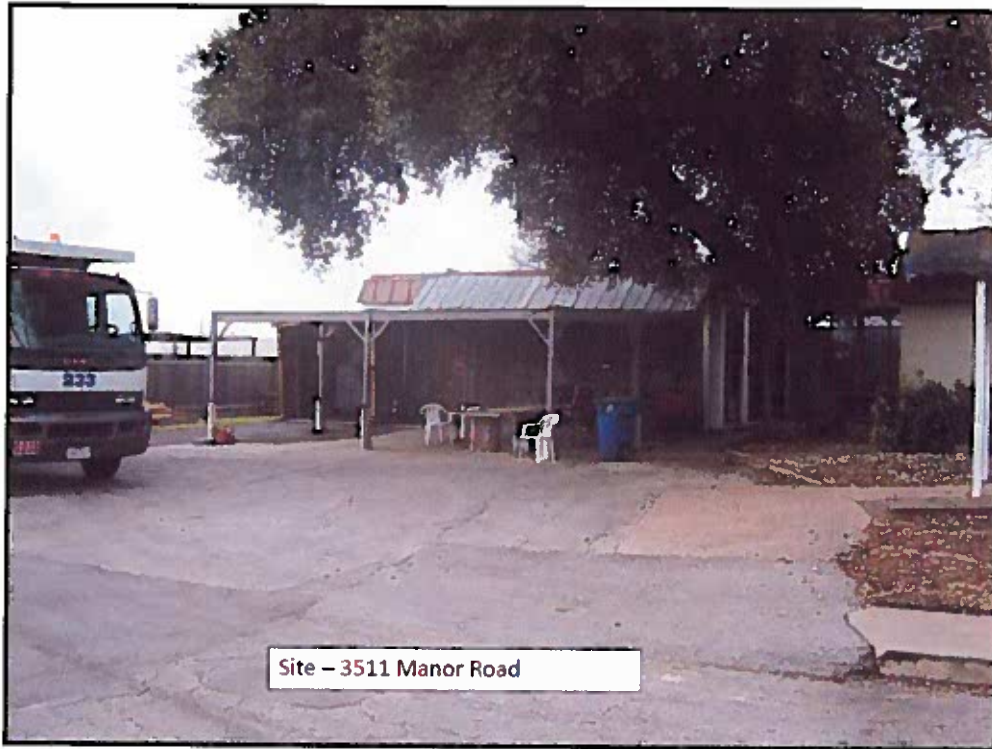
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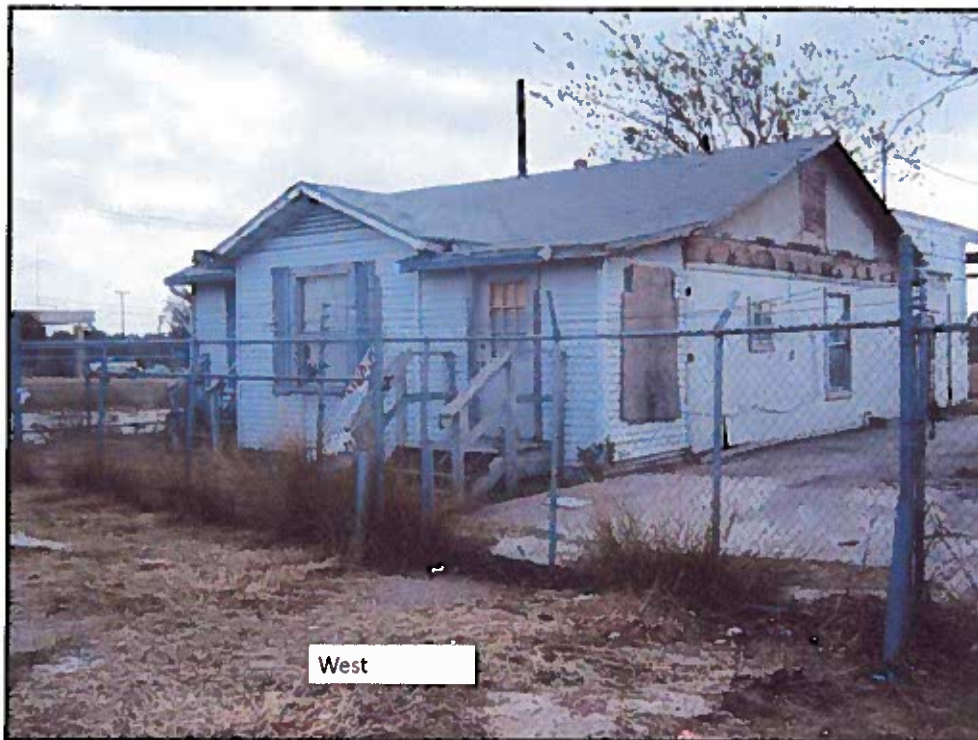
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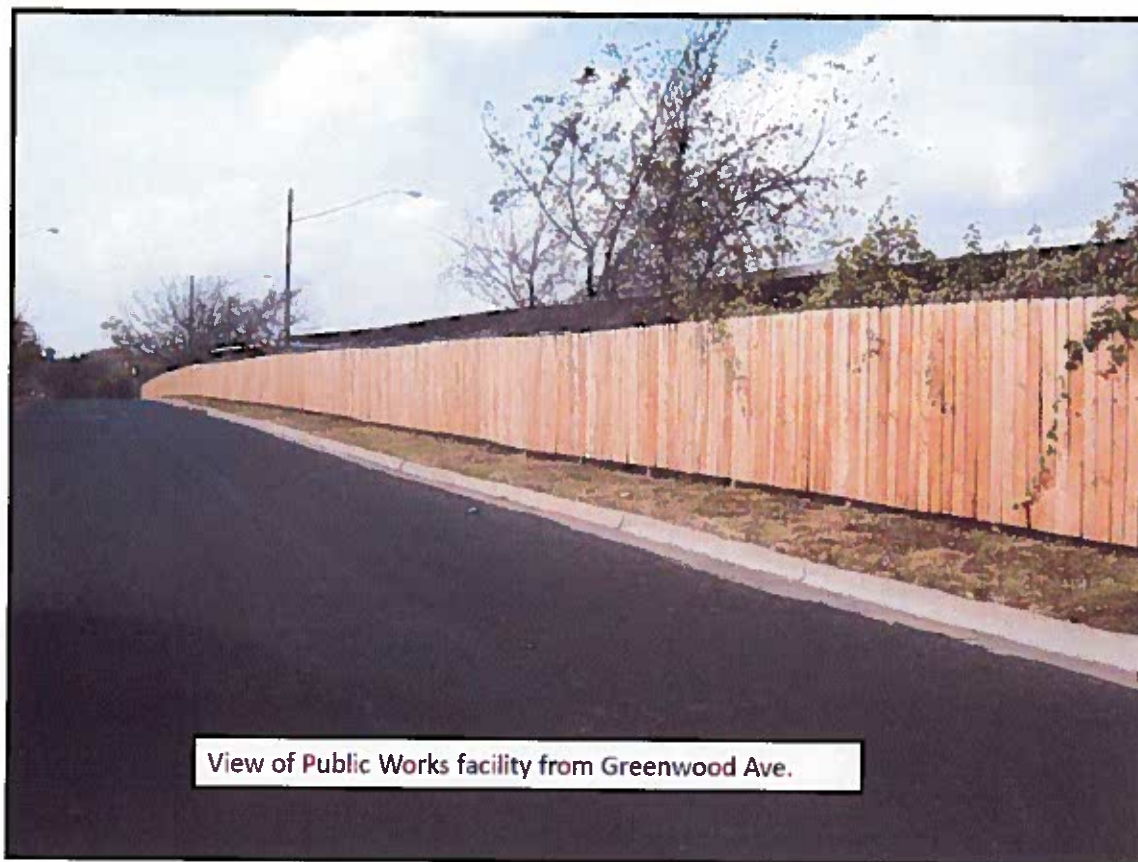


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From: bamboo corner
Sent: Wednesday, October 24, 2012 4:16 PM
To: Meredith, Maureen
Cc: ITGONZ@; jjsnasecretary; jjsnapresident
Subject: Fw: 3511 Manor Rd - NO to current use

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Regarding the NPA-2012-0015.01-3511 Manor Rd,
Please note for the record, We are opposed to the current use of 3511 Manor Rd or
changes to the zoning code which would allow the current use to persist.
Please include us in all further correspondence regarding this matter - even if we are
out of town and unable to attend a meeting.
Thank you,

Wheeler's
2203 Greenwood Ave

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From: IT Gonzalez
Sent: Monday, August 27, 2012 10:08 AM
To: Meredith, Maureen
Subject: NPA-2012-0015.01, 3511 Manor Rd

Maureen

I will be against the zoning change that is being proposed. What we currently have is a situation where Streets and Bridges has a continuous construction site, next door to my offices. In conclusion, I believe that Streets and Bridges is abusing the neighborhood.

Also, why doesn't the City move to the Mueller Site? There is plenty of land. I am certain that Streets and Bridges could easily accommodate their facilities somewhere at the Mueller Site.

Sincerely

I. T. Gonzalez, P.E., r.p.l.s.

IT GONZALEZ ENGINEERS

3501 Manor Road | Austin, Texas 78723 | t 512.447.7400 x11 | f 512.447.6389

www.itgonzalezengineers.com



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PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin

Planning and Development Review Department
(512) 974-2695

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Chris David

Your Name (please print)

2204 Palo Pinto Drive

Your address(es) affected by this application

☐ I am in favor
☒ I object

1-28-13

Date

Comments: We need traffic calming on our street or we need to have the end of our street blocked off to prevent overflow through traffic. Has anyone done a traffic study or survey?

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Katherine David

Your Name (please print)

2204 Palo Pinto Drive

Your address(es) affected by this application

☐ I am in favor
☒ I object

1/28/12

Date

Comments: We need to have traffic calming looked at for our street, too. All these changes will only increase through traffic for us and our tiny little street is not made for it. I would be interested in bollards/blocking items at the Manor Road end of our street.

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PUBLIC HEARING COMMENT FORM

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City of Austin
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(512) 974-2695
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Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

J. T. GANLEY
Your Name (please print)

3501 MANOR RD, AUSTIN TX 78723

Your address(es) affected by this application

J. T. GANLEY

Signature

1-16-13

Date

Comments:

SEE ATTACHED LETTER, DATED 1-15-2013,
TO HEATH CHAFFIN, CASE MANAGER

J. T. GANLEY

**I T GONZALEZ
ENGINEERS**
www.itgonzalezengineers.com

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January 15, 2013

Ms. Heather Chaffin
Case Manager
One Texas Center, 5th Floor
505 Barton Springs Rd
Austin, Texas 78704

RE: Proposed Zoning Change, Case No. C14-2012-0140
Amending Neighborhood Plan, Case NPA-2012-0015.01
Project Name: Street and Bridge Operations Central District Office
Project Location: 3511 Manor Road

Ms. Chaffin:

I, I. T. Gonzalez, PE, RPLS, am the owner of the property located at 3501 Manor Rd. My property is an adjoining property to the 3511 Manor Rd property, which is currently owned and occupied by Street and Bridge Operations Central District Office.

Please be advised that on a daily basis, for the last several years, I have witnessed the activities at 3511 Manor Rd. The Street and Bridge activities at this site have become increasingly more abusive to the neighborhood, particularly my property. Attached is a CD with dozens of pictures showing some of the daily activities at the site that are without a doubt in violation of Zoning, in violation of Land Development Codes, in violation of Environmental Codes, and in violation of Land Use Codes.

Some of the undesirable violations are as follows:

1. The Site is used as a temporary landfill. The Street and Bridge haul in debris of all sorts to the site. The debris may remain on site for weeks. This debris may be rained on and the containments are washed onto the neighborhood. The debris may include tree branches, broken asphalt material, demolished concrete, rotted wood, sheet metal, mattresses, sofas, tires, etc.
2. The Site is basically an ongoing construction site. On a daily basis, there is loading and unloading of: earth materials, excavated materials that have been brought in from other locations, cold-mix asphalt, flexible base, and prepared "sand" for bridge frozen conditions. These activities cause a constant problem of contaminated dust being blown onto my property and onto the surrounding neighbors property.
3. The blown dust keeps our building, vehicles, and yard dirty at all times. The yard vegetation constantly has a dust cover on it. Walking on the vegetation quickly puts a dust cover on your shoes. Our tree leaves are always dusty. Our parking lots always have a dust cover on it. The vehicles, if washed one day, the next day will have a heavy dust film.

3501 Manor Rd

Austin, Texas 78723-5815

(512) 447-7400

Fax (512) 447-6389

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4. The 3511 Manor Rd site does not have a proper sedimentation filtration system that to clean the stormwaters that sheet flow over the dirty 3511 Manor Rd pavement.
5. The 3511 Manor Rd site has stockpiles of cold-mix asphalt, flexible base, and prepared "sand" material for frozen bridge conditions. Stormwaters that run off of these stockpiles are not filtered.
6. The Street and Bridge bring in tree limbs and mulch them on site. This, again, generates a dust of fine ground leaves that are blown by the prevailing winds.
7. Today, the site has a stockpile of debris, including sheetmetal, demolished concrete lumber, asphalt, and tires. Also, Street and Bridge has excavated to a 6-inch depth a strip of parking lot. It appears that Street and Bridge is reconstructing a portion of the existing pavement. I believe that if I was performing this reconstruction I would need a Permit of some type. My guess is that there is no permit in place for these reconstruction efforts.

Please do understand that all Street and Bridge staff, including superintendents and supervisors, and I have always had a friendly relationship. They have helped me out and I have helped them out. My cameras have been used to help with thefts at the 3511 Manor site. I have at least on 3 occasions informed them of holes that have been cut through the fences. In one instance, on a Sunday morning, I called Fernando, Supervisor, to inform him that the front fence had been knocked down by an out of control vehicle that rammed it and that security had been bridged. Recently, when Street and Bridge put up a wood fence, I had our survey staff locate the corners for them at no charge. In essence, I have no complaints about the staff.

I believe that City needs to consider that the Street and Bridge Department is at a handicap in fulfilling their daily tasks at a site located in our neighborhood.

I am totally opposed to the City Street and Bridge Department continuing at 3511 Manor Rd. My request is that Street and Bridge discontinue any efforts with a Land Use Change and/or a Zoning Change.

We presented our case to TCEQ and TCEQ informed us that we have valid environmental concerns and they were planning to schedule an inspector to come check the site.

I do not desire any hardships on the City. Nonetheless, I ask for your assistance in relaying my concerns to all decision-making individuals that are involved with the captioned cases.

Ms. Chaffin please be advised that I will use this letter to relay my concerns to other City of Austin decision-making people, as need be.

Sincerely


I T Gonzalez, PE, RPLS

C3/30

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Development Review Department
 (512) 974-2695
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0015.01
 Contact: Maureen Meredith
 Public Hearing: Jan 22, 2013, Planning Commission
 Feb 28, 2013, City Council

2/12/13

Comments: Diesel fumes, Diesel noise irritating construction workers, sights and smells, incompatible for residential neighborhood.

Signature: [Signature] Date: 1/31/13

Your Name (please print): 2203 DESSAUBO

Your address(es) affected by this application: [Address]

☒ I am in favor
☐ I object

Additional comments: [Handwritten notes in margin]

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Case Number: NPA-2012-0015.01
 Contact: Maureen Meredith
 Public Hearing: Jan 22, 2013, Planning Commission
 Feb 28, 2013, City Council

Comments: WE ARE STRONGLY OPPOSED TO THE CURRENT USE OF THE SUBJECT PROPERTY BY THE CITY OF AUSTIN PUBLIC WORKS DEPT. IT CONSTITUTES A PUBLIC NUISANCE WE ARE OPPOSED TO THE AMENDMENT AND TO THE RE-ZONING.

Signature: [Signature] Date: 1/30/2013

Your Name (please print): JIM LUTHER

Your address(es) affected by this application: 3515 MAJOR ROAD

☒ I am in favor
☐ I object

C3/31

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01
 Contact: Maureen Meredith
 Public Hearing: Jan 22, 2013, Planning Commission
 Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print): WALKER - Southwest Planning
 3515 MANOR ROAD

Your address(es) affected by this application: 3515 MANOR ROAD

Signature: [Signature] Date: 1/30/2013

Comments: 5656-185-9595
WE ARE SPONSORING THE SUBJECT
CURRENT USE OF THE SUBJECT
PUBLIC WORKS DEPT. IT
CONSTITUTES A PUBLIC nuisance
WE ARE OPPOSED TO THE
AMENDMENT AND TO THE RE-ZONING

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: C14-2012-0140
 Contact: Heather Chaffin, 512-974-2122
 Public Hearing: Jan 22, 2013, Planning Commission
 Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print): Jeff Muscare

Your address(es) affected by this application: 3607 Manor Road

Signature: [Signature] Date: 2/5/2013

Daytime Telephone: 512 477 1312

Comments: I object to this zoning change

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Development Review Department
 Heather Chaffin
 P. O. Box 1088
 Austin, TX 78767-8810

C3/32

I T GONZALEZ ENGINEERS

3501 Manor Rd
Austin, Texas 78723
www.itgonzalezengineers.com

Phone: 512-447-7400
Fax: 512-447-6389
Email: itgonz@swbell.net

TRANSMITTAL

Date: February 6, 2013

To: Ms. Maureen Meredith
City of Austin Planning & Dev. Review Dept
P O Box 1088
Austin, Texas 78767-8810

From: I. T. Gonzalez, P.E., R.P.L.S.
I T Gonzalez Engineers
3501 Manor Rd
Austin, Texas 78723

RE: **Original Copies of COMMENT FORM,
Case No. NPA-2-12-0015.01, City of Austin Requesting Neighborhood
Plan Amendment at 3511 Manor Rd**

Ms. Chaffin

Attached are signed COMMENT FORMS responding to the captioned case from:

1. Sam Griswold, Craftcorps Inc, 3401 Manor Rd
2. I T Gonzalez, I T Gonzalez Engineers, 3501 Manor Rd
3. Randy Dukes, 2208 A Greenwood Ave
4. April Arndt, 2205 Palo Pinto Dr
5. Roderick Brittenham, 2201 Palo Pinto Dr
6. Margaret Regina, 2209 Palo Pinto Dr
7. Dorothy J McPhaul, 2203 Palo Pinto Dr
8. David Raines, 2202 Palo Pinto Dr

Sincerely
I T Gonzalez, PE, RPLS

C3/33

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Development Review Department
(512) 974-2695
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print)
J. T. GUNZEL

Your address(es) affected by this application
3501 MANOR RD, AUSTIN TX 78723

Signature
J.T. Gunzel

Date
1-16-13

Comments:

SEE ATTACHED LETTER, DATED 1-15-2013,
TO HEATHEN CHAFFIN, CO-OP MANAGER
J.T.G.

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print)
SAM GRISWOLD

Your address(es) affected by this application
3401 MANOR RD 78723

Signature
Sam Griswold

Date
1/31/13

Comments:

NOT SUITABLE FOR
CS-MV-CO-NP. INCOMPATIBLE
WITH RESIDENTIAL AREAS
AND LOCAL AND STREETS
IN SAME AREA. NOISE HAS
BEEN A PROBLEM FOR YEAR.

C3/34

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

revised 9/20
April Arndt
Your Name (please print)

☐ I am in favor
☒ I object

2205 Palo Pinto Dr 78723
Your address(es) affected by this application

4/30/13 1/31/13
Signature Date

Comments: I wake up every morning smelling nasty asphalt bearing heavy trucks. I would ~~be~~ be in favor of the city no longer using this lot for their road projects.

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

revised 9/20
Landy Daker
Your Name (please print)

☐ I am in favor
☒ I object

2205 Palo Pinto Dr
Your address(es) affected by this application

Landy Daker 1/31/13
Signature Date

Comments: _____

(3/35

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

REMOVED 9/20

Maureen Meredith
Your Name (please print)

2209 Palo Verde Dr
Your address(es) affected by this application

Maureen Meredith
Signature

1-31-13
Date

Comments:

PUBLIC HEARING COMMENT FORM

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Austin, TX 78767-8810

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

REMOVED 9/20

Roderick Brittenham
Your Name (please print)

2201 Palo Verde Dr
Your address(es) affected by this application

Roderick Brittenham
Signature

1-31-13
Date

Comments:

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print)

David Rains

Your address(es) affected by this application

2602 Rainey Ave.

Signature

Date

Comments:

DAVID RAINES
2002 PALO PINTO
JFR

PUBLIC HEARING COMMENT FORM

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

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Planning and Development Review Department
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Case Number: NPA-2012-0015.01

Contact: Maureen Meredith

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Your Name (please print)

Dorothy J. McPhaul

2203 Palo Pinto Dr. Austin TX 78713

Your address(es) affected by this application

Dorothy J. McPhaul

Signature

Date

Comments:

We not in our neighborhood plan. I object. This property should have never been here in the first place.

C3
36

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2012-0015.01
Contact: Maureen Meredith
Public Hearing: Jan 22, 2013, Planning Commission
Feb 28, 2013, City Council

☐ I am in favor
☒ I object

Patsy McConico Anderson
Your Name (please print)

2208 Greenwood Ave, Austin, TX 78723
Your address(es) affected by this application

Patsy McConico Anderson
Signature

02/04/2013
Date

Comments: I am a trustee for estate of Mrs. Petronella McConico. We own the
property at 2208 Greenwood Ave and strongly object to this zoning
change: (1) The tenants at this address have been overrun by the infestation
of large field rats after the influx of debris at storage facility (SBOCDO)
(2) Constant dust particles (seem to be contaminated) blow daily on
this property and have also aggravated the tenants asthma.
Please consider the environmental impact and residents'
health and safety issues and deny this zoning change. Thank you

13/37