

## ZONING CHANGE REVIEW SHEET

C5/1

**CASE:** C14-2012-0083 Cirrus Rezoning

**P.C. DATE:** 12/11/12, 01/22/13, 02/12/13  
02/26/12

**ADDRESS:** 602 – 702 West Avenue  
& 800 West 6th Street

**AREA:** 1.839 Acres

**APPLICANT:** Cirrus Logic, Inc.  
(Thurman Case)

**AGENT:** Armbrust & Brown, P.L.L.C.  
(Richard Suttle)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**T.I.A.** Yes

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** DMU-CO-CURE, Downtown Mixed Use, Conditional Overlay, Central Urban Redevelopment District for Tract 1 and LO & GO, Limited Office and General Office for Tract 2.

**ZONING TO:** DMU-CURE, Downtown Mixed Use, Central Urban Renewal District for Tract 1 and DMU, Downtown Mixed Use for Tract 2.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CURE, Downtown Mixed Use, Central Urban Redevelopment District for Tract 1 and DMU-CO, Downtown Mixed Use, Conditional Overlay for Tract 2. The Conditional Overlay would limit the height to ninety feet (90').

### **PLANNING COMMISSION RECOMMENDATION:**

### **DOWNTOWN COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a six story office building and parking garage. The applicant, Cirrus Logic, Inc. has recently finished construction of a multi-story office building on property that it owns on the Northwest corner of West Avenue and 6<sup>th</sup> Street which was granted DMU-CURE zoning with ordinance number 20050728 in 2005. The new facility is approximately 135,000 square feet and can accommodate up to 500 employees at full capacity. The building was finished and ready for occupancy at the end of summer 2012. The property, Tract 1, was granted CURE which increased the permitted height on the property to one hundred thirty six feet (136'). The height of the current structure is approximately ninety feet (90'). The applicant has indicated that they would like to expand the current structure on Tract 1 onto Tract 2. The applicant has requested a height of ninety feet (90') on Tract 2 to ensure that the existing and proposed new structure will have a homogenous look and feel. The Conditional Overlay on Tract 1 is a vehicle trip limit. With the inclusion of Tract 2 into the development plan the applicant had to conduct a Traffic Impact Analysis (TIA).

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Therefore the zone change request on Tract 1 is to remove the 2,000 vehicle trip limit. The TIA recommendations will be included in a Public Restrictive Covenant that the applicant will execute with the City. The subject property is located on the Northwest corner of 6<sup>th</sup> Street and West Avenue. Tract 1 is located in the Lower Shoal Creek District and Tract 2 is located in the both the Northwest District and the Lower Shoal Creek district of the Downtown Austin Plan. The Lower Shoal Creek District of the Downtown Austin Plan has not been finished yet and therefore makes no recommendations for the south portion of Tract 2. The Downtown Plan calls for the north half of Tract 2 to convert to Downtown Mixed Use with a sixty foot height limit (DMU-60). The applicant has been meeting with the neighborhoods, Original Austin Neighborhood Association and West Avenue Home Owners Association, to work out an agreement that would satisfy both parties. To date the neighborhoods have issued a joint letter stating their positions and it is included in your back up. Note: Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

### **BASIS FOR RECOMMENDATION:**

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

Granting the requested zoning, as stated in the staff recommendation, would result in a land use that would be no more intense than what would be granted in the Downtown Austin Plan.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	DMU-CO-CURE & LO & GO	Office building
<b>NORTH</b>	GO	Condominiums
<b>SOUTH</b>	DMU	Restaurant
<b>EAST</b>	CBD	Retail/Office
<b>WEST</b>	DMU	Office/parking lot

### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-05-0040	From GO to DMU-CURE-CO	Approved DMU-CURE-CO [Vote: 7-0]	Approved DMU-CURE-CO [Vote: 7-0]
C14-06-0007	From CS to CBD-CO	Approved CBD-CO [Vote: 7-0]	Approved CBD-CO [Vote: 5-0]
C14-06-0183	From GR to CBD-CURE-CO	Approved CBD-CO-CURE [Vote: 7-0]	Approved CBD-CO-CURE [Vote: 7-0]

### **NEIGHBORHOOD ORGANIZATION:**

- Downtown Austin Neighborhood Coalition
- Pecan Street Owner's Association
- Downtown Austin Alliance
- Austin Warehouse District Association
- Old Pecan Street Association

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- Sentral Plus East Austin Koalition
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Austin City Lofts HOA
- West End Austin Alliance
- Original Austin Neighborhood Assoc.

### **SCHOOLS:**

Matthews Elementary School, O' Henry Middle School, Austin High School

### **SITE PLAN:**

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. There is a site plan currently approved for this property (SP-2008-0514C) which provides for office, restaurant, and research services uses, along with associated parking garage and drainage facilities.

SP3. The site is within a TWO Capitol View Corridor from the Barton Creek Pedestrian Bridge; height restrictions are strictly enforced.

SP 4. This site is within the Criminal Justice and the Downtown Creek Overlays.

SP 5. This site is within the Downtown area (boundaries are MLK, Lamar, Town Lake and IH35), it is recommended you contact the Design Commission to discuss your project. For more information regarding the Design Commission, please contact Jorge Rousselin, with Urban Design Division of Neighborhood Planning and Zoning, at 974-2975.

SP 6. FYI – Any new development must be compliance with Green Building standards of ONE Star is required for all buildings constructed on this site. Contact the Green Building Program at 482-5300 for further information.

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

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4. According to floodplain maps there is a floodplain within the project area.
5. 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.

**TRANSPORTATION:**

- TR1. No additional right-of-way is needed at this time.
- TR2. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Staff will issue TIA review comments via a separate memo.
- TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
West Avenue	80'	36'	Collector	Yes	Yes	Yes (within ¼ mile)
W. 6 <sup>th</sup> St.	80'	60'	Major Arterial	Yes	Yes	Yes

**CITY COUNCIL DATE:** January 17<sup>th</sup>, 2013  
February 14<sup>th</sup>, 2013

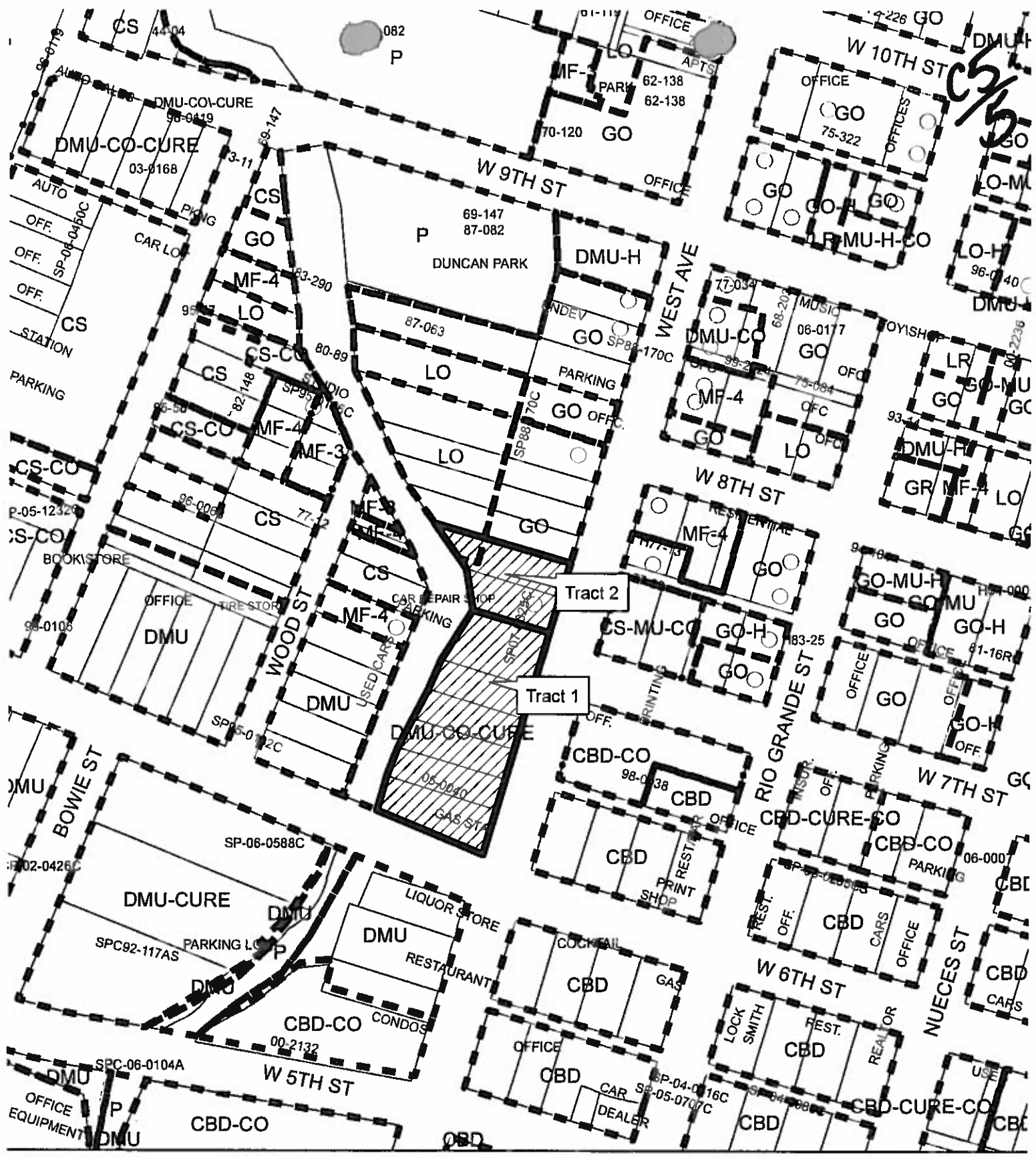
**ACTION:** Postponed to February 14<sup>th</sup>, 2013  
Postponed to February 28<sup>th</sup>, 2013

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**




**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



# ZONING

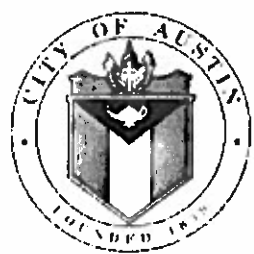
ZONING CASE#: C14-2012-0083

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

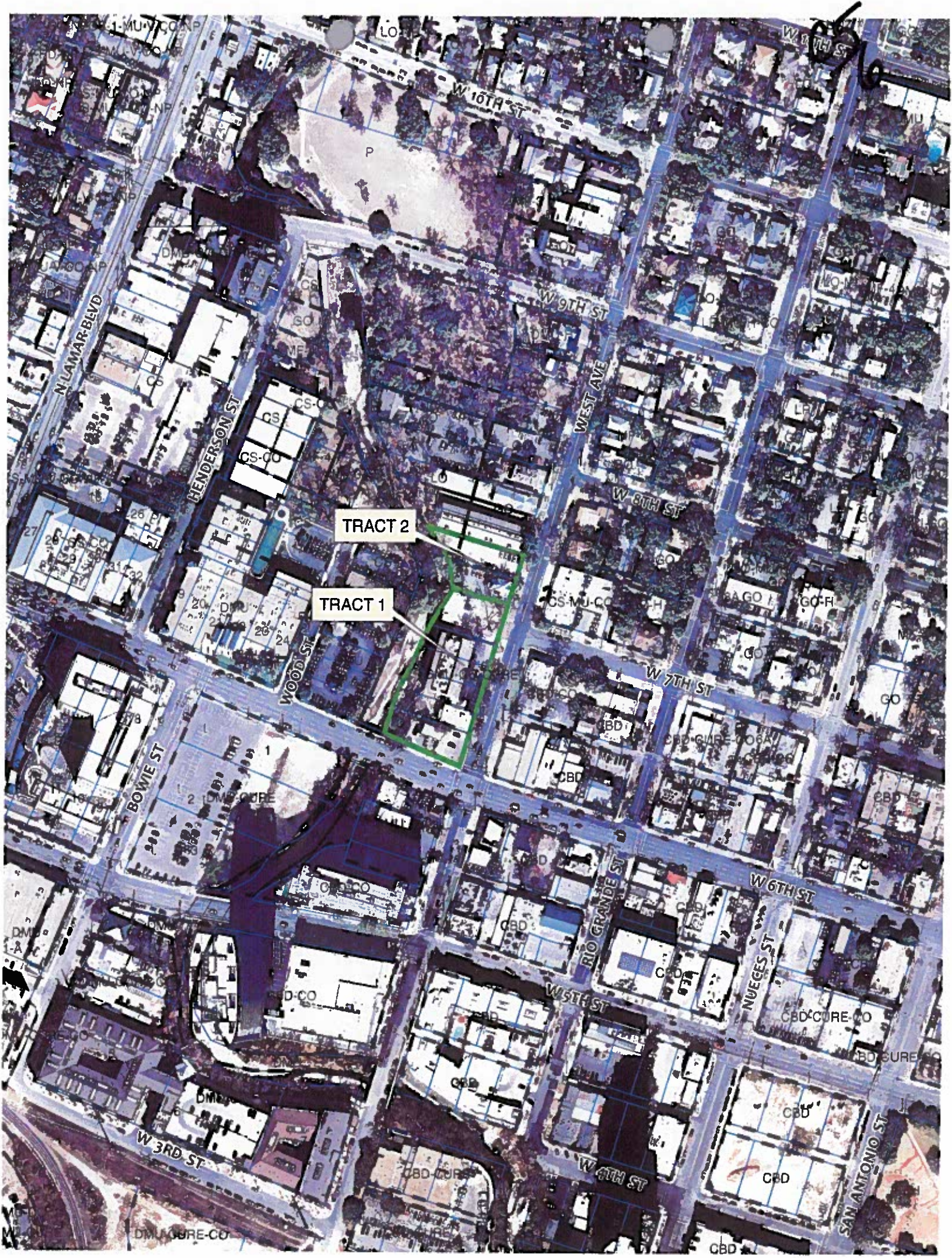
1" = 200'

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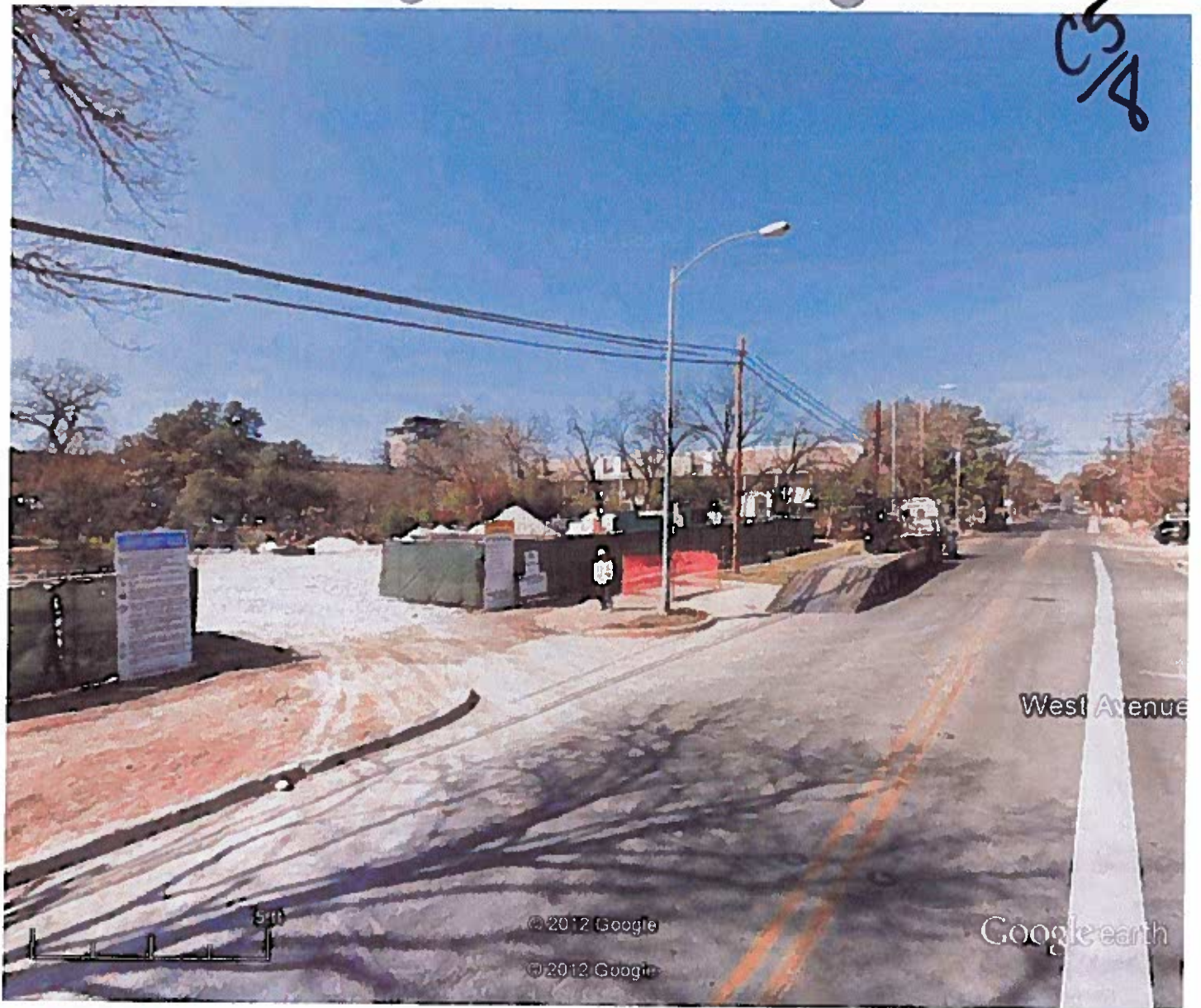
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West Avenue

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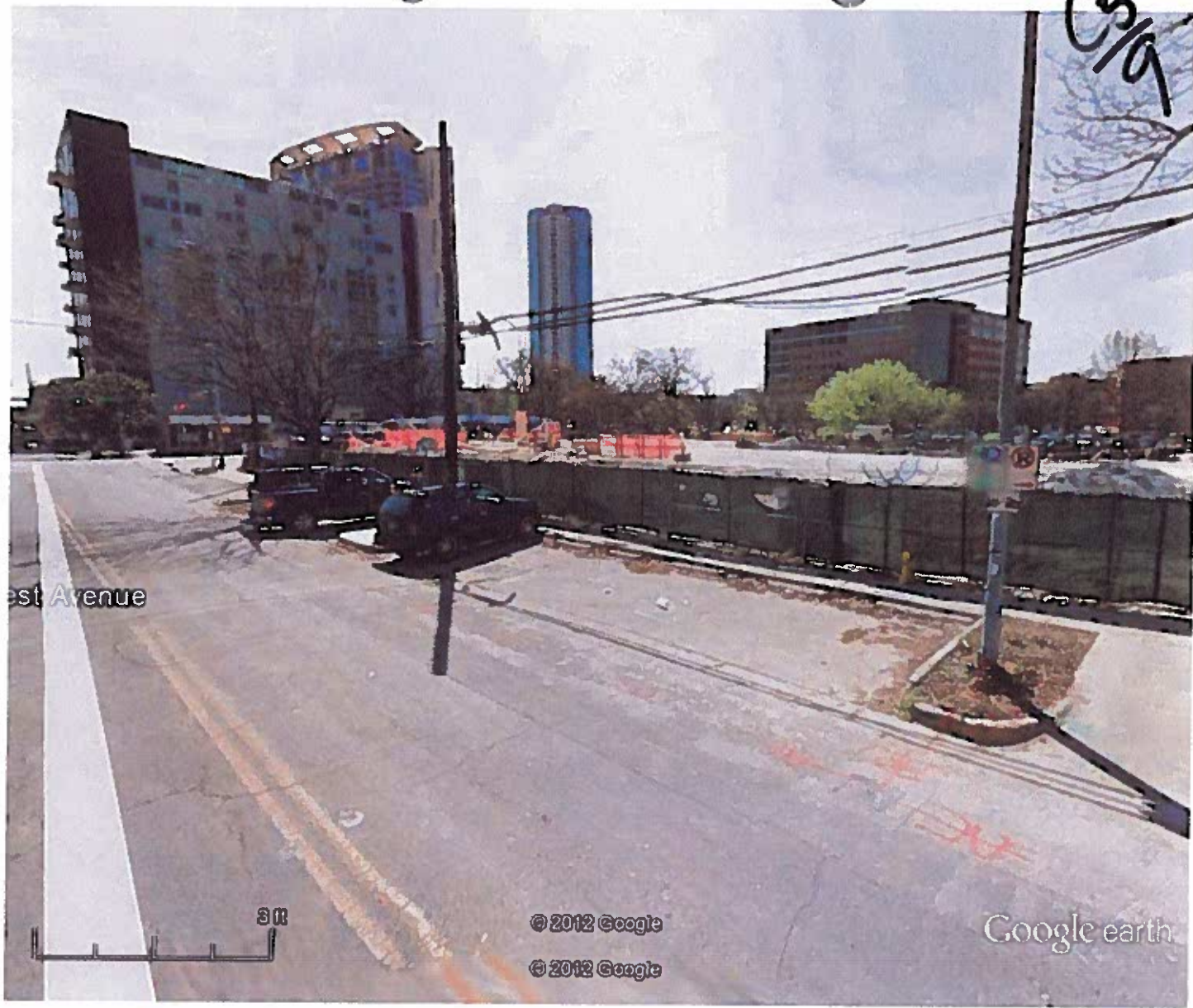
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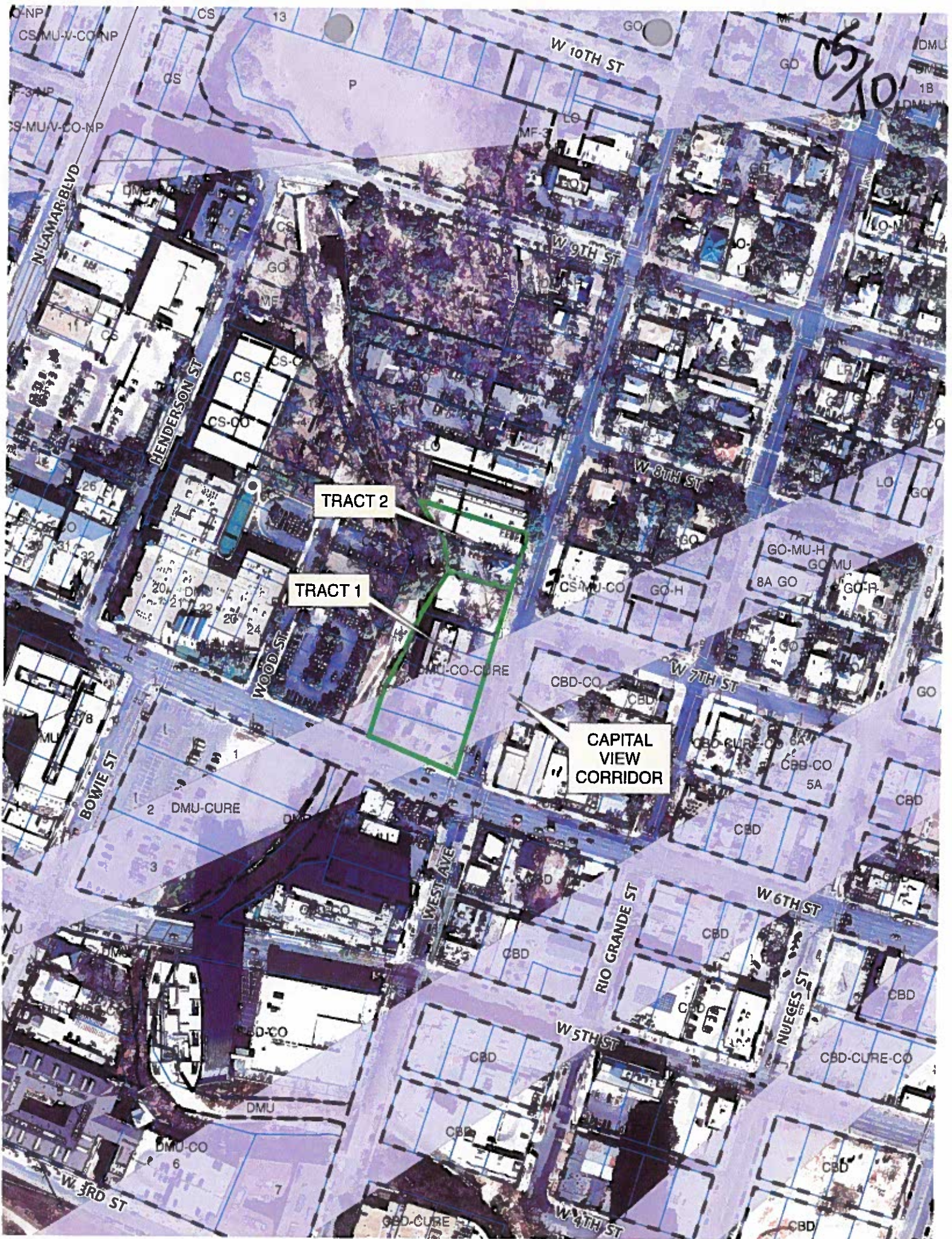


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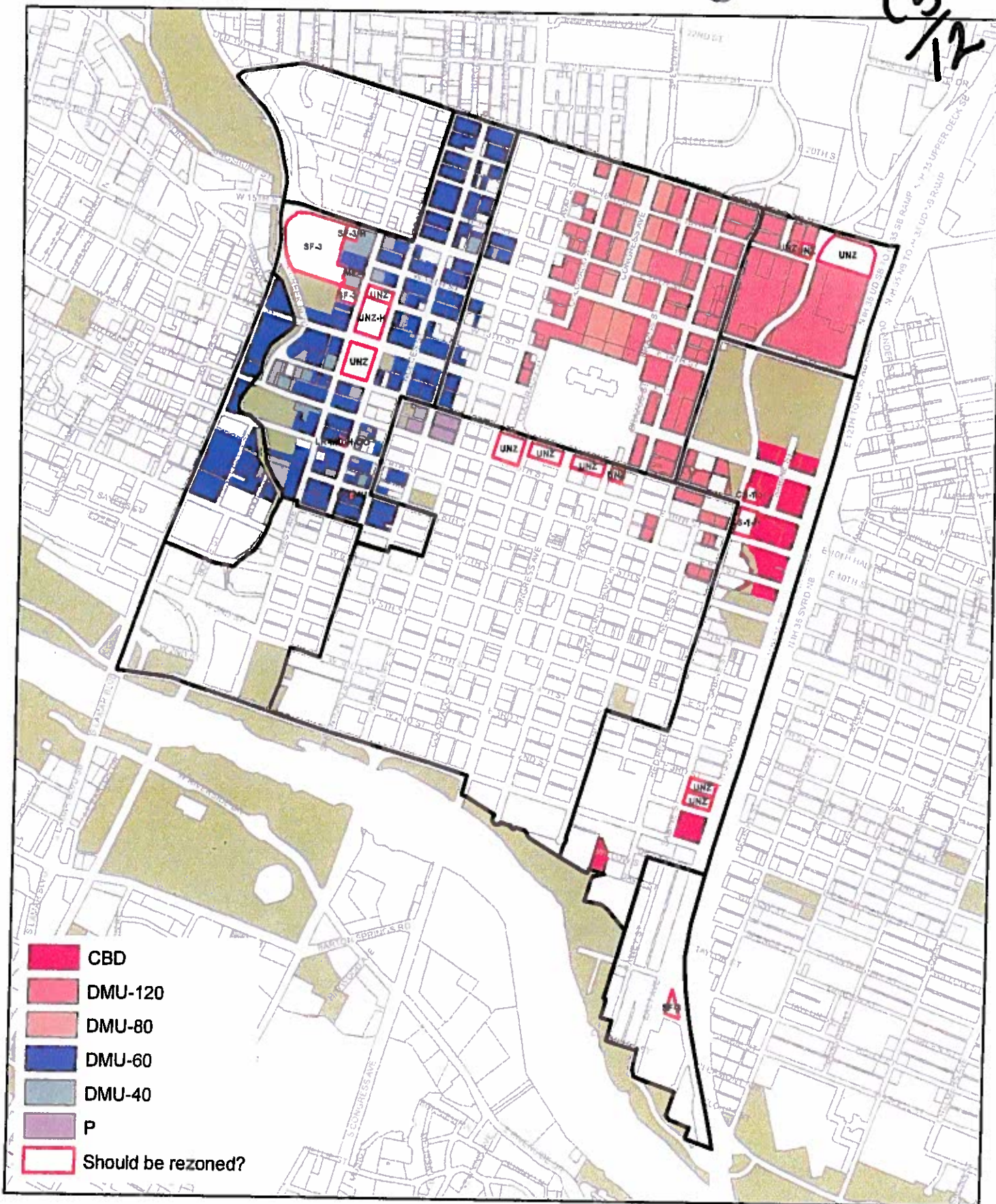
## Height Determination Worksheet

Important: Select the Viewpoint/Corridor Name (below) FIRST.

Viewpoint/Corridor Name	Review Site	VP Elevation	Distance from Cap to Review Site Point	RS Elevation (approx.)	a 653 - VP Elev.	b Distance VP to Cap	$\tan \theta$ a/b	b' Distance VP to RS	a' $\tan \theta$ times b'	Max. Elev. VP Elev. + a'	h Max. Elev. - RS Elev. (approx.)
Barton Creek Pedestrian Bridge - 1	a	445	3350	472	208	8465	0.0246	5115	125.83	570.83	96.83
Barton Creek Pedestrian Bridge - 1	b	445	3600	460	208	8465	0.0246	4805	119.68	564.68	104.68

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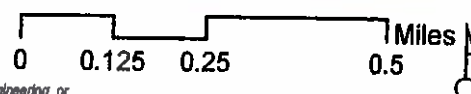


## DAP Proposed Zoning Changes



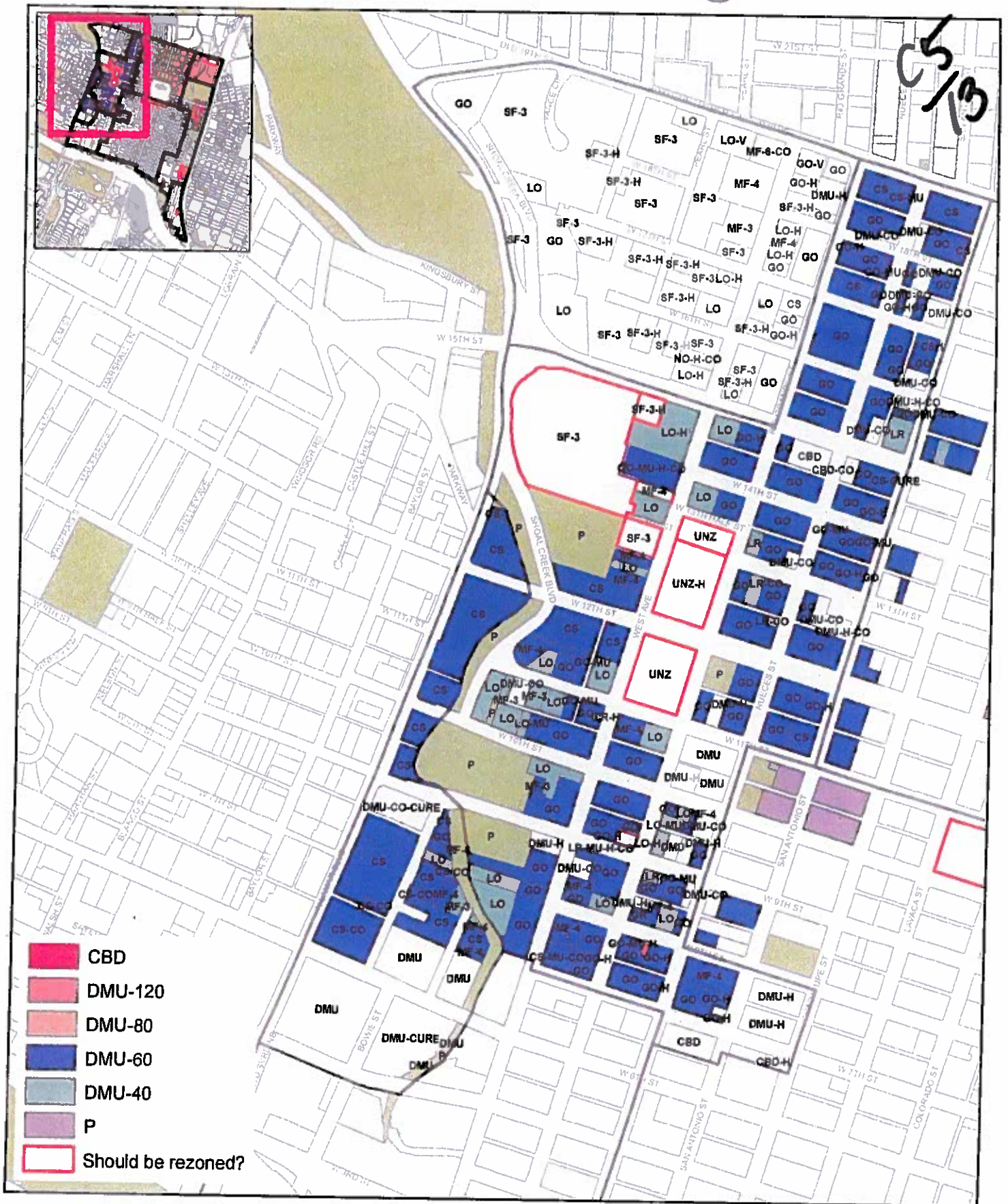
PLANNING AND  
DEVELOPMENT REVIEW  
DEPARTMENT

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9/10/2012





## DAP Proposed Zoning Changes



PLANNING AND  
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DEPARTMENT

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## Company

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### Company Information



Cirrus Logic, Inc. is a premier supplier of high-precision analog and digital signal processing components for audio and energy markets.

Founded in 1984, Cirrus Logic excels at developing complex chip designs where feature integration and innovation is a premium. Cirrus Logic has more than 1,000 patents that are key to

our more than 700 products serving more than 2,500 end customers globally, through both direct and distributor-based channel sales.

The company's headquarters are in Austin, Texas, with international locations in Europe, China and Japan. In June 2012 Cirrus Logic relocated to our [new headquarters building](#) at 800 West 6th Street in downtown Austin.

### Current News

November 20, 2012

[Cirrus Logic Announces \\$200 Million Share Repurchase Program](#)

November 7, 2012

[Cirrus Logic To Move Motor Control IC Team to Austin Headquarters](#)

October 31, 2012

[Cirrus Logic Reports September Quarter Revenue Up 81 Percent Year-Over-Year to \\$194 Million](#)

[Company Guides December Quarter Revenue Up More than 120 Percent Year-Over-Year](#)

October 29, 2012

[Cirrus Logic Reschedules Q2 Earnings Release to Oct. 31 Due to Severe Weather](#)

October 25, 2012

[Cirrus Logic Named One of Best Companies to Work for in America for Second Consecutive Year](#)

[Austin-Based Semiconductor Company on Nationally Recognized List by Great Place to Work Institute](#)

Visit our [News Archive](#)

**Please note:** Cirrus Logic routinely posts all important information on its website, including financial results and projections on its [Investor site](#). Many of the materials available are dated materials that reflect Cirrus Logic's thoughts as of that date. Cirrus Logic undertakes no obligation to update or revise these materials.

### National Awards



### State Awards



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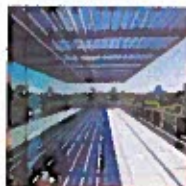
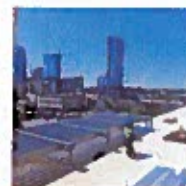
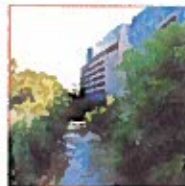
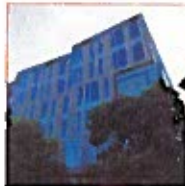
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### New Headquarters Building



In January 2011, Cirrus Logic began construction on its new corporate headquarters in downtown Austin at 800 West 6th Street, intersecting West Avenue. The new facility is approximately 135,000 square feet and accommodates up to 500 employees at full capacity. The building was certified for occupancy and headquarters staff were transitioned to their new offices in June 2012.

#### Week of May 14, 2012

**Week of April 2, 2012****Week of February 27, 2012****Week of December 26, 2011**

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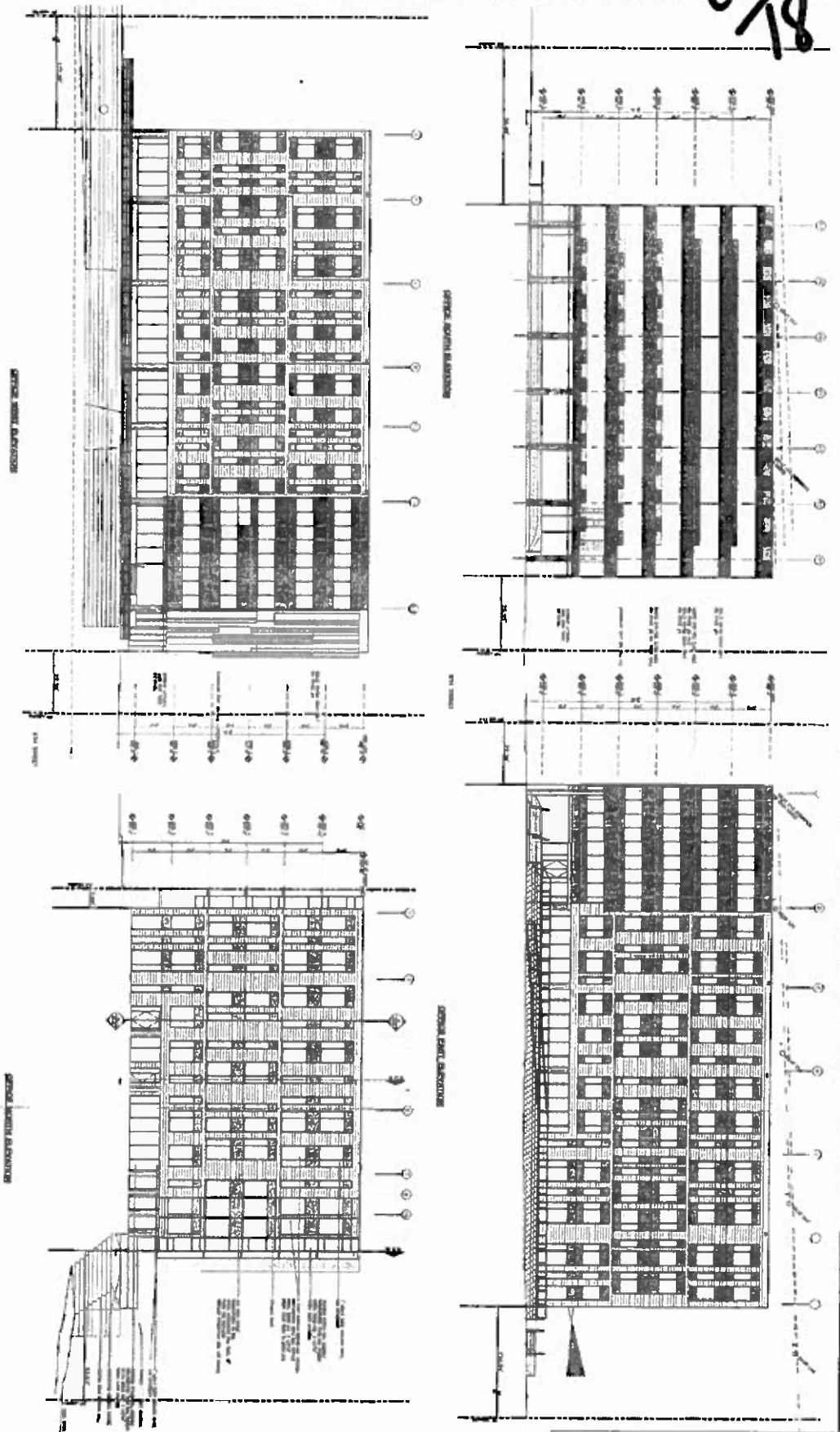






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PROJECT NO. 1448-02.30  
 SHEET 24 OF 43  
 DATE PLOTTED: 03/25/08  
 FILE: C:\Users\jdoyle\Documents\Shoal Creek Offices\Shoal Creek Offices.dwg  
 DRAWN BY: JDOYLE  
 CHECKED BY: JDOYLE  
 PROJECT NO. 1448-02.30

SHOAL CREEK OFFICES  
 800 WEST 6TH STREET  
 FORTIS COMMUNITIES-AUSTIN, LP.

ARCHITECTURAL  
 ELEVATIONS

**Bury Partners**  
 ENGINEERING SOLUTIONS  
 201 West 6th Street, Suite 200  
 Austin, Texas 78701  
 Tel: (512) 200-0001 Fax: (512) 200-0002  
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**ORDINANCE NO. 20050728-Z021**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 WEST 6<sup>TH</sup> STREET, 602, 606, AND 700 WEST AVENUE FROM GENERAL OFFICE (GO) DISTRICT AND DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE- CONDITIONAL OVERLAY-CENTRAL URBAN REDEVELOPMENT DISTRICT (DMU-CO-CURE) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district and downtown mixed use (DMU) district to downtown mixed use-conditional overlay-central urban redevelopment district (DMU-CO-CURE) combining district on the property described in Zoning Case No. C14-05-0040, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-6, Outlot 1, Division E, J.H. Robinson Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 800 West 6<sup>th</sup> Street, 602, 606, and 700 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

The maximum height of a building or structure or portion of a building or structure is 136 feet.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_  
July 28, 2005

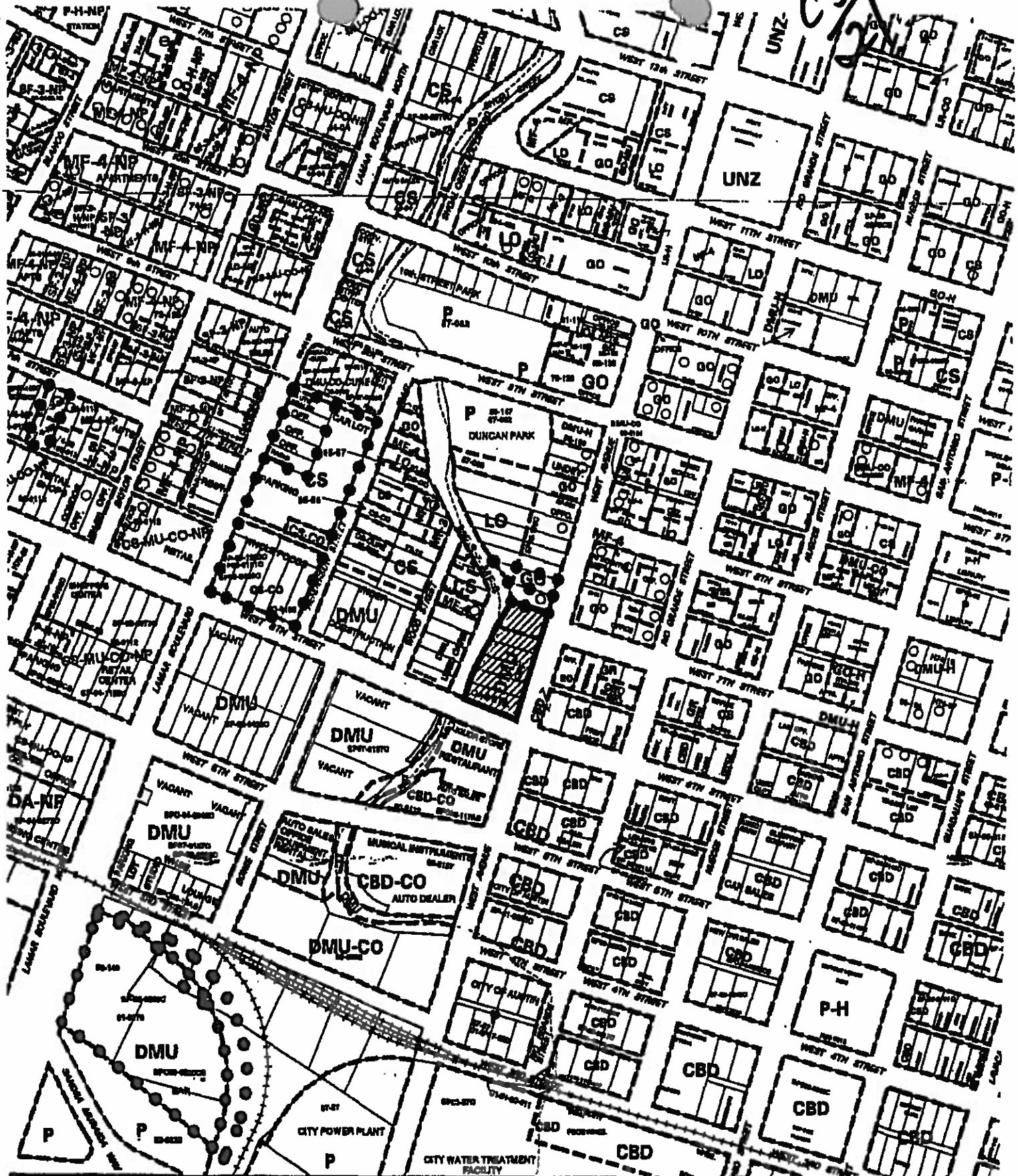
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§  
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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk





	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: T. BOLT</p>	<p><b>ZONING EXHIBIT A</b></p> <p>CASE #: C14-05-0040</p> <p>ADDRESS: 800 W 6TH ST</p> <p>SUBJECT AREA (acres): 1.337</p> <p>DATE: 05-07</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H22</p>
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C6/22

**Date:** Feb 1, 2013  
**To:** Clark Patterson, Case Manager  
**CC:** Alex Reyna, P.E., PTOE | Bury+Partners  
**Reference:** TIA Final Memo C14-2012-0083 (Cirrus Logic)

Cirrus Logic development is located at the northwest corner of 6<sup>th</sup> Street and West Avenue in Austin, Texas. The development will include additional Single Tenant Office Building Space to existing land uses (currently under construction). The existing uses include Single Tenant Office, a Research and Development Center, and a Quality Restaurant. Access to the development will be provided by previously approved driveways on West Avenue. The proposed development is anticipated to be completed by 2013.

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Cirrus Logic dated June, 2012 and revised in October, 2012, prepared by Alex Reyna, P.E. of Bury and Partners and offer following comments:

### TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 3,124 unadjusted average daily trips (ADT) and 2,812 adjusted ADT upon build out. The table below shows the adjusted trip generation by land uses for the proposed development.

SUMMARY OF ADJUSTED DAILY AND PEAK HOUR TRIPS						
Proposed Land Use	Size (SF)	24-Hour Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single Tenant Office	60,977	635	88	11	14	81
Research & Development Center	70,133	512	64	14	10	58
Quality Restaurant	10,394	842	0	0	47	23
Phase I Total		1,989	152	25	71	162
Single Tenant Office	79,023	823	113	14	19	104
Phase II Totals		823	113	14	19	104
Project Total		2,812	265	39	90	266



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## ASSUMPTIONS

1. A transit reduction of ten percent was assumed for all site-generated trips, during each peak period.
2. A 2% annual growth rate was assumed for this project.

## EXISTING AND PLANNED ROADWAYS

**6<sup>th</sup> Street:** 6<sup>th</sup> Street is currently classified as a 4-lane one-way arterial which provides westbound movements in the vicinity of the project. There are no planned improvements for 6<sup>th</sup> Street. City of Austin traffic counts (2009) on 6<sup>th</sup> Street, west of Baylor Street (west of the project), recorded approximately 21,319 vehicles per day (vpd).

**5<sup>th</sup> Street:** 5<sup>th</sup> Street is currently classified as a 4-lane one-way arterial which provides eastbound movements in the vicinity of the project. There are no planned improvements for 5<sup>th</sup> Street. City of Austin 2011 traffic counts on 5<sup>th</sup> Street, west of Rio Grande Street, recorded approximately 19,492 vpd.

**West Avenue:** West Avenue is currently classified as a 2-lane undivided collector providing north-south movements in the vicinity of the project. Based on 24-hour bi-directional tube counts obtained by Bury in May 2012, the estimated average daily traffic (ADT) along West Avenue is 1,889 vpd.

## INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed the five (5) existing intersections and two (2) Proposed Site Driveways (Driveway B being the fourth approach to an existing intersection at 7<sup>th</sup> Street and West Avenue). The results are summarized in the table below:

INTERSECTION LEVEL OF SERVICE						
Intersection	2012 Existing LOS		2013 Forecasted LOS		2013 Site+ Forecasted LOS	
	AM	PM	AM	PM	AM	PM
5th Street and West Avenue	B	B	B	B	B	B
6th Street and West Avenue	B	B	B	B	B	C
7th Street/Driveway B and West Avenue	A	A	A	A	A	A
8th Street and West Avenue	A	A	A	A	A	A
9th Street and West Avenue	A	B	B	B	B	C
Driveway A and West Avenue					A	A

## RECOMMENDATIONS

The intersection operates at an acceptable level of service upon build-out, therefore no improvements are recommended at this time.

1. City of Austin Transportation Department Signals Division has approved the TIA.
2. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

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



Sangeeta Jain, AICP  
Development Services Process Coordinator  
LUR Division, Planning and Development Review Dept.



**706 West Avenue Association**

**&**



**January 16, 2013**

Clark Patterson, Case Manager  
Planning & Development Review Department, City of Austin

**RE: C14-2012-0083 - 800 W. 6th Street, 602, 604, 606, 700 and 702 West Avenue ("Property")**  
Existing Zoning: DMU-CO-CURE & LO-GO  
Proposed Zoning: DMU-CURE & DMU

Dear Mr. Patterson, CoA Case Manager:

The boards of the directors of the 706 West Avenue Association (West Ave HOA) and the Original Austin Neighborhood Association (OANA) jointly submit this letter. Our organizations have met with the applicant's representatives numerous times since August of 2012 in an effort to come to a mutual agreement. We ask that this case be postponed because the applicant's intended uses for the Property relate to and anticipate the applicant's larger campus plan, which will involve other nearby properties that are not today a part of this current zoning case.

The applicant's initially requested us to support its plans to build a 79,133 square foot office building on this property (see attached July 10, 2012 letter from Armbrust & Brown), which uses we supported. However, the applicant's plans have evolved into a larger concept. They now desire rezoning in order to build a large central parking garage intended to serve several existing and future office buildings apparently. The applicant has acquired at least two other properties nearby and has expressed its desire to plan a campus for its employees as close to its existing office headquarters building as possible.

We believe the proposed rezoning for the applicant's current intended use should be evaluated along with applicant's additional planned developments nearby in order to fairly evaluate this rezoning request. West Ave HOA and OANA share common goals in this respect and want to forge a collaborative relationship with the applicant that will lead to a greater common outcome ([click here to view the OANA goals](#)).

Therefore, West Ave HOA and OANA respectfully request that the Planning Commission direct the applicant, West Ave HOA and OANA to defer action on this current zoning request, and ask that the applicant meet and aggressively explore a campus plan concept that meets the applicant's objectives while preserving and enhancing our neighborhood's objectives, and reschedule this agenda item to be considered substantively at its February 12<sup>th</sup> meeting.

Sincerely,

and

Ted Siff, OANA President

**OANA Board of Directors**

**Ted Siff, President, Albert Stowell, Treasurer**  
**Blake Toilett, Secretary, Karen Armstrong, Tom Borders**  
**Ray Canfield, Rick Hardin, John Horton, Paul Isham**  
**Perry Lorenz, Bill Schnell**

Wesley Shackelford, West Ave HOA, President

**West Ave HOA Board of Directors**

**Wesley Shackelford, President, Mark Holzbach,**  
**Treasurer & Secretary, Karen Armstrong,**  
**Joe Bryson, Darren & Michelle Crystal,**  
**Dana Frills-Hansen, John McCall**

**Post Office Box 1282**

**Austin, TX 78767**

**[www.originalaustin.org](http://www.originalaustin.org)**

**706 West Avenue**

**Austin, TX 78701**

**Patterson, Clark**

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**From:** Ted Siff <[REDACTED]>  
**Sent:** Wednesday, January 16, 2013 10:23 PM  
**To:** Patterson, Clark  
**Cc:** Wesley Shackelford  
**Subject:** C14-2012-0083 - OANA & 706 West Ave HOA joint letter  
**Attachments:** Jt OANA West Ave HOA ltr re 602-702 West 1.16.13.pdf; Amanda Morrow 7.10.2012 ltr to Planning re zoning of Tract 1 and 2 to add 80m of office etc.pdf

CS/ve

Dear Clark,

We have attached a joint letter from OANA and 706 West Ave HOA, as well as the July 10, 2012 letter from Armbrust & Brown which describes the applicant's original intended uses that generated this zoning request.

We respectfully request that you make both of the attached letters as well as this email message part of the backup for this Planning Commission agenda item.

The joint letter supersedes all previous communication our organizations have had with your office on this zoning case.

Please contact either of us if you have any questions.

**Ted Siff, President**  
**Original Austin Neighborhood Assn. (OANA)**  
[www.originalaustin.org](http://www.originalaustin.org)  
512-657-5414

and

**Wesley Shackelford, President**  
**706 West Avenue Association (706 West Ave HOA)**  
(512) 699-6683



## 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.austintexas.gov](http://www.austintexas.gov)

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: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

BEN PROCTER

Your Name (please print)

705 W. 8th

Your address(es) affected by this application

BEN PROCTER

Signature

Daytime Telephone: 294-9712

12/4/12

Date

Comments: APPLICANT IS SEEKING TO VACATE EXISTING COS.

COS) WERE INSTITUTED, HOWEVER, FOR A PURPOSE. MY

CONCERNS ARE 1) WHAT SPACED OUTLY ARE THE COS,

2) WERE COS KNOWN AT TIME OF PROPERTY DEVELOPMENT,

3) WHY ARE COS NOW UNACCEPTABLE AND

4) WHAT IS IMPACT TO NEARBY PROPERTIES.

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

C5  
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Case Number: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

James Powell  
Your Name (please print)

115 West Ave; 117 West Ave

Your address(es) affected by this application

*[Signature]*

Signature

Dec 11, 2012

Date

Daytime Telephone: 417-9939

Comments:

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

C5/28



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Case Number: C14-2012-0083

Contact: Clark Patterson, 512-974-7691

Public Hearing: Dec 11, 2012, Planning Commission

Jan 17, 2013, City Council

Karen L. Armstrong

Your Name (please print)

706 B West Ave

Your address(es) affected by this application

Karen L. Armstrong

Signature

12-1-2012

Date

Daytime Telephone: 512-762-0966

Comments: We did not object to Carrishley's first charge  
re-request b/c they PROMISED Not to build  
what they plan to now! My Condo has already  
suffered cracks, dust, shifting, noise & lack of view  
& sunlight. This new bldg will block 100% of  
the daylight from my Unit & significantly reduce  
the value of this once prime residential location.  
All the items promised by Carrishley have been  
cancelled. They do not need to further degrade  
the neighborhood for longtime residence!

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

C5  
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Austin, 10, Dec, 2012

CS  
30

I object to cure on the land currently zoned  
LO and GO ("Track 2" in the city notice)  
because I object to any new construction there  
that would exceed 60 feet in height.

α

Don Dixon