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MEMORANDUM

TO: Dave Anderson, Chairperson
Planning Commission Members

FROM: Sherri Sirwaitis
Planning and Development Review Department

DATE: April 17, 2013

RE: C14-2012-0140 (Street and Bridge District Office) Postponement Request

The staff would like to request a postponement of the above mentioned case to June 25, 2013. The staff is asking for this postponement to schedule a meeting between the applicant and all interested parties in this case including the neighborhood associations, the neighborhood contact team and the adjacent property owners. The staff is requesting a 60-day postponement because we would like to make sure that everyone is included in this process and is available to attend a proposed City facilitated meeting. The staff understands every ones position on this rezoning request.

The postponement request was made in a timely manner and meets the Planning Commission's policy.

ZONING CHANGE REVIEW SHEET

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CASE: C14-2012-0140
(Street and Bridge District Office)

P.C. DATE: January 22, 2013
February 12, 2013
April 23, 2013

ADDRESS: 3511 Manor Road

AREA: 2.59 acres

OWNER/AGENT: City of Austin (Peter Davis)

FROM: LO-V-NP, GR-NP, GR-V-NP

TO: CS-MU-CO-NP

NEIGHBORHOOD PLAN AREA: JJ Seabrook/East MLK Combined

TIA: Is not required

WATERSHED: Tannehill Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SUMMARY STAFF RECOMMENDATION:

Staff recommendation is to grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, subject to the following conditions:

1. A six-foot wood privacy fence is required along interior and rear property lines.
2. Vehicular traffic to Greenwood Avenue and Pershing Drive is prohibited.
3. Vehicular traffic generation will be limited to less than 2,000 trips per day.
4. All site development standards shall be reduced to match GR- community commercial standards, instead of CS standards. This includes:
 - a. Building Coverage: Maximum 75%
 - b. Impervious Coverage: Maximum 90%
 - c. Floor to Area Ratio (FAR): 1:1
5. The permitted land uses on the property shall be reduced to match GR land uses, with the following exceptions. The following land uses shall be permitted:
 - a. Construction sales and services
 - b. Vehicle storage
 - c. Maintenance and service facilities
6. The Applicant will enter into a Development Agreement with JJ Seabrook Neighborhood Association, adopting the conditions listed in Exhibit A (Please see attached Exhibit A- Neighborhood Conditions).

ISSUES:

The City of Austin Public Works Department purchased the subject property in 2009 intending to use the site as a maintenance & service facility for its Street & Bridge Division. This is not a permitted land use in GR zoning, the existing zoning on the property. In March, 2012, City staff received an inquiry from an area resident regarding possible violation of zoning code. Code Compliance Department investigated, and a code violation was filed. Public Works staff began working with Planning & Development Review Department (PDRD) staff in April, 2012, and filed applications for a neighborhood plan amendment and rezoning in July and November, 2012. Neighborhood concerns include land use, noise, dust, truck traffic through residential areas, and the continuation of the existing land use into the future.

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The staff received a petition from adjacent property owners who are opposed to any changes to the existing LQ-V-NP, GR-V-NP, GR-NP zoning on the site (Please refer to attached Exhibit B-Petition). This petition is valid at 36.75 % and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:
 - (a) included in the proposed change; or
 - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.

PLANNING COMMISSION RECOMMENDATION:

1/22/13: Postponed at the staff's request to February 12, 2013 on consent (8-0, J. Stevens-absent); J. Nortey-1st, R. Hattfield-2nd.

2/12/13: Postponed at the applicant's request to April 23, 2013 on consent (8-0, A. Hernandez-absent); D. Dhimenti-1st, J. Stevens-2nd.

DEPARTMENT COMMENTS:

Property Location:

The subject property is located on the south side of Manor Road across from the Mueller PUD. The subject property has frontage on Manor Road, Pershing Drive and Greenwood Avenue. The portion of the property that is adjacent to Manor Road is zoned Community commercial-Vertical-Neighborhood plan (GR-V-NP) combining district, and is occupied by an administrative office building and some parking. The remainder of the property is zoned Community commercial-Neighborhood plan (GR-NP) combining district, and is used for truck parking, materials storage, and other uses. Immediately west of the property is a lot zoned LO-V-NP, used as professional offices. Further west, across Greenwood Avenue, are properties zoned GR-V-CO-NP and used as church; and SF-3-NP properties used as residences. To the south, across Pershing Drive, are properties zoned LO-MU-NP and SF-3-NP, and developed with a mix of uses including administrative & business offices and residences. Immediately east of the subject property is a vacant car lot, zoned GR-V-NP. Further east, across E.M. Franklin Avenue, are properties zoned GR-V-NP, GR-NP, and CS-MU-CO-NP. Land uses include medical offices, church, professional offices, and machine repair shop.

Property History:

The subject property was zoned GR in 1983, in accordance with Zoning Ordinance No. 831020-D. This zoning case also included a site plan that showed a hotel development on the property. (Please refer to Exhibit C-Zoning Site Plan). The hotel was never constructed. Over the years, the land uses and site layout have changed several times. City records show that the following uses have existed and/or been permitted on the subject property: Offsite parking facility, Automotive rental, Automotive sales, Vehicle storage (Towing), Automotive washing, and Day care. Public Works leased the property in 2006, and purchased it in 2009.

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The Public Works Department purchased the subject property in 2009 intending to use the site as a maintenance & service facility for its Street & Bridge Division. This is not a permitted land use in GR zoning, the existing zoning on the property. In February, 2011, Public Works Department staff submitted a Site Development Exemption Request for a change of use with no associated construction. The request identified the existing land use as Daycare and the proposed use as Office/Business, and the exemption was approved. (Please refer to Exhibit D-Site Plan Exemption). The exemption was sought to accompany building plans for an extensive building remodel on the property.

In March, 2012, City staff received an inquiry from an area resident regarding possible zoning code violations. Code Compliance investigated, and a code violation was filed. Public Works staff began working with Planning & Development Review Department (PDRD) staff in April, 2012, and filed applications for a neighborhood plan amendment and rezoning in July and November, 2012. The goal of these applications is to bring the property into compliance with zoning requirements and address other neighborhood concerns. Neighborhood concerns include land use, noise, dust, truck traffic through residential areas, and the continuation of the existing land use into the future. The applicant has met with neighborhood representatives to discuss concerns, and the items listed in the recommended conditional overlay reflect many of the neighborhood requests, as well as City staff-generated recommendations. There is still significant neighborhood concern about the property, and correspondence from nearby property owners and residents is attached. (Please refer to Exhibit E-Correspondence).

Existing & Proposed Land Uses:

The overall land use on the property is Maintenance & Service Facility, which is defined by the LDC as, "the use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities." This land use is also classified as civic in nature, and is permitted in CS zoning. If the existing and proposed land uses at the Street & Bridge District Office are broken down into their individual components as commercial land uses, however, they would be classified as follows:

- Administrative and business office- The 3,500 sq. ft. building adjacent to Manor Road is used as a District Office.
- Construction sales and services- Outdoor storage of roadway repair materials (gravel, etc.) and other bulk items trigger this category.
- Vehicle storage- The presence of heavy trucks and machinery on the property trigger this category.

While office use is permitted in GR zoning, construction sales & services and vehicle storage uses are not. The most restrictive commercial zoning category that permits either of these uses is CS.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO-V-NP, GR-NP, GR-V-NP	Maintenance & service facility
North	PUD	Mueller PUD, Open space
South	LO-MU-NP, SF-3-NP	Administrative & business office, residential
East	GR-V-NP, GR-NP, CS-MU-CO-NP	Vacant, Medical office, Religious assembly, Professional office, Equipment repair services
West	LO-V-NP, GR-V-CO-NP, SF-3-NP	Professional office, Religious assembly, Residential

RELATED CASES:

Neighborhood Plan Amendment NPA-2012-0015.01 was filed in conjunction with the proposed rezoning because PDRD originally advised the Applicant to request P- Public zoning for the property. Based on discussions with JJ

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Seabrook Neighborhood Association, PDRD Director Greg Guernsey has advised that CS- General commercial services is an alternative that could satisfy the neighborhood association's request that Public Works seek a zoning category that will not preclude future private sector redevelopment of the property. If CS-MU-CO-NP is granted for the property, an NPA will not be required, because it will not conflict with the FLUM designation of Mixed Use.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Manor Road	Varies	MAU 4	Arterial	No	#20	# 42
Pershing Dr.	100'	2 @ 24'	Collector	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

JJ Seabrook Neighborhood Association
 E. MLK Combined Neighborhood Association
 Mueller Property Owners Association
 Mueller Master Community, Inc.

E. MLK Combined Neighborhood Contact Team
 Senate Hills Homeowners Association
 Mueller Neighborhood Association

SCHOOLS:

Maplewood Elementary School

Kealing Middle School

McCallum High School

CITY COUNCIL DATE: February 28, 2013

ACTION: Postponed on consent to May 23, 2013 at the staff's request (7-0); Council Member Spelman's motion, Mayor Pro Tem Cole's-2nd.

May 23, 2013

ACTION:

ORDINANCE READINGS: 1st

2nd

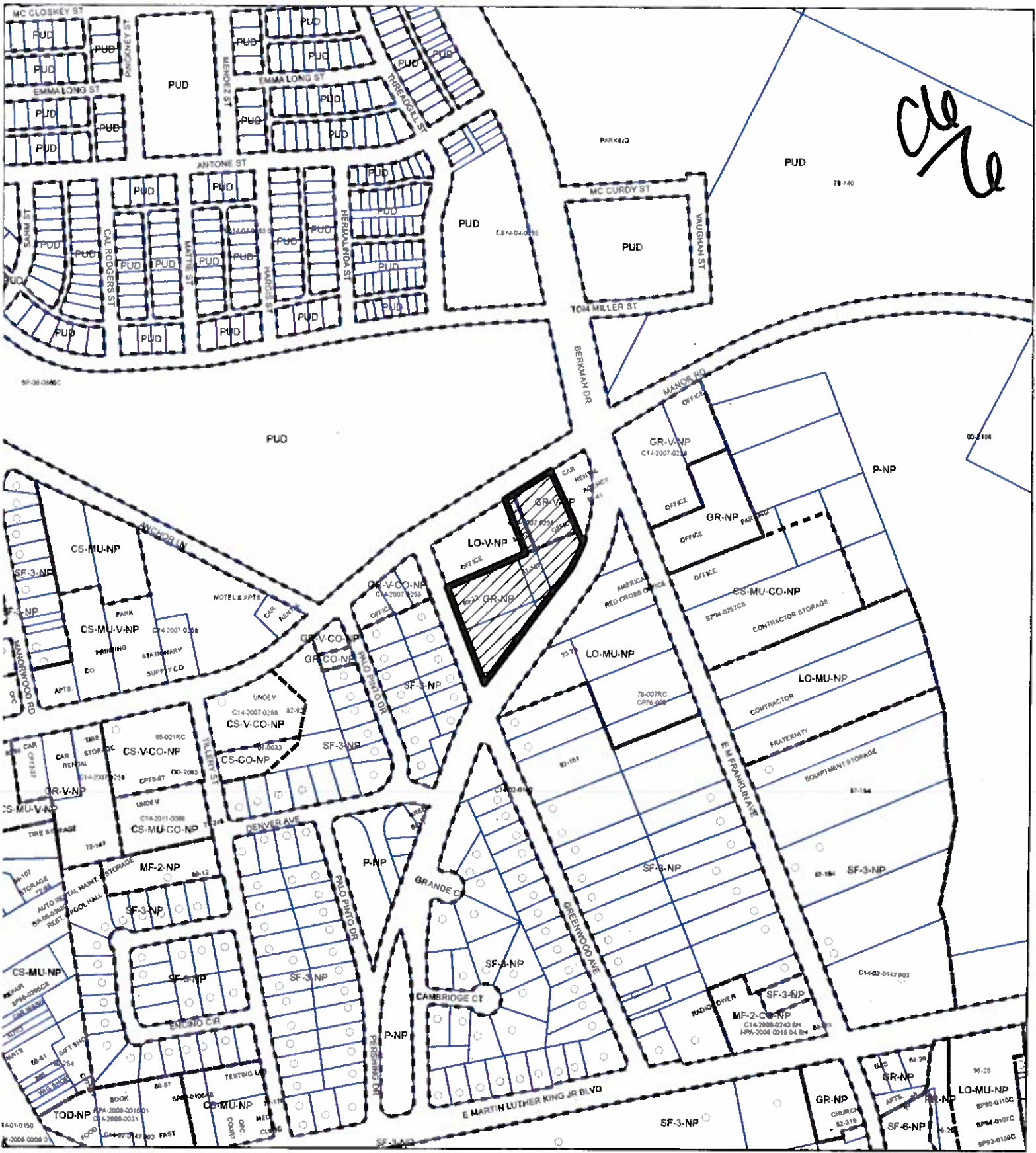
3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin

PHONE: 974-2122

e-mail: heather.chaffin@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0140

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.



1" = 400'



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SUMMARY STAFF RECOMMENDATION:

Staff recommendation is to grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, subject to the conditions listed on Page 1 of this report. Staff believes this is the most viable option to bring the current land use into compliance with all City regulations, while meeting as many neighborhood concerns as possible. While it may be ideal to relocate in the future, it is not viable to terminate operation of the Maintenance & Service Facility without an alternate location identified for this use.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

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.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill 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 sq. ft. 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.
4. According to flood plain maps there is no flood plain 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 was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

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TR3. Manor Road is classified in the Bicycle Plan as Bike Route # 42. Pershing Drive is not classified in the Bicycle Plan.

TR4. Capital Metro bus service (Route No. 20) is available along Manor Road. No Capital Metro bus service is available along Pershing Drive.

TR5. There are existing sidewalks along Manor Road. There are no existing sidewalks along Pershing Drive.

TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Manor Road	Varies	MAU 4	Arterial	7,593
Pershing Dr.	100'	2 @ 24'	Collector	5,980

Water and Wastewater

FYI: No comments.

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DRAFT PROPOSED CONDITIONS**Future use of site:**

- Public Works will perform a real estate search of available comparable properties within ½ mile of 3511 Manor Road on a yearly basis.
- If a comparable site is found within a ½ mile radius of 3511 Manor that will accommodate PWD's maintenance of local ROW with no significant increase to emergency response time, funding is provided to purchase the site and construct necessary facilities, and City Council approves purchase and relocation, then Public Works will relocate daily local repair and emergency operations to newly acquired site.
- It is the goal of PWD to provide new facilities that are safe and healthy for our crew located at 3511 Manor Road. Any new construction will comply with the current requirements of Subchapter "E" Commercial Design Core Transit Corridor standards. New construction will achieve LEED Silver or better. New office structures will be designed to accommodate, with reasonable renovation, future uses compatible with neighborhood plan. The new office structure and shell will consider in its design the future renovation of the building into office, retail or restaurant.
- Future development of site will concentrate structures and impervious coverage to the north east portion of the site and seek to minimize structures and impervious coverage on the south west side of the property. Landscape and natural water quality measures (rain gardens, bio-swales, and other applicable environmentally sensitive BMP's) will be maximized on the south west portion of the property.

For normal daily operations:

- PWD will limit hours of operation to Monday-Friday between the hours of 7:00-7:00
- PWD will exit onto Manor Road and will use E.M. Franklin or Airport Blvd. to avoid cutting through neighborhood for southern destinations.
- PWD will limit material storage to the minimal amounts required to perform local minor repairs and address emergency situations. All materials will be contained in enclosures and covered.
- PWD will add water as necessary to minimize dust when moving stored materials.
- PWD will back vehicles into parking spaces at the end of the work day to eliminate backing warning noise in the morning.
- Waste materials collected in response to citizen requests or from normal operations will be contained temporarily in specific dumpsters (not dumped on the ground) to be recycled or disposed of in authorized landfill as appropriate.

For emergency operations:

- As required for emergency situations all above restrictions are waived, but for a limited time.
- Waived conditions of normal operation shall not be waived for a period exceeding 2 weeks from the date at which the emergency operations were engaged.

Exhibit B

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PETITION

Case Number: **C14-2012-0140**

Date: 2/21/2013

Total Square Footage of Buffer:	458124.95
Percentage of Square Footage Owned by Petitioners Within Buffer:	36.75%



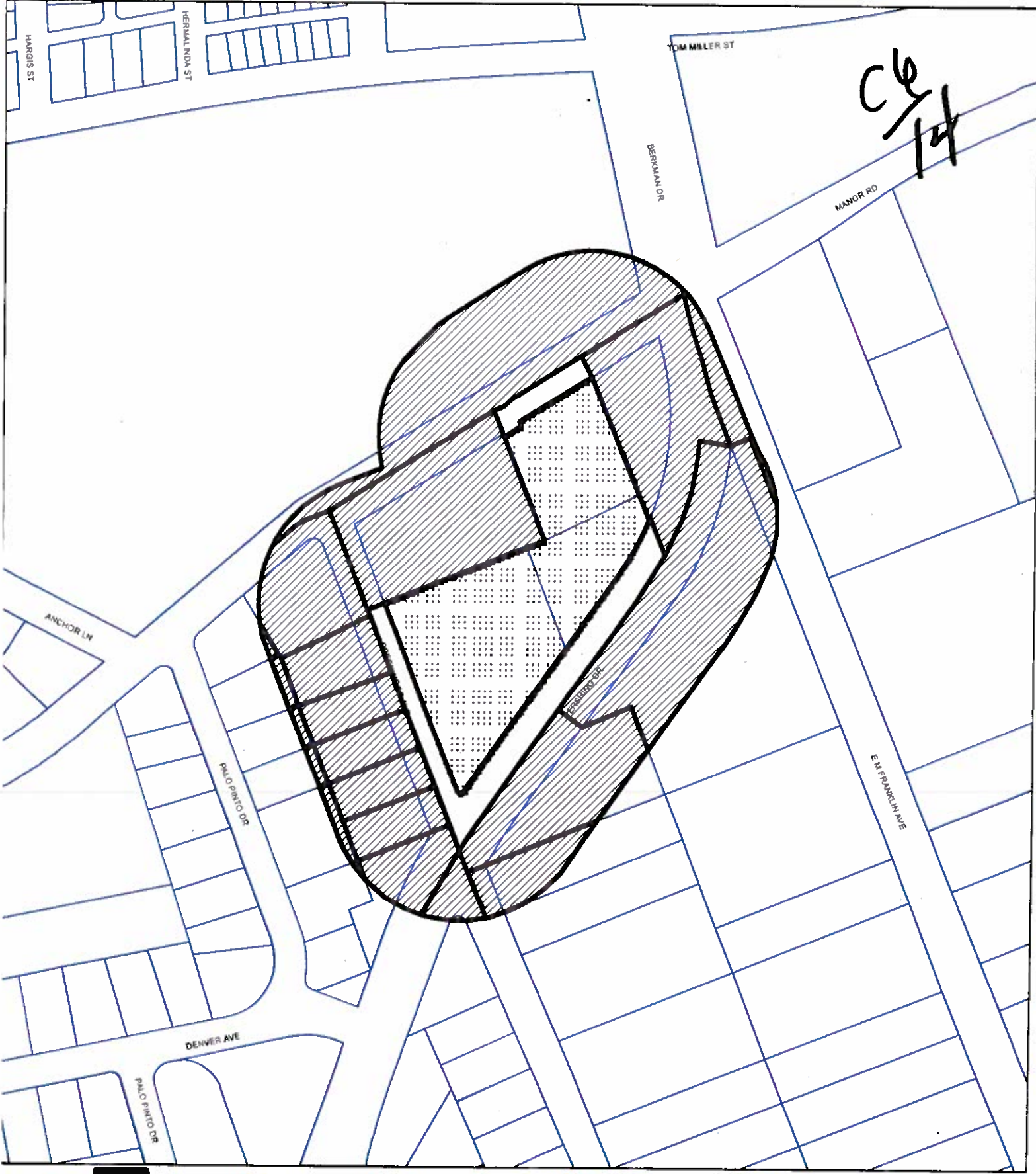
Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. 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.

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#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0212150814	2203 PALO PINTO DR 78723	ALEXANDER JOHNNIE B & ILESTA	no	154.06	0.00%
2	0213170117	3601 MANOR RD 78723	ALLIANCE AUSTIN LLC	yes	7692.73	1.68%
3	0212150813	2205 PALO PINTO DR 78723	BAYER KENNETH D	no	1879.33	0.00%
4	0212150725	2106 GREENWOOD AVE	CALDWELL EDGAR	no	5678.00	0.00%
5	0213160201	2218 PERSHING DR 78723	CITY OF AUSTIN % REAL ESTATE DIVISION	no	71435.14	0.00%
6	0212150816	PERSHING DR 78723	CITY OF AUSTIN % REAL ESTATE DIVISION	no	12366.63	0.00%
7	0213160220	2226 PERSHING DR 78723	CITY OF AUSTIN % REAL ESTATE DIVISION	no	37760.92	0.00%
8	0215161601	3952 1/2 BERKMAN DR 78723	CITY OF AUSTIN P.O. BOX 1088	no	11.61	0.00%
9	0214150503	3401 MANOR RD	CRAFTCORPS INC	yes	513.78	0.11%
10	0214150507	2210 GREENWOOD AVE 78723	GARCIA ARACELY	yes	9921.99	2.17%
11	0212150804	2209 PALO PINTO DR 78723	GINGER ISLE LLC	no	1017.88	0.00%
12	0214150602	3501 MANOR RD AUSTIN 78723	GONZALEZ ISRAEL T % I T GONZALEZ ENGINEERS	yes	58178.84	12.70%
13	0212150807	2204 GREENWOOD AVE 78723	GOURD STUART N	no	10223.99	0.00%
14	0213160221	2201 GREENWOOD AVE AUSTIN 78723	HARPER HENRY D & LILLIE MAE	no	15.97	0.00%
15	0214150502	2213 PALO PINTO DR 78723	JOHNSON LILLIAN M	no	1380.74	0.00%
16	0212150806	2206 GREENWOOD AVE	MCCONICO EVON D	yes	9980.07	2.18%

CLB

		2208				
17	0212150805	GREENWOOD AVE	MCCONICO PETRENELLA	yes	10032.85	2.19%
18	0215131101	MILLER ST	COMMUNITY INC	no	77819.58	0.00%
19	0214150504	RD AUSTIN	CHURCH	no	26022.59	0.00%
			SPIRITUAL ASSEMBLY OF THE BAHAI BAHAIS OF AUSTIN THE % CONQUEST AIRLINES CORP	no	36.20	0.00%
20	0213170116	2215 E M FRANKLIN AVE	STEWART ROSA MRS	yes	13596.57	2.97%
21	0214150506	GREENWOOD				
		2211 PALO PINTO DR 78723	UNDERWOOD JAMES WALKER KENNETH % WALKERS RESOURCES	no	1048.91	0.00%
22	0214150501					
		3515 MANOR RD 78723		yes	46254.57	10.10%
23	0214150604					
24	0213160222	GREENWOOD	ROBERT R	yes	12205.99	2.66%
						Total %
						36.75%



C6/14



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

CASE#: C14-2012-0140

" = 200 '

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Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Exhibit D
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DA-2011-D156

Site Development Exemption Request

Site Address: 3511 MANOR ROAD, AUSTIN 78723
Project Name: STREET & BRIDGE CENTRAL DISTRICT OFFICE
Legal Description: PORTIONS OF LOTS 1, 2, 3, 4, 13, 14 - BLOCK 1 OF CRESTHAVEN
ADDITION, TRAVIS COUNTY, TEXAS
Zoning: GR-NP Watershed: TANNEHILL Flood Plain? ☐ Yes ☒ No
Existing Land Use(s): DAYCARE CENTER
Proposed Land Use(s): OFFICE BUSINESS

Brief /General Description of the Development being sought:

CHANGE OF USE
NO CONSTRUCTION

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to,:

- existing trees
- buildings
- parking areas
- roadways/streets
- all areas of impervious cover levels (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits of construction
- type of construction
- location of construction
- accessible parking
- access route

I, _____, do hereby certify that I am the
(PRINT NAME)
☐ owner ☒ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on-site and protected from the elements at all times.

Peter Davis PETER DAVIS
Signature of Requester PUBLIC WORKS DEPT Date: 02/16/11
CITY OF AUSTIN
Address: 505 BARTON SPRINGS ROAD STE 900 AUSTIN TX 78704
Telephone: 974 7267

Please indicate how you wish to receive a copy of the results of the review:

☐ Mail ☐ FAX: _____ ☐ E-mail: peter.davis@ci.austin.tx.us

Departmental Use Only

Project Name: 3511 Manor Rd		Case Number: DA-2011-0156		Applicant Name: Peter Davis	
☒ If Required	Reviewer	Date	Comments		
☐ Site Plan		2-18-11	☐ SPOC*		
AGM					
☐ Transport		2-18-11	☐ SPOC*		
AGM					
☐ Drainage		2.18.11	☐ SPOC*		
K. Ch...					
☐ Environ		02.18.11	☐ SPOC*		
Sig. Reviewer					
☒ AFD	JML	2/18	N/A		
☒ AWU	MOL	2-18-11	N/A		
☒ Plumbing	MOL	2-18-11	N/A		
☒ AE		2-18-11	N/A		

• SPOC – Single Point of Contact

☐ Approved

☐ Denied

☐ Determined to be a ☐ Revision ☐ New Project

Building permit required? ☐ Yes ☐ No ☐ N/A
Smart Housing Project? ☐ Yes ☐ No

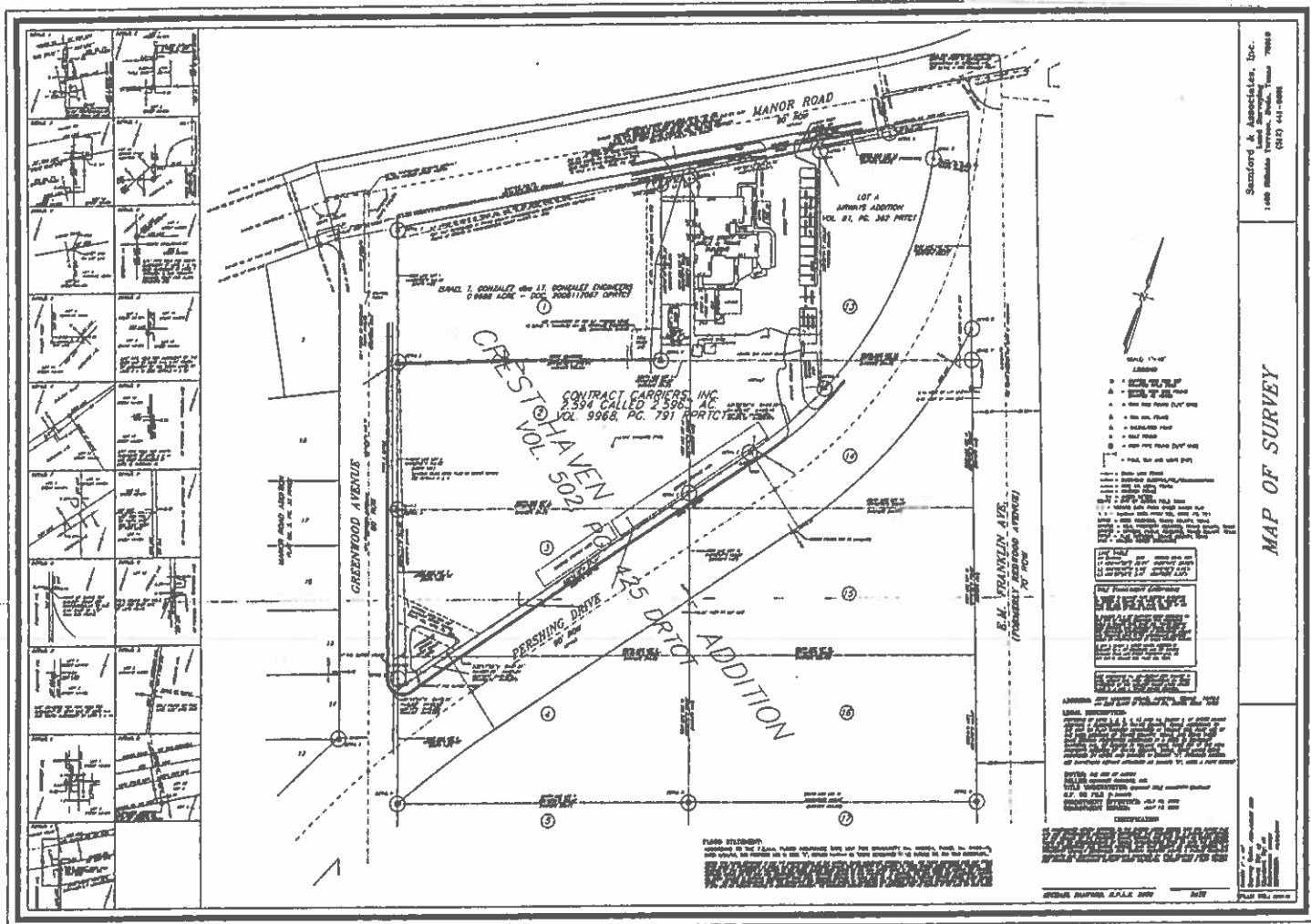
Qualifies for exemption per Section 25-5-2(____)

Check all that apply:

- ☐ Review Fee(s) Not Required
- ☐ Site Plan Correction/ Exemption Review Fee
- ☐ Change of Use Review Fee
- ☐ Phasing Review: _____ phases
- ☐ Landscape Inspection: _____ acres
- ☐ Shared Parking Review

C6/18

9510-110C VI



Standard & Associates, Inc.
1400 Main Street
St. Louis, MO 63103
(314) 441-1000

MAP OF SURVEY

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MAP OF SURVEY

Sanford & Associates, Inc.
Land Surveying
1400 Inland Terrace, Suite 700
Dallas, Texas 75210
(214) 441-0001

Scale: 1" = 40'
North Arrow
Surveyed by: [Signature]
Reviewed by: [Signature]
Date: 10/1/2010

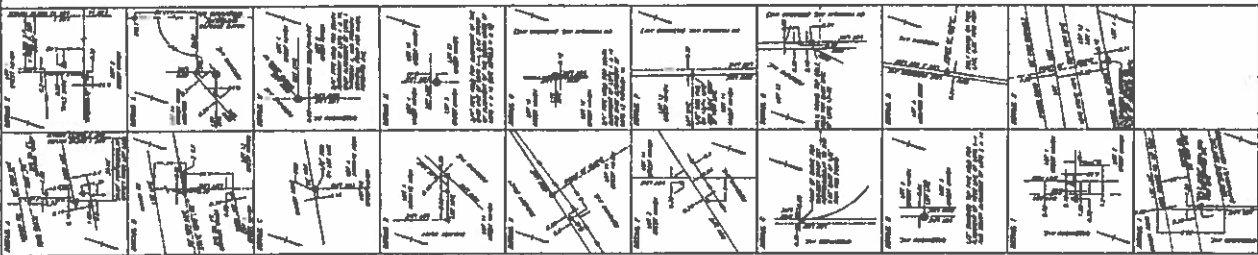
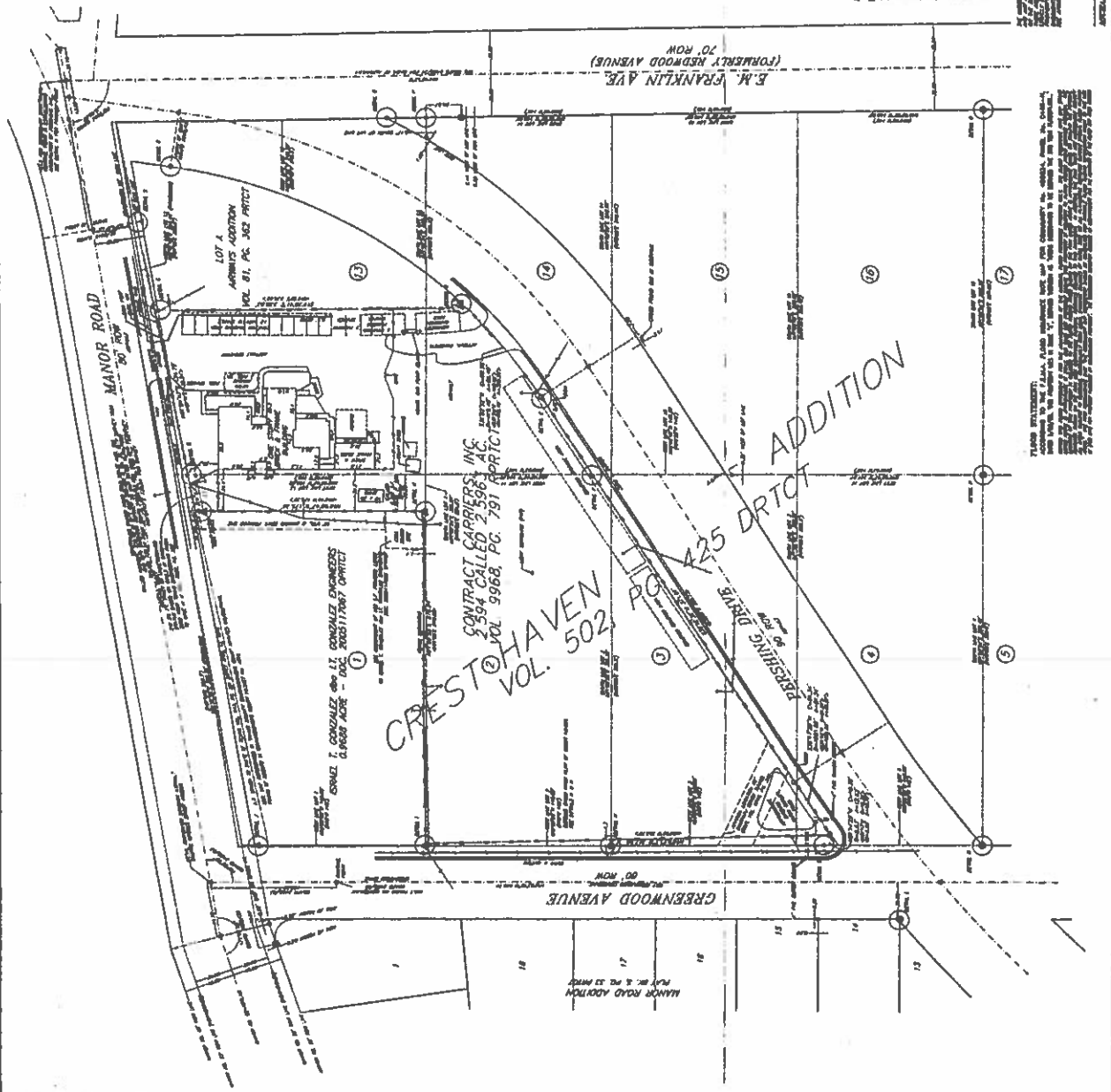
SECTION 1
T.12N. R.10E. S.1E.
COUNTY: TARRANT, TEXAS

CONVEYANCE
TO: [Name]
FROM: [Name]
DATE: 10/1/2010

NOTES:
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909.
2. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE FOLLOWING DATA:
3. THE AREA SHOWN ON THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS OF RECORD.
4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS.
5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS.

LEGEND:
1. BOUNDARY LINE
2. EASEMENT
3. RIGHT-OF-WAY
4. OTHER INTEREST

TABLE 1 - LOT DATA
LOT NO. | AREA (AC) | PERCENT OF TOTAL
1 | 1.25 | 12.50
2 | 1.25 | 12.50
3 | 1.25 | 12.50
4 | 1.25 | 12.50
5 | 1.25 | 12.50
6 | 1.25 | 12.50
7 | 1.25 | 12.50
8 | 1.25 | 12.50
9 | 1.25 | 12.50
10 | 1.25 | 12.50
11 | 1.25 | 12.50
12 | 1.25 | 12.50
13 | 1.25 | 12.50
14 | 1.25 | 12.50
15 | 1.25 | 12.50
16 | 1.25 | 12.50
17 | 1.25 | 12.50
18 | 1.25 | 12.50
19 | 1.25 | 12.50
20 | 1.25 | 12.50
21 | 1.25 | 12.50
22 | 1.25 | 12.50
23 | 1.25 | 12.50
24 | 1.25 | 12.50
25 | 1.25 | 12.50
26 | 1.25 | 12.50
27 | 1.25 | 12.50
28 | 1.25 | 12.50
29 | 1.25 | 12.50
30 | 1.25 | 12.50
31 | 1.25 | 12.50
32 | 1.25 | 12.50
33 | 1.25 | 12.50
34 | 1.25 | 12.50
35 | 1.25 | 12.50
36 | 1.25 | 12.50
37 | 1.25 | 12.50
38 | 1.25 | 12.50
39 | 1.25 | 12.50
40 | 1.25 | 12.50
41 | 1.25 | 12.50
42 | 1.25 | 12.50
43 | 1.25 | 12.50
44 | 1.25 | 12.50
45 | 1.25 | 12.50
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100 | 1.25 | 12.50



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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

I.T. GONZALEZ

Your Name (please print)

3501 MANUEL RD, AUSTIN, TX 78721

Your address(es) affected by this application

[Signature]

Signature

1-15-13

Date

Daytime Telephone: 512-447-7400, ext 11

Comments:

SEE ATTACHED LETTER, DATED 1-15-13,
TO HEATHER CHAFFIN, CASE MANA004

[Signature]

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

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C6

IT GONZALEZ ENGINEERS

www.itgonzalezengineers.com

Page 1 of 1

C6/21

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.

CU
22

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

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

ROSA STEWART
Your Name (please print)

☐ I am in favor
☒ I object

2212 Greenwood Ave

Your address(es) affected by this application

Rosa Stewart

Signature

2/1/2013
Date

Daytime Telephone: 480-9652

Comments:

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

23/6

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

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

La Roy Johnson Sr.
Your Name (please print)

3103 Manor Rd New Bedford Church
Your address(es) affected by this application

La Roy Johnson Sr.
Signature

Feb 06-2013
Date

Daytime Telephone: _____

Comments: _____

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

C6
24

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

SANBRISSWOOD PRESIDENT CRAFT CORP. INC.
Your Name (please print)

3401 MANOR RD 78723

Your address(es) affected by this application

Sam Givens

Signature

1/31/13

Date

Daytime Telephone: *512 476 8886*

Comments: *NOT SUITABLE FOR CS-MU-CO-NP*

INCOMPATIBLE WITH RESIDENTIAL AREAS,

LO-NP, STREETS IN AREA, NOISE

HAS BEEN A PROBLEM FOR YEARS.

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

CE
25

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

I.T. Gonzalez

Your Name (please print)

3501 MANUEL RD, AUSTIN, TX 78721

Your address(es) affected by this application

J.T. Gonzalez

Signature

Date

1-15-13

Daytime Telephone: 512-447-7400, ext 11

Comments:

SEE ATTACHED LETTER, DATED 1-15-13,
TO HEATHER CHAFFIN, CASE MANAGER

J.T.

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

CG
2/6

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Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Your Name (please print)

☐ I am in favor
☒ I object

2208 #A Greenwood Ave

Your address(es) affected by this application

Heather McDonald Dukes

Signature

Date

Daytime Telephone:

Comments:

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

CE
2/7

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

April Andt Renter

Your Name (please print)

☐ I am in favor
☒ I object

2205 Palo Pinto Dr 78723

Your address(es) affected by this application

Signature Date 1/31/13

Daytime Telephone: 512 350 0359

Comments:

NO MORE NASTY ASPHALT
UP THE HILL FROM MY
BACKYARD!

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

C6
28

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

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

Koderick Brittenham
Your Name (please print) *RS-12A*

☐ I am in favor
☒ I object

2201 Palo Pinto Dr

Your address(es) affected by this application

Koderick Brittenham

Signature

1-31-13

Date

Daytime Telephone: *512 367-0591*

Comments:

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Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

CE
2/9

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Margaret + Pegina
Your Name (please print)

☐ I am in favor ☒ I object
--

2209 Peralta
Your address(es) affected by this application

Margaret
Signature

2/3/13
Date

Daytime Telephone: *254-211-XXXX*

Comments:

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

C/6
30

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

WALKER - Southwest Properties, LLC

Your Name (please print)

3515 MANOR ROAD

Your address(es) affected by this application

John P. Walker

Signature

1/30/2013

Date

Daytime Telephone: 210 581 9999

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 RE-ZONING.

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

CE
31

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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.

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www.austintexas.gov

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearings: 2013, Planning Commission
2013, City Council

Your Name (please print)

2203 Greenwood

Your address(es) affected by this application

Signature

Daytime Telephone: 512 976-7809

Date

Comments:

The history of the procurement of this property by COA, S&B is both embarrassing to lawmakers and disrespectful of neighbors.

Oversight by many if the story is not told accurately, that JTS has been discussing this zoning violation for years.

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

COA code enforcement should have no role in this.

Current USE is Not

COMPT 7 BLT

for residential

for residential

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Daytime Telephone:

Date

Comments:

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

233/6

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Deborah J. McPhaul
Your Name (please print)

☐ I am in favor
☒ I object

5203 Palo Pinto Dr. Austin, TX 78723
Your address(es) affected by this application

Deborah J. McPhaul
Signature

01-31-2013
Date

Daytime Telephone: *477-8509*

Comments: *I'm opposed to this. It's not compatible with family dwelling residence.*

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

C6/35

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

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

Patsy McConico Anderson

Your Name (please print)

☐ I am in favor
☒ I object

2208 Greenwood Ave, Austin, TX 78723

Your address(es) affected by this application

Patsy McConico Anderson

Signature

02/04/2013

Date

Daytime Telephone: (512) 928-2335

Comments: I am a trustee for the estate of Mr. Petrenella McConico. We own the property at 2208 Greenwood Ave and strongly object to this zoning change. (1) The tenants at this address have been over run by the infestation of large field rats after influx of piles of debris at the storage facility (5806 DO). (2) Constant dust particles (seem to be contaminated) blow constantly on this property and has also aggravated the tenants asthma. Settlement of dust on cars, vegetation inside/outside of duplex is a real problem. Please consider the environmental impact and residents' health and safety issues and deny this zoning change. Thank you. PMA

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

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

WALKER - Southwest Properties, LLC

Your Name (please print)

3515 MANOR ROAD

Your address(es) affected by this application

JOHN PATRICK Signature

1/30/2013 Date

Daytime Telephone: 210 581 9999

☐ I am in favor
☒ I object

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 RE-ZONING.

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



PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Your Name (please print)

Stuart Gaud

☒ I am in favor
☐ I object

Your address(es) affected by this application

2204 Greenwood

Signature

2/6/13

Date

Daytime Telephone:

512-383-5583 or 512-936-4395

Comments:

I don't mind the City there but they need to comply with environmental and zoning restrictions, and work with neighbors on noise and pollution.

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

Ch 37

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.

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

BYRON ANDERSON
Your Name (please print)

2208 GREENWOOD AVE AUSTIN, TX 78723

Your address(es) affected by this application

[Signature]

Signature

8 Feb 2013

Date

Daytime Telephone: (281) 468-7478

Comments:

Maintenance facility does not belong
in a neighborhood. Operation is
an ~~un~~unwarranted burden on
residents and should be relocated.

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

[Handwritten initials]

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.austintexas.gov/planning/.

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

☐ I am in favor
☒ I object

BYRON ANDERSON
Your Name (please print)

2208 GREENWOOD AVE AUSTIN, TX 78723
Your address(es) affected by this application

Byron Anderson
Signature Date 8 Feb 2013

Comments:

Maintenance facility should be relocated to property where its operation will not impose an unwarranted burden on its neighbors.

CE
3/9/13

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

on behalf of Alliance Austin LLC

Ben Reinberg, member of Alliance

Your Name (please print) Austin, Texas

3601 Mandy Road, Austin, TX

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

2/8/13
Date

Daytime Telephone: 847-317-0077

Comments:

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

26
2/8/13

WALKER SOUTHWEST PROPERTIES, LLC.

P. O. BOX 17967
SAN ANTONIO, TX 78217
210-581-9999

CL
H

January 14, 2013

VIA CMRRR 7011 3500 0000 9444 1025

City of Austin
Planning and Development Review Department
Ms. Heather Chaffin, Case Manager
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, TX 78704

Re: C14-2012-0140 – Notice of Filing Application for Rezoning – 3511 Manor Road,
Austin, TX 78723
NPA-2012-0015.01 – Notice of Public Hearing to Amend a Neighborhood Plan

To Whom It May Concern:

We are in receipt of your Notice of Filing Application For Rezoning for 3511 Manor Road property from GR-V-NP and GR-NP to P-NP Public.

Walker Southwest Properties, LLC formerly Walker Resources, Inc. wishes to go on record as opposing the zoning change. Walker Southwest Properties owns the property located at 3515 Manor Road next door to the 3511 Manor public street and bridge maintenance and utility location. The activity at 3511 has created undue equipment noise, unsightly dumping and loading activity and blowing dust, all of which is detrimental to the community at large.

Walker Southwest Properties feels this facility should be relocated to another property where neighbors and the community at large will be unaffected by the activities of the city workers.

Thank you for your consideration.

Very truly yours,

WALKER SOUTHWEST PROPERTIES, LLC



Helen Sturdevant
Executive Administrative Assistant

cc: File

Enclosures:

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

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

Evan McConico, Exec for Petrella Estate
Your Name (please print)

☐ I am in favor
☒ I object

2208 Greenwood

Your address(es) affected by this application

2208 Greenwood Estate
2-12-13
Signature Date

Daytime Telephone: 281-933-3953

Comments: *Heavy equipment is moving during the day. Noise and dust are quite a bit at these times. There has been a infestation of rats, rodents and hoovers. These pests were not present in the past. Living across from the facility on Meow Road has brought more dust, noise, as well as unwelcome pests. I strongly oppose the rezoning of this property on Meow Road. (3.5.11)*

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

42

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

EVON D. McCONICO

Your Name (please print)

2206 GREENWOOD 78723

Your address(es) affected by this application

Larry D. McConico

Signature

2-12-13

Date

Daytime Telephone: 281-933-3953

Comments: Since the city has been using this property at 3511 Morse Road as a maintenance facility there have been unpleasant changes in my property. The noise and dust during the day is constant and unbearable. Nuisance problems are increasing. There has been an influx of rats/rodents. Not sure of what is being stored for but that could cause serious problems in the future. I am opposed to the rezoning of this property.

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

C6
H3

PUBLIC HEARING INFORMATION

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Case Number: C14-2012-0140

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 22, 2013, Planning Commission

Feb 28, 2013, City Council

Jeff Musgrove
Your Name (please print)

☐ I am in favor
☒ I object

3607 Manor Road

Your address(es) affected by this application

[Signature]
Signature

2/5/2013
Date

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

[Signature]