

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0067 / 3906 Manchaca Road **P.C. DATE:** August 13, 2013

**ADDRESS:** 3906 Manchaca Road **AREA:** 0.34 acres (14,216 sq. feet)

**OWNER:** Prelude Dynamics, LLC (Richard Tieken)

**APPLICANT:** Prelude Dynamics, LLC (Richard Tieken)

**ZONING FROM:** SF-3; Family Residence

**ZONING REQUEST TO:** LO; Limited Office

**NEIGHBORHOOD PLAN AREA:** South Lamar  
(South Lamar Combined Neighborhood Plan Area)

**SUMMARY STAFF RECOMMENDATION**

To grant LO–MU, Limited Office-Mixed Use combining district zoning

**PLANNING COMMISSION RECOMMENDATION:**

August 13, 2013 To Grant LO–MU, Limited Office-Mixed Use combining district zoning as recommended by Staff. (Consent\* Motion: Roark, Second: Oliver) Passed 5-0; Absent: Anderson, Chimenti, Hatfield, Smith

\* Ex-Officio Jack questioned whether the South Lamar Neighborhood Association (SLNA) had been notified of the rezoning application; even though the property is outside their association boundaries, it is directly across the street. Staff confirmed that the SLNA president had been contacted for feedback about the case.

**DEPARTMENT COMMENTS:**

Manchaca Road stretches for just over one mile between South Lamar Boulevard and Ben White Boulevard. The subject tract is located approximately one-third of a mile north of the Manchaca and Ben White intersection, directly across the street from the South Austin Senior Activity Center. There is existing office immediately to the south; the site abuts single-family residential to the west and north. This tract is one of 12 remaining SF-3 zoned properties on Manchaca Road between South Lamar and Ben White (please refer to Exhibits A to A-2).

Properties along Manchaca south of the site include office-zoned properties that are a mix of former homes converted to offices, residential townhomes, and supportive residential living facilities. To the north is additional office-zoned properties, higher-density single and multifamily tracts, an occasional single-family zoned property (that may or may not still be used as such), and office condominiums. As noted in the Case Histories, the majority of the office and commercial zoning along this roadway has been in place for decades.

The current request for rezoning to Limited Office (LO) is driven by a desire to reuse the property as an office facility for a local, professional software development firm specializing in clinical trial management systems. Any correspondence staff has received in response to public notice has been attached to this report (please see Exhibit C).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Proposed Office Use
<i>North</i>	SF-3; LO-MU; MF-2	Single-family Residence Use; Office Use; and Multifamily Use
<i>South</i>	LO; NO	Office Use
<i>West</i>	SF-3	Single-family and Duplex residential
<i>East</i>	P, LO; MF-2	Manchaca ROW; Senior Activity Center; Multifamily (Condos); Private Educational Facilities

**AREA STUDY:** No**WATERSHED:** West Bouldin Creek**CAPITOL VIEW CORRIDOR:** No**NEIGHBORHOOD ORGANIZATIONS:****TIA:** Not Required**DESIRED DEVELOPMENT ZONE:** Yes**HILL COUNTRY ROADWAY:** No

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
Save Our Springs Alliance	943
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1117
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Parks Foundation	1113
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409
Wildflower Church	1423
Preservation Austin	1424

**SCHOOLS:**

Austin Independent School District

Joslin Elementary School

Covington Middle School

Crockett High School

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Daily Traffic Count</b>
Manchaca Road	75 Feet	44 Feet	Major Arterial	17,575*

\*ADT Count taken on 10/05/2004

**ABUTTING TRANSIT:**

<b>Sidewalks</b>	<b>Capital Metro Bus Service</b>	<b>Existing Bicycle Facility</b>	<b>Recommended Bicycle Facility (2009 Plan)</b>
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Yes (Both Sides)	Yes (Multiple Routes)	Shared Lane	Bike Lane
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**CASE HISTORIES:**

Manchaca Road between South Lamar Boulevard and Ben White Boulevard is a mixture of commercial, office, multifamily, and single-family residential uses. It's also one of transition, from commercial and mixed use on the north, to mostly multifamily residential, to office, and then back to commercial as one travels from north to south.

As can be discerned below or in looking at a zoning map, there has also been a transition away from single-family residential zoning. Currently, there are 12 parcels zoned SF-3 abutting Manchaca; there are 36 office-zoned parcels. Of these office-zoned parcels, 4 have been rezoned to office since 2007. The majority of office zonings were established in the Seventies and Eighties.

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
<b>West of Manchaca – North of Site (north to south)</b>			
3612-3710 Manchaca C14-67-36	"A" 1 <sup>st</sup> H&A to "LR" 1 <sup>st</sup> H&A	Recommended	Approved; 04/27/1967
C14-67-8	Permit for Mobile Home Park	Recommended	
3700-3710 Manchaca C14-67-154	"A" 1 <sup>st</sup> H&A to "O-1" 1 <sup>st</sup> H&A		Approved; 11/03/1967
3712 Manchaca C14-72-110	"A" 1 <sup>st</sup> H&A to "O-1" 1 <sup>st</sup> H&A		Approved; 07/13/1972
3714 Manchaca C14-85-290	SF-3 to MF-4		Approved 12/05/1986; w/Street Deed
3718 Manchaca C14-83-072	"A" 1 <sup>st</sup> H&A to "O-1" 1 <sup>st</sup> H&A	Recommended: 06/07/1983	Approved; 09/22/1983 w/Street Deed
3802-3806 Manchaca C14-72-201	"A" 1 <sup>st</sup> H&A to GR		Approved O except 1'x8' area to GR
3802 Manchaca C14-83-181	"A" 1 <sup>st</sup> H&A to "O-1" 1 <sup>st</sup> H&A	Recommended; 10/04/1983	Approved; 11/03/1983 w/Street Deed
3804-3806 Manchaca (back half) C14-79-191	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A		Approved; 02/07/1980
3806 Manchaca C14-01-0004	LO & GR to SF-4A	Recommended; 02/27/2001	Approved; 03/29/2001
3808-3812 Manchaca C14-73-176	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended	Approved; 02/21/1974
3810-3812 Manchaca C14-93-0065	LO to MF-2	Recommended; 07/27/1993	Approved; 08/05/1993
3900 Manchaca	SF-3 to LO	Recommended LO-	Approved LO-MU;

C14-00-2153		MU; 09/12/2000	/10/12/2000
3908 Manchaca C14-85-108	SF-3 to LO	Recommended; 07/02/1985	Approved 08/01/1985 w/Street Deed
<b>West of Manchaca – South of Site (north to south)</b>			
3908 Manchaca C14-85-108	SF-3 to LO	Recommended; 07/02/1985	Approved 08/01/1985 w/Street Deed
4000 Manchaca C14-86-012	SF-3 to NO	Recommended LO-CO w/Conditions; 03/04/1986	Approved LO-CO w/RC; 07/17/1986
4016 Manchaca C14-98-0059	SF-3 to LO	Recommended LO- CO; 06/09/1998	Approved LO-CO; 08/27/1998
4020,4022,4100 Manchaca C14-84-160	SF-3 to LO	Recommended	Approved 05/23/1985 w/ Street Deed
2004-2006 Bert C14-2007-0192	SF-3 to LO	Recommended; 10/13/2007	Approved LO-CO; 01/10/2008
2007 Bert C14-03-0070	SF-3 to LO	Recommended LO- CO; 05/20/2003	Approved LO-CO; 07/17/2003
4204 Manchaca C14-72-099	"A" Residence to "LR" Local Retail		Approved 06/08/1972
4204 & 4208 Manchaca C14-06-0115	LR & SF-3 to (LR-MU-CO)	Recommended LR- MU-CO; 06/27/2006	Approved LR-MU-CO; 09/28/2006
4300 Manchaca & 2001-2005 Fort View C14-74-122	"C" 6 <sup>th</sup> H&A to C-1 6 <sup>th</sup> H&A		Approved 10/31/1974
4302-4304 Manchaca & 2004-2012 Ivy Trail C14-72-222	"C" 6 <sup>th</sup> H&A to "C-2" 6 <sup>th</sup> H&A	Recommended, Limited use of C-2 to package store only	Approved as PC Recommended; 11/16/1972
<b>East of Manchaca (north to south)</b>			
3601-3603 Manchaca C14-72-262	"A" 1 <sup>st</sup> H&A to "BB" 1 <sup>st</sup> H&A	Recommended	Approved; 10/11/1973
3607 Manchaca C14-95-0178	SF-3 to LO-MU	Recommended; 01/09/1996	Approved; 03/21/1996
3621-3629 Manchaca C14-78-208	"O" 1 <sup>st</sup> H&A to "LR" 1 <sup>st</sup> H&A	Not Recommended	Denied; 03/08/1979
3623-3627 Manchaca C14-95-0162	LO to LO-MU	Recommended 11/28/1995	Approved; 11/30/1995
3703 Manchaca C14-74-021	"A" 1 <sup>st</sup> H&A tp "BB" 1 <sup>st</sup> H&A		Approved; 04/05/1973
C14-2011-0093	LO & MF-2 to	Recommended LO-	Approved as

	MF-3 - amended	CO, MF-2-CO, & MF-3-CO; 12/13/2011	Recommended; 01/12/2012
3715 Manchaca C14-73-167	"A" 1 <sup>st</sup> H&A to "O" & "B" 1 <sup>st</sup> H&A		Approved; 07/07/1977
3719-3811 Manchaca C14-69-251	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A		Approved; 11/13/1969
3813-3901 Manchaca C14-73-158	"A" 1 <sup>st</sup> H&A to "O" & "BB" 1 <sup>st</sup> H&A		Approved; 07/11/1974
3815 Manchaca C14-83-304	"O" 1 <sup>st</sup> H&A to "BB" 1 <sup>st</sup> H&A	Recommended; 02/08/1984	Approved; 03/29/1984
The Timbers C14P-81-022	22-unit site plan	Approved; 05/01/85	
3903 Manchaca C14-00-2028	SF-3 to P	Recommended; 03/21/2000	Approved; 04/20/2000
3911 Manchaca C14-84-037	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended; 04/03/1984	Approved; 06/07/1984
4001 Manchaca C14-78-046	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended	Approved; 05/11/1978
4005 Manchaca C14-84-348	SF-3 to LO	Recommended; 11/06/1984	Approved w/Street Deed; 06/13/1985
4007-4011 Manchaca C14-71-252	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended	Approved 06/01/1972
4015 Manchaca C14-75-049	"A" Residence to "O" Office	Recommended	Approved; 06/26/1976
4017-4021 Manchaca & 4016-4020 Valley View C14-72-234	"A" 1 <sup>st</sup> H&A to "O" 1 <sup>st</sup> H&A	Recommended	Approved; 05/31/1973
4023 Manchaca C14-85-009	SF-3 to LO	Recommended; 03/05/1985	Approved; 05/02/1985
4025 Manchaca C14-80-221	Interim "A" 1 <sup>st</sup> H&A to "O-1" 1 <sup>st</sup> H&A	Recommended	Approved; 02/26/1981
4103 Manchaca C14-84-356	SF-3 to LO	Recommended; 12/04/1984	Approved LO w/RC & Street Deed; 09/19/1985
1900-1904 Fort View C14-70-017	"LR" 1 <sup>st</sup> H&A to "C" 1 <sup>st</sup> H&A		Approved; 04/16/1970

**CITY COUNCIL DATE:**

Scheduled for August 22, 2013

**ORDINANCE READINGS:**1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Lee Heckman**PHONE:** 512-974-7604

e-mail address: lee.heckman@austintexas.gov

**STAFF RECOMMENDATION****C14-2013-0067**

To grant Limited Office-Mixed Use (LO-MU) combining district zoning.

**BACKGROUND**

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in deriving the staff recommendation.

**BASIS FOR RECOMMENDATION**

The existing family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. Given the size of this tract, (14,216 square feet), it's clear that it could be redeveloped with additional residences, although a variance might be required to accommodate site development requirements related to frontage and setbacks.

The requested Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The recommended mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***
- 2. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***
- 3. Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.***

Staff recommends granting limited office-mixed use (LO-MU) combining district zoning. Staff thinks the zoning principles noted above are related, and individually and collectively look at how a proposed rezoning fits within its context, as that context exists today and how that context is expected to change over time.

Manchaca Road between Lamar Boulevard and Ben White Boulevard is currently a mix of land uses; there are significant commercial nodes at its intersection with Lamar and Ben White. In between these is a mile-long mix of less intense commercial, office, and both multifamily residential and a few remaining single-family residences. There is also some form of group residential and a City-owner activity center for senior citizens. Manchaca is classified as a major arterial, but this section is not expected to be widened or see additional travel lanes added as the 2025 Austin Metropolitan Area Transportation Plan envisions for

southern sections of Manchaca. Nevertheless, it is expected that the remaining single-family residences along Manchaca will eventually be replaced with office or commercial uses, or higher-density residential.

The subject tract is bordered by family residence-zoned tracts to the west and north, at the rear and side of the lot, respectively. North of the residential lot is additional office and higher-density residential along Manchaca, whereas to the west is a block of family residential, that leads to apartment homes and the Ann Richard's School. There are no family residences in the immediate vicinity on the opposite of Manchaca, only multifamily, office, and civic uses.

Staff thinks office uses are appropriate as a transition along Manchaca and between this busy roadway and the remaining family residential. Office is also compatible with residential uses. The subject tract currently abuts two family residences; if the property is redeveloped, and not merely repurposed as an office in an existing residential structure, compatibility requirements will come into play.

Additionally, given the office and commercial nature of the Manchaca corridor, staff does not think granting office zoning sets an undesirable precedent. As noted, the majority of tracts north and south of this are already zoned office or multifamily. Several of the office-zoned tracts also have the Mixed-Use combining district designation. Combining office with mixed-use on this tract would allow the structure to be used as a home, office, or both, if redeveloped in such a fashion. The MU option simply provides flexibility to use the property for office or residential, both of which are appropriate and reasonable in this context.

Though most of the office and commercial zoning was established in the Seventies and Eighties, it is unknown to what extent additional commercial development might be warranted on this arterial. At this time commercial zoning is limited to the intersections of South Lamar and Ben White Boulevards. Given this stretch of Manchaca is not planned to be widened or improved, and given the subject tract's mid-block location, office-mixed use zoning appears to be the more appropriate than commercial at this location. Staff thinks office uses, or office with residential uses, are appropriate now and will continue to be so in the future.

## **SITE CHARACTERISTICS, EXISTING CONDITIONS, & REVIEW COMMENTS**

The tract consists of an existing single-family house, of 1,962 square feet built in 1948 as per the Travis Central Appraisal District, that sits back about 30 feet from Manchaca Road right-of-way. The site has 6 mature pecan trees on all sides of the structure, and 3 pecan trees just outside the property line in the right-of-way. The site is essentially flat, and there are no known topographical or environmental constraints to further development or redevelopment.

### **PDR Comprehensive Planning Review**

July 8, 2013 (KF)

This zoning case is located on the west side of Manchaca Road, approximately 100 feet north of Prather Lane, and contains a single family house. This property is not located within the boundaries of an adopted neighborhood planning and is .32 acres in size. The proposed use is an office. Surrounding land uses includes a single family house to the north, a converted house that is being used as an office to the south, the South Austin Senior Center to the east, and single family houses to the west. Manchaca Road is a heavily travelled north-south arterial road that includes a variety of retail, office, multi-family, offices and single family houses.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas.*”

Imagine Austin is supportive of developing a variety of land uses along a busy corridor, including offices, to promote ‘**complete communities**’, which is demonstrated in the following plan policies:

- **LUT P4.** Protect neighborhood character by **directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites**. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being located along a major arterial road, and the Imagine Austin policies referenced above, which encourages complete communities and infill development, staff believes that the proposed office use is supported by the Imagine Austin Comprehensive Plan.



**PDR Environmental Review**

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Thursday, June 13, 2013 (MM)

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

**PDR Site Plan Review**

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Friday, June 14, 2013 (DG)

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

**Compatibility Standards**

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

### **PDR Transportation Review**

Tuesday, June 18, 2013 (CG)

1. No additional right-of-way is needed at this time.
2. 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].
3. There are existing sidewalks along Manchaca Road.
4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and recommended along the adjoining streets as follows: Manchaca Road serves route no. 27 with an existing Shared Lane and recommended Bike Lane.
5. Capital Metro bus service (route no. 3 and 103) are available along Manchaca Road with the nearest bus stop located across the street from the site.

#### **Existing Street Characteristics:**

Name	ROW	Pavement	Classification	Daily Traffic
Manchaca Road (FM 2304)	75'	44'	Major Arterial Undivided – 4 Lanes (MAU 4)	17,575 ('04)

### **Austin Water Utility Review**

Thursday, June 6, 2013 (NK)

**FYI:** The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

## Exhibit A

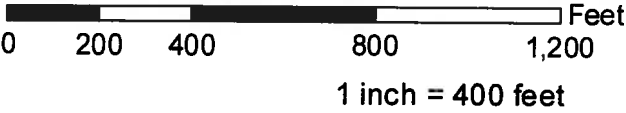


# 3906 Manchaca Road



Imagery: 2012-01

Exhibit A - 1  
Aerial



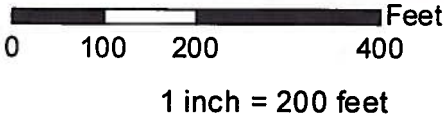


# 3906 Manchaca Road



Imagery: 2012-01

Exhibit A - 2  
Aerial & Zoning





## 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.

R 07/31/13

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: C14-2013-0067

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 22, 2013, City Council

DONALD H. NAEVE, DDS  
Your Name (please print)

4000 MANCHACA ROAD

Your address(es) affected by this application

Donald H. Naeve, D.D.S.

Signature

Daytime Telephone: (512)

Date

7/29/13

☒ I am in favor  
☐ I object

Comments:

This business is a welcome addition to our neighborhood!

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

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

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8/11/13

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

Case Number: C14-2013-0067

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 22, 2013, City Council

Donald R. Regent  
Your Name (please print)

☐ I am in favor  
☒ I object

4017 Victoria Dr #201 Austin TX 78704

Your address(es) affected by this application

[Signature]  
Signature

30 July 2013  
Date

Daytime Telephone: 512-444-3141

Comments: Once that is changed then  
move to floor, that will make  
a no other further problem

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

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