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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0113 (Lamar Center)

Z.A.P. DATE: January 21, 2014

ADDRESS: 11421 & 11423 North Lamar Boulevard

OWNER/APPLICANT: Rundberg Square LLC (Son Thai)

ZONING FROM: LR

TO: GR

AREA: 1.01 acres (43,995.6 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff recommends GR-CO, Community Commercial-Conditional Overlay, District zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 and would prohibit the following uses: Automotive Repair, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Exterminating Services, Funeral Services, Hotel-Motel, Outdoor Sports and Recreation, and Pawn Shops.

In addition, 70 feet of right-of-way should be dedicated through a street deed to the City of Austin from the existing centerline of North Lamar Boulevard in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55] and the recommendations in the Neighborhood Traffic Analysis Memo (Attachment A) should be included in a public restrictive covenant prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with an office/warehouse structure that contains retail sales uses (PC Wholesale and B&G Floor Covering). There is a vacant tract of land and a single family residence to the north across W. Scurry Street. To the south, there is a vacant office building and a commercial retail center at the northeastern corner of N. Lamar Boulevard and W. Braker Lane. The properties to the east are developed with single-family residential houses. To the west, across N. Lamar Boulevard, is an office use (Oracle Corp.).

The staff is recommending GR-CO zoning because the site meets the intent of the Community Commercial district. The property is accessible from major traffic ways as it fronts onto and takes access on North Lamar Boulevard, a major arterial roadway. The proposed GR-CO zoning on this site would be compatible with the existing GR-CO zoning in the retail shopping center to the south and the GR zoning across N. Lamar Boulevard to the west. The staff's recommendation is consistent with our previous recommendation of GR-CO zoning for the property to the south of this site in zoning case C14-2011-0009.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Office/Warehouse Structure (PC Wholesale, B & G Floor Covering)
<i>North</i>	LO	Undeveloped Portion of a Lot, Single-Family Residence
<i>South</i>	GR-CO	Vacant Office Building, Retail Center (International Foods, Rawsha Hooka Café, California Cuts, Cricket Wireless, La Potosina Market) Service Station (Texaco)
<i>East</i>	SF-1	Single-Family Residential Homes
<i>West</i>	LO-CO, GR	Office/Warehouse (Oracle Corp.)

AREA STUDY: North Lamar Area Study

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Heritage Tree Foundation
 Austin Monorail Project
 Austin Neighborhoods Council
 Austin Northwest Association
 Bike Austin
 Gracywoods Neighborhood Association
 Homeless Neighborhood Association
 North Growth Corridor Alliance
 North Park Estates Neighborhood Association
 Pflugerville Independent School District
 River Oaks Lakes Estates Neighborhood
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 Walnut Creek Neighborhood Association, Inc.

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0009 (IQRA LLC: 11331 North Lamar Boulevard)	LR to GR-CO* * The applicant agreed to prohibit the following uses: Automotive Repair, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off- Street Parking, Exterminating Services, Funeral Services, Hotel- Motel, Outdoor Sports and Recreation, and Pawn Shops. In addition, no individual General Retail Services (General) land use shall exceed a maximum floor area of 25,000 square feet.	6/07/11: Approved staff's recommendation of GR-CO zoning by consent (5-0, G. Bourgeois-absent); P. Seager- 1 st , D. Tiemann-2 nd , with CO to 1) limit the development intensity for the site to 5,082 vehicle trips per day and 2) prohibit the following uses: Automotive Repair, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Exterminating Services, Funeral Services, Hotel-Motel, Outdoor Sports and Recreation, and Pawn Shops. In addition, no individual General Retail Services (General) land use shall exceed a maximum floor area of 25,000 square feet.	6/23/11: Approved GR-CO zoning by consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2008-0017 (11108 Georgian Drive)	LO to CS	3/25/08: To approve the staff's recommendation of CS-CO zoning, with an additional condition that upon redevelopment/any new improvements on the site the applicant will provide a dense 5-foot vegetative screen/buffer along the western property line (9-0)	4/24/08: Approved CS-CO zoning by consent (7-0); all 3 readings
C14-2007-0063 (11608 North Lamar Boulevard)	MH to LR	6/19/07: Approved LR-CO zoning by consent, with a CO prohibiting: Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services, Pet Services, Restaurant-Limited, Service Station (8-0, K. Jackson- absent)	7/26/07: Approved LR-CO (6- 0); all 3 readings
C14-06-0120 (101-103 E. Braker Lane)	LO to LR	9/05/06: Approved staff rec. to deny LR zoning (7-0)	10/19/06: Sent case back to ZAP for additional review

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		11/07/06: Approved LR-CO by consent (9-0); with conditions: 1) Prohibit the following uses: Service Station, Food Sales, Guidance Services, Business or Trade Schools, Off-Site Accessory Parking, Consumer Convenience Services, Restaurant (Limited); 2) Limited access to one driveway cut on the property	12/14/06: Approved LR-CO (6-0); all 3 readings
C14-05-0097 (901 W. Braker Lane)	GR-CO to GR-CO	8/16/05: Approved staff's rec. of GR-CO by consent, with TIA to be met before 3 rd reading at City Council (8-0, K. Jackson-absent)	9/29/05: Approved GR-CO (7-0); all 3 readings
C14-05-0066 (11704-11706 North Lamar Boulevard)	LO to GR	7/05/05: Approved GR-CO zoning for Tract 1. The conditional overlay for Tract 1 will prohibit the uses set out by staff: Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Business or trade school, Business support services, Commercial off-street parking, Exterminating services, Financial services, Funeral services, General retail sales (general), Hotel-motel, Indoor entertainment, Indoor sports and recreation, Off-site accessory parking, Outdoor sports and recreation, Pawnshop services, Pet services, Research services, Service station, Theater, Community recreation (private), Community recreation (public), Congregate living, College and University facilities, Guidance services, Hospital services (limited), Private secondary educational facilities, Residential treatment, and prohibit drive-in service as an accessory use to restaurant (general and limited); except to allow Food Sales as a permitted use. Approved LO-CO zoning	8/04/05: Approved ZAP recommendation for GR-CO zoning (7-0); 1 st reading only 9/01/05: Approved GR-CO zoning on consent (7-0-); 2 nd /3 rd readings

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		for Tract 2. The conditional overlay will limit Tract 2 to NO district development regulations, prohibit Medical uses, prohibit parking for uses developed on Tract 1, and require a minimum 100 foot development setback from the centerline of Walnut Creek. Vote: (7-1, C. Hammond-Nay; M. Hawthorne-Absent)	
C14-03-0182 (901 West Braker Lane)	GO to CS	2/03/04: Approved staff rec. of GR-CO, with CO for 2,000 vtpd limit, by consent (9-0)	3/03/04: Approved GR-CO (6-0); 1 st reading only 3/25/04: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-01-0116 (North Lamar Blvd. at Ferguson Drive)	LO to CS	1/22/02: Approved staff rec. of CS-CO zoning (8-0, A.A.-absent); with site subject to TIA and prohibiting the following uses: Automotive Washing, Commercial Off-Street Parking, Convenience Storage, Equipment Sales, Funeral Services, Kennels, Monument Retail Sales, Outdoor Sports and Recreation, Recreational Equipment Sales, Residential Treatment, Local Utility Services, Service Station, Campground, Construction Sales and Services, Equipment Repair Services, Exterminating Services, Hotel-Motel, Laundry Services, Outdoor Entertainment, Recreational Equipment Maintenance Storage, Vehicle Storage, Community Recreation, Maintenance and Service Facilities, Off-Site Accessory Parking, Drop-Off Recycling Collection Facility, and prohibit Drive-Though Facilities as an accessory for the area of the property extending 50-feet to the south of the north property line.	2/28/02: Approved CS-CO with other conditions (6-0); all 3 readings

RELATED CASES: C14-85-149 (North Lamar Area Study)

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ABUTTING STREETS:

Name	ROW	Pavement	Class	ADT
N. Lamar Boulevard	120'	2 @ 24'	Major Arterial	26,794
Braker Lane	114'	2 @ 36'	Major Arterial	26,641

CITY COUNCIL DATE: February 13, 2013

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



- N**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0113

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







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STAFF RECOMMENDATION

The staff recommends GR-CO, Community Commercial-Conditional Overlay, District zoning. The conditional overlay would limit the development intensity for the site to less than 2,000 and would prohibit the following uses: Automotive Repair, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Exterminating Services, Funeral Services, Hotel-Motel, Outdoor Sports and Recreation, and Pawn Shops.

In addition, 70 feet of right-of-way should be dedicated through a street deed to the City of Austin from the existing centerline of North Lamar Boulevard in accordance with the Transportation Plan, [LDC, Sec. 25-6-51 and 25-6-55] and the recommendations in the Neighborhood Traffic Analysis Memo (Attachment A) should be included in a public restrictive covenant prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The proposed change meets the purpose statement set forth for the 'GR' district in the Land Development Code. The property is takes access to a major arterial roadway, North Lamar Boulevard.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed footprint of GR-CO zoning on this site would be consistent with the existing GR zoning to the west, across North Lamar Boulevard, and the GR-CO zoning to the south.

The property in question is located adjacent to developed commercial uses to the south, east and west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning would allow the applicant to develop more intense commercial uses within an existing commercial structure, thereby providing additional services to the surrounding residential areas.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with an office/warehouse structure that contains General Retail Sales uses (PC Wholesale and B&G Floor Covering). There is a vacant tract of land and a single family residence to the north across W. Scurry Street. To the south, there is a vacant office building and a commercial retail center at the northeastern corner of N. Lamar Boulevard and W. Braker Lane. The properties to the east are developed with single-family residential houses. To the west, across N. Lamar Boulevard, is an office use (Oracle Corp.).

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Comprehensive Planning

LR to GR

This zoning case is located on the east side of N. Lamar Road and the south corner of W. Scurry Street. The property contains a small warehouse/commercial building that is situated on a 1.01 acre lot, which is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses include a vacant lot to the north, a warehouse/office to the south, single family houses and commercial property to the east, and a large warehouse complex to the west. The proposed use is general retail.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (North Lamar) and is only 600 ft. away from another Activity Corridor located on Braker Lane. **Activity Corridors** are designated for additional people and jobs above what currently exists on the ground. Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of land uses and a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **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.
- **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: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map; (2) located along the heavily travelled N. Lamar Boulevard, which contains a variety of commercial, warehouse and retail uses; and (3) the Imagine Austin policies referenced above that supports a variety of development, including retail in this area of the city, staff believes that this commercial land use promotes Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

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Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

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Site Plan Comments

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

The site is subject to compatibility standards. Along the east and north 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.

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.

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

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for North Lamar Boulevard. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of North Lamar Boulevard in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114 (Please see Attachment A). Please provide current traffic counts for Scurry Street to the Transportation Reviewer.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
North Lamar Boulevard	Varies (120' – 130')	58'	Major Arterial Divided 4-Lane (MAD 4)	28,000 ('11)
Scurry Street	50'	21'	Local	Not Available

Sidewalks do not exist along North Lamar Boulevard or Scurry Street.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: North Lamar Boulevard serves route no. 43 with an existing Shared Lane and a recommended Wide Shoulder.

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Eric Dusza in the Neighborhood Connectivity Department may have additional comments regarding multi-modal mobility enhancements and facilities.

Capital Metro bus service (route no. 1L and 101) is available along North Lamar Boulevard. Route no. 392 is available along Braker Lane 0.1 mile south of the site.

Water and Wastewater

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
CC: Son Thal
FROM: Caleb Gutshall, Transportation Planner
DATE: December 6th, 2013
SUBJECT: Neighborhood Traffic Analysis for Lamar Center
Zoning Case No. C14-2013-0113

Section 25-6-114 of the Land Development Code requires that a neighborhood traffic analysis be conducted for a project proposed with a zoning application if:

- (1) the project has access to a residential local or collector street; *and*
- (2) the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day.

The 1.01 acres tract is located at 11421 N. Lamar Boulevard on the southeast corner of Scurry Street and Lamar Boulevard. The site is currently zoned LR and is requesting to rezone to GR. Upon zoning application submittal, the applicant agreed to limit development through a conditional overlay to less than 2,000 vehicle trips per day.

Roadways

Scurry Street is a residential local street with right-of-way of 50 feet and approximately 24 feet of pavement. There are currently no sidewalks and the roadway is not identified as a bicycle route in the 2009 Bicycle Plan Update. Traffic counts were obtained on November 21st, 2013 along Scurry Street just east of N. Lamar Boulevard. Existing 24-hour traffic counts indicate 866 vehicles per day.

N. Lamar Boulevard is a Major Arterial Divided 4-Lane (MAD-4) roadway with right-of-way varying from 122-130 feet and approximately 60 feet of pavement. There are no sidewalks along this segment of N. Lamar. The roadway is identified in the 2009 Bicycle Plan Update as serving route no. 43 with an existing Shared Lane and recommended Wide Shoulder. N. Lamar Boulevard is served by Capital Metro bus route nos. 11 and 101.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, 8th Edition, the 1.01 acres zoned GR will generate 3,982 vehicle trips per day (vpd). Since the applicant has already agreed to limit development through a conditional overlay, 2,000 vpd is used for in this analysis. It is anticipated that 85% of the site traffic will be directed onto N. Lamar Boulevard and 15% onto Scurry Street. Trip generation for the proposed site is summarized in Table 1.

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Table 1.		
Land Use	Size	Trip Generation
General Retail	1.01 acres	2,000 (per Conditional Overlay)

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
N. Lamar Boulevard	85%
Scurry Street	15%

Table 3 represents a breakdown of existing traffic, proposed site traffic, total traffic after development.

Table 3.					
Street	Pavement Width (ft)	Maximum Desirable Volume (vpd)	Existing Traffic (vpd)	Proposed New Site Traffic	Overall Traffic
Scurry Street	24'	1,200	866	300	1,166
N. Lamar Boulevard	60'	*	28,000	1,700	29,700

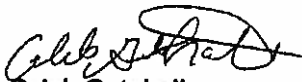
According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in pavement width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicle trips per day. The existing average daily traffic volume for Scurry Street combined with the site generated traffic is 1,166 vehicles per day and does not exceed the desirable threshold.

Recommendations/Conclusions

1. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day.
2. The traffic along Kemp Street does not exceed the requirements established in Section 25-6-116.
3. Prior to approval and release of any site plans, the applicant will coordinate with both the Public Works Department and Austin Transportation Department to provide improvements to enhance mobility for all users along N. Lamar Boulevard and Scurry Street. Improvements may include, but not be limited to, widening of the pavement, sidewalks and curb ramps, and bicycle lane facilities. The applicant will pay a pro rata share of costs to implement the improvements.
4. Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the NTA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me 974-6420.

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Caleb Gutshall
Senior Planner, City of Austin
Planning and Development Review Department

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

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: C14-2013-0113

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 21, 2014, Zoning and Platting Commission
Feb 13, 2014, City Council

Walker Alfred J & Helen J
Your Name (please print)

838 North Bend Dr
Your address(es) affected by this application

[Signature]
Signature

12-17-2013
Date

Daytime Telephone: (512) 836-0203

Comments: This zoning change is just one more attempt to change a long narrow strip on the east side of North bend into zoning that is not intended for neighborhood uses.

C14-2013-0113 SS 0250181701

WALKER ALFRED J & HELEN J

838 N BEND DR

AUSTIN TX 78758-4131

If you use this document, it may be returned to:

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

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PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0113

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 21, 2014, Zoning and Platting Commission

Feb 13, 2014, City Council

Your Name (please print)

N. LAMAR

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Daytime Telephone:

Date

Comments: I think it will cause

too much traffic & pollution

to this area where there are

families & kids. Need to

stay as L.R. Plenty of vacant

gar spaces still on Broker &

Lamar south of Braker.

Thank you.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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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.

For additional information on the City of Austin's land development process, visit our website:

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: C14-2013-0113

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 21, 2014, Zoning and Platting Commission

Feb 13, 2014, City Council

Your Name (please print)

Alfredo Jr.

☐ I am in favor
☒ I object

Your address(es) affected by this application

12/19/13

Signature

Date

Daytime Telephone

Comments: Being Retail + these types of business will only bring more traffic + chaos to these residential areas w/ schools + churches. Needs to be kept as LR. We have plenty of GR space before + on Baker still vacant. These are California investors + do not care about my neighborhood.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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