

Barton-Holmes, Christine

From: J Kniseley <j[REDACTED]>
Sent: Monday, January 27, 2014 12:57 PM
To: Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]; Tovo, Kathie; Riley, Chris; Spelman, William; Morrison, Laura
Cc: Barton-Holmes, Christine
Subject: NO on Lil Woodrow's permit

Dear City Council Members:

I am writing to voice my strong opposition to the conditional use permit and waiver for Lil Woodrow's on Burnet and Houston Street (item #29703, recently postponed until the 1/30 meeting).

I live two blocks from this location on Houston Street with my husband and 13-year-old daughter. We frequently walk in this neighborhood. My daughter walks home from Lamar Middle School. We enjoy walking to restaurants and shops. The addition of yet another bar on our street - this one with live music - will be an unwanted, unsafe, loud, and disruptive addition to the neighborhood.

Brentwood is already growing exponentially, negatively affecting the safety and tranquility of this residential neighborhood. Traffic on Burnet Road is already a problem. It's almost impossible to turn left from Burnet onto our street (Houston), and even more impossible and unsafe to cross Burnet on foot. The addition of a live music venue on our street, only a few yards from many family homes, will bring more noise, drunks, and drunks driving cars to our doorsteps - a huge step backward for our neighborhood.

I strongly urge you to reject this proposal and keep our neighborhood safe and family friendly.

Yours truly,

Julie Kniseley
1601 Houston Street, #11
Austin, TX 78756

January 13, 2014

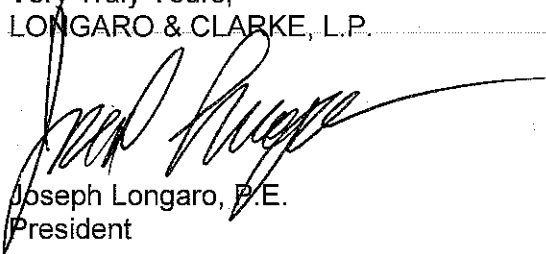
Greg Guernsey, AICP
Director
City of Austin
Planning & Development Review Department
505 Barton Springs Road
5th Floor
Austin, Texas 78704

RE: Little Woodrow's on Burnet Road
Conditional Use Permit (SPC-2013-0196C)
Postponement Request
Longaro & Clarke, L.P. Project #385-01-40

Dear Greg:

The appeal of the above referenced site plan is scheduled to be heard by the City Council on January 23, 2014. However, we have heard that a full council will not be present. Therefore, we would like to request the hearing be postponed to the next City Council meeting on January 30, 2014.

Very Truly Yours,
LONGARO & CLARKE, L.P.



Joseph Longaro, P.E.
President

cc: ✓ Christine Barton-Holmes, LEED AP, City of Austin
Rick Engel, Applicant/Appellant
Steve Portnoy, Landowner's Representative
Alice Glasco, Alice Glasco Consulting

G:\385-01\doc\City Council Postponement.docx

December 13, 2013

Greg Guernsey, AICP
Director
City of Austin
Planning & Development Review Department
505 Barton Springs Road
5th Floor
Austin, Texas 78704

RE: Little Woodrow's on Burnet Road
Conditional Use Permit (SPC-2013-0196C)
Notice of Appeal to City Council
Longaro & Clarke, L.P. Project #385-01-40

Dear Greg:

At the December 10, 2013 Planning Commission hearing, there was a "No Vote" on the above referenced Conditional Use Permit due to the *Bylaws of the City Planning Commission* requiring an affirmative vote to be effective by the number of members necessary to provide a quorum – that being five votes. Our conditional use permit and variance request received three votes for approval and two votes against approval. Since the necessary number of votes was not met, this is considered a "No Vote" and thus the application is considered "Denied".

Based on this outcome, and in accordance to LDC §25-1-182, §25-1-83, and §25-5-149, as the Civil Engineer/co-Applicant of the above referenced project and as the representative of the project's Landowner and Rick Engel (the co-Applicant of the Site Plan Application), at the behest and on the behalf of Rick Engel, I hereby formally request that the above referenced project be appealed to City Council for further action. Per LDC §25-1-183 *Information Required in Notice of Appeal*, we offer the following information:

- (1) the name, address, and telephone number of the appellant;

Mr. Rick Engel
Little Woodrow's
1710 Evergreen Avenue
Austin, Texas 78704
(512) 970-5538

Name, address, and telephone number of the Landowner

5425 ½ Burnet Road, LLC and 5500 Clay, LLC
c/o Jimmy Nassour
3839 Bee Cave Road
Suite 200
Austin, Texas 78746
(512) 474-2900

- (2) the name of the applicant, if the appellant is not the applicant;

Not applicable; the Appellant is the Applicant.

- (3) the decision being appealed;

We are appealing the City of Austin Planning Commission's December 10, 2013 decision to deny the Conditional Use Permit for a cocktail lounge and variance request from §25-5-146(B) to allow parking less than 200' from residential uses in regards to SPC-2013-0196C – Little Woodrow's on Burnet Road.

- (4) the date of the decision;

December 10, 2013

- (5) a description of the appellant's status as an interested party; and

The Appellant is the Applicant on the Site Plan Application.

- (6) the reasons the appellant believes the decision does not comply with the requirements of this title.

We believe the Commission's decision to deny the Conditional Use Permit and variance request does not comply with the requirements of this title. This site plan complies with all requirements of the City of Austin Land Development Code prior to its release.

City Staff recommended this permit and variance request at each of the Commission meetings (see Item 12 on the October 22, 2013; Item 26 on the November 12, 2013; and, Item 20 of the December 10, 2013 Planning Commission Agendas) and noted in the Planning Commission backup documents that the site plan met all of the conditional use permit criteria as noted in §25-5-145 *Evaluation of Conditional Use Site Plan*.

The Appellant has met with City Staff and neighborhood representatives several times throughout the permit application process as well as the rezoning process. The Appellant rezoned a portion of this site planned for use as a cocktail lounge last year (from CS-MU-V-CO-NP to CS-1-MU-V-CO-NP under C14-2012-0097) in order to develop a restaurant and bar on this site, which is consistent with the Brentwood/Highland Combined Neighborhood Plan's objectives for mixed use commercial at this site. In response to objections by interested parties to possible noise and traffic impacting the adjacent neighborhood, the Appellant agreed to limit the total area of the site as well as provide screening and limiting operating hours to minimize the impact on the adjacent single-family residential. The Appellant would also be marking the parking adjacent to Clay Avenue as

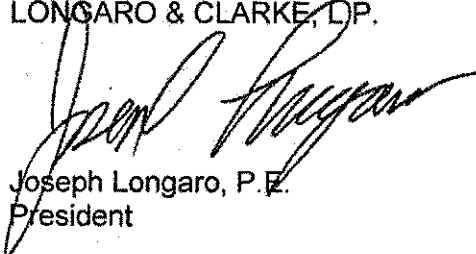
"Employee Parking Only" to minimize the impact on that street. In exchange for these concessions by the Appellant during the rezoning process, representatives of the Brentwood Neighborhood Association agreed to support the variance to permit parking within 200 feet of a residence zoned SF-6 or more restrictive (see Item 55 on the February 28, 2013 City Council minutes, attached) – the same variance we are requesting with the current permit application.

In addition it should also be noted that we had reached an agreement again with the Brentwood Neighborhood Association on all of the conditions, other than hours of operation, prior going into the Planning Commission hearing.

The site plan meets all of the conditional use permit criteria as noted in §25-5-145 as well as the requirements of The Code of the City of Austin, Title 25, *Land Development*. Therefore, we contend that the Commission's decision to deny the Conditional Use Permit and variance request does not comply with the requirements of this title.

Based on the above we respectfully request that we be placed on the next available City Council meeting agenda, which we anticipate to be January 23, 2014. Please review the above and let us know if we need to provide you with any additional information or if any additional fees are required. In the meantime, please let us know if you have any questions.

Very Truly Yours,
LONGARO & CLARKE, LLP.



Joseph Longaro, P.E.
President

cc: Christine Barton-Holmes, LEED AP, City of Austin
Rick Engel, Applicant/Appellant
Steve Portnoy, Landowner's Representative
Alice Glasco, Alice Glasco Consulting

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The public hearing was conducted and the motion to close the public hearing and approve Ordinance No. 20130228-078 was approved on Council Member Martinez' motion, Council Member Spelman's second on a 7-0 vote.

ZONING DISCUSSION ITEMS

55. C14-2012-0097 - Little Woodrow's Bar & Restaurant - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5425 Burnet Road (Waller Creek Watershed) from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to commercial liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning. First reading approved on December 13, 2012. Vote 4-2, Council Members Morrison and Tovo voted nay. Council Member Martinez off the dais. Second reading approved on January 31, 2013. Vote 4-3, Council Members Martinez, Morrison, and Tovo voted nay. Applicant: Rick Engel. Agent: Alice Glasco Consulting, Inc. (Alice Glasco). City Staff: Clark Patterson, 974-7691.
- Ordinance No. 20130228-055 for commercial liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district zoning was approved with the following agreement on Mayor Pro Tem Cole's motion, Council Member Spelman's second on a 5-2 vote. Those voting aye were: Mayor Leffingwell, Mayor Pro Tem Cole and Council Members Martinez, Riley and Spelman. Those voting nay were: Council Members Morrison and Tovo.**

The agreement between the neighborhood and the applicant:

- The area to be designated CS-1 has been reduced to 5,440 square feet and the new metes and bounds description has been attached to the ordinance.
- Items to be addressed at the conditional-use site plan phase by the planning commission include:
 - The total area that may be used by the applicant as a cocktail lounge must meet the land development code parking requirements. The neighborhood has not agreed to waive parking ratio requirements but has agreed to support the variance to permit parking within 200 feet of a residence zoned SF-6 or more restrictive.
- "One Way Only" off Clay from the drive aisle on the north side of the buildings, running east (Clay) to west (Burnet);
- Employee Parking only: designate and add signage to the parking on the western boundary of the property, which is accessed from Clay (currently numbered spaces 45-52) as "employee parking only";
- Add green screen: build a green screen along boundary of the property where residential screening is desirable to create some buffering of residences on Clay and other near Brentwood residences, and
- Hours of operation: Reduce the closing hour of operation on Sunday through Wednesday to 12:00 A.M.; on Thursday to 1:00 a.m.; Fridays, Saturdays and holidays closing hour would remain 2:00 a.m.

57. C14-2012-0130 - 4th & Guadalupe Rezoning - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 401 Guadalupe Street, 304 West 4th Street and 400 Lavaca Street (Town Lake Watershed) from central business district (CBD) district zoning to central business district-central urban redevelopment district (CBD-CURE) combining district zoning. Staff Recommendation: To grant central business district-central urban redevelopment district (CBD-CURE) combining district zoning. Planning Commission Recommendation: To grant central business district -central urban redevelopment district (CBD-CURE) combining district zoning. Applicant: LG Guadalupe, L.P. (Ben Pisklak) & Austin Trust Company (Ann Graham & Susan Harris). Agent: Armbrust & Brown, PLLC (Richard Suttle). City Staff: Clark Patterson, 974-7691.

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2013-0196C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: City Council, Jan 23, 2014

JEFFER LOWEY
Your Name (please print)

5510 JEFF DAVIS AVE

Your address(es) affected by this application

Daytime Telephone: 512-797-1856

[Signature]
Signature

12/4/2014
Date

☒ I am in favor
☐ I object

Comments:

We are concerned about the noise from Little Woodrow's. If their other establishments are an example of what we will see here, the bar the patrons will disrupt the evening hours in this quiet residential community. This is not something we want! PARKING IS GOING TO BE A PROBLEM! WHERE WILL HOME OWNERS BE ABLE TO PARK DURING HAPPY HOUR? (THE PEAK 312 HOURS FOR LITTLE WOODROWS)
If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088

INFORMACIÓN DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia pública determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y habla por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: www.ci.austin.tx.us/development.

Comentarios escritos deberían ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, el número de caso, y el nombre de la persona designada en la noticia oficial.

Numero de caso: SPC-2013-0196C

Persona designada: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Audiencia Pública: City Council, Jan 23, 2014

Su Nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Comentarios:

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2013-0196C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: City Council, Jan 23, 2014

Joyce Dormedy
Your Name (please print)

2113 Shoalmeat Dr Austin TX 78756
Your address(es) affected by this application

[Signature]
Signature Date 1-5-14

Daytime Telephone: (512) 327-8134

Comments:

I strongly object to this
but which is inappropriate for this
neighborhood.

☐ I am in favor
☒ I object

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

City of Austin
Planning and Development Review - 4th floor
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-1088

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Numero de caso: SPC-2013-0196C

Persona designada: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Audiencia Pública: City Council, Jan 23, 2014

Su Nombre (en letra de molde) _____

Su domicilio(s) afectado(s) por esta solicitud _____

Firma _____

Fecha _____

Comentarios: _____

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Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: SPC-2013-0196C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: City Council, Jan 23, 2014

DAVID OWEN
Your Name (please print)

5603 A CLAY AVE
Your address(es) affected by this application

David Owen 1/17/14
Signature Date

Daytime Telephone: 512 687 3456

Comments: ABSOLUTELY AGAINST THIS VARIANCE REQUEST
AS THE NEIGHBORHOOD WILL BE TRASHED FROM THE
VEHICLE TRAFFIC OF THE THE PATRONS OF
LITTLE WOODROW, YOUR HOMEOWNERS (WHO PAY
A HIGHER TAX RATE THAN A WORKLESS BAR) WILL HAVE
TO CARRY ON THE LOSS LEFT BY THE BAR'S
CLOSED DOOR AT 2005

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

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Planning and Development Review - 4th floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088

☐ I am in favor
☒ I object

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- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y habla por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: www.ci.austin.tx.us/development.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, el número de caso, y el nombre de la persona designada en la noticia oficial.

Numero de caso: SPC-2013-0196C

Persona designada: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Audiencia Pública: City Council, Jan 23, 2014

Su Nombre (en letra de molde) _____

Su domicilio(s) afectado(s) por esta solicitud _____

Firma _____

Fecha _____

Comentarios: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2013-0196C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: City Council, Jan 23, 2014

Your Name (please print) DAVID DORRMAN

Your address(es) affected by this application 2113 Shoemaker Ave

[Signature]
Signature

1/7/14
Date

Daytime Telephone: 512-453-5590

Comments:

I object to the Little Barton
Project. Too intense for this
neighborhood

☐ I am in favor
☒ I object

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

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Planning and Development Review - 4th floor
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-1088

INFORMACIÓN DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia pública determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

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Numero de caso: SPC-2013-0196C

Persona designada: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Audiencia Pública: City Council, Jan 23, 2014

Su Nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Comentarios:

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2013-0196C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: City Council, Jan 23, 2014

CHAUS TRUST / GREG CHICO
Your Name (please print)

AUSTIN

1700 HOUSTON ST. 78756

Your address(es) affected by this application

[Signature]

Signature

16 Jan. 2014

Date

Daytime Telephone: (512) 854-4659

Comments: Applicant's development plan has serious problems, with many valid reasons for denial of variance. In addition to significant non-compatibility

- with adjacent & proximate residential uses, under applicant's flawed proposal, bar patrons - when exiting the site by vehicle - would be forced to back into and/or across northbound Burnet Road travel lane(s). This is imprudent and hazardous - even for 100% sober drivers during low-traffic times. Moreover, vehicles (especially pick-ups & SUVs) would endanger pedestrians (along Burnet Road, compelled to use the lengthy pull-in / out parking apron of many parking spaces as a "make-shift" sidewalk). This highly unacceptable scenario runs directly counter to communal goals of livability / walkability sought by the COA, area neighbors, and residents of Central Austin, and is completely inappropriate and unwarranted for the site. Mayor & Council Members: please remember
- this variance request is NOT a hardship situation for applicant. Thank you.

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

City of Austin

Planning and Development Review - 4th floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088