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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0015
(2208 Lake Austin)

P.C. DATE: April 8, 2014

ADDRESS: 2208 Lake Austin Boulevard

OWNER/APPLICANT: 2208 Lake Austin, LLC (Vance Elliott)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: LO-NP **TO:** LO-MU-NP **AREA:** 0.20 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LO-MU-CO-NP, Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District, zoning. The conditional overlay will prohibit the Multifamily Residential use and limit the site to a maximum of two residential units.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with an office structure. The applicant is requesting to rezone the property to add a MU, Mixed Use Combining District, so they can expand the existing building to permit a live/work use on the site (Please see Zoning Request Letter – Attachment A). The staff supports the rezoning request for LO-MU-CO-NP zoning at this location because the site meets the intent of the Limited Office-Mixed Use-Conditional Overlay Combining District as it is located adjacent to and is compatible with the residential uses/SF-3NP zoning to the north. The proposed LO-MU-CO-NP zoning will allow for a reasonable use of this property because it will permit the applicant to utilize the existing structure on the site for a variety of office/mixed use options that will provide services to the surrounding single family residential neighborhood. In addition, the proposed zoning is consistent with the waterfront overlay because LDC Sec. 25-2-691(B), states that the Waterfront Overlay District allows for, "A residential use that is permitted in an MF-6 or more restrictive base district is also permitted in an NO or less restrictive base district." The staff is recommending a conditional overlay to prohibit Multifamily Residential use on this site and to limit the site to a maximum of two residential units to provide consistency with the residential densities established in the Family Residential zoning to the north of this property.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-NP	Office (Lolley & Associates Certified Public Accountant)
<i>North</i>	SF-3-NP	Single-Family Residential
<i>South</i>	GO-CO-NP, LR-CO-NP	Veterinary Services (AADC Animal Allergy Center, Lake Austin Boulevard Animal Hospital)
<i>East</i>	GR-CO-NP	Office (Met Study)
<i>West</i>	LR-NP	Personal Improvement Services (Austin Deep Massage Therapy, As You Like It, Agnes)

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AREA STUDY: Central West Austin Neighborhood Plan **TIA:** Not Required

WATERSHED: Johnson Creek, Town Lake

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 Bike Austin
 Central West Austin Neighborhood Plan Contact Team
 Homeless Neighborhood Association
 Preservation Austin
 Save Barton Creek Association
 Save Town Lake.org
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 West Austin Neighborhoods Group

SCHOOLS: Austin I.S.D.

Casis Elementary School
 O Henry Middle School
 Austin High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0157 (Animal Allergy and Dermatology Center of Central Texas: 2207 Lake Austin Boulevard)	NO-NP to LR	2/28/12: Approved staff rec. of LR-CO-NP zoning, with a 2,000 vehicle trip per day limit,(6-3, D. Chimenti, J. Stevens, D. Tiemann-No); M. Dealey-1 st , D. Anderson-2 nd .	3/22/12: Approved LR-CO-NP zoning on consent on all 3 readings (6-0, L. Morrison-absent); B. Spelman-1 st ; M. Martinez-2 nd .
C14-06-0087 (2307 Lake Austin Blvd.)	MF-3 to GR-MU	6/20/06: Approved GR-MU-CO zoning, with conditions to 1) prohibit Automotive Rentals, Automotive Repairs, Automotive Sales, Automotive Washing, Commercial Off-Street Parking, Pawn Shop Services, Service Station, Financial Services, Hotel-Motel, Medical Offices, Day Care Services-Commercial, Hospital Services, Exterminating Services,	7/27/06: Approved GR-MU-CO zoning on consent on all 3 readings (7-0)

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		Funeral Services, Indoor Entertainment, Outdoor Sports and Recreation, Pet Services, Guidance Services uses; 2) prohibit Drive-in Service use; 3) prohibit access to Lake Austin Blvd.; 4) comply with 'LR' district site development regulations (7-0)	
C14-99-0105 (2204 Lake Austin Blvd.)	SF-3 to GR	7/13/99: Approved GR zoning (7-0)	7/15/99: Approved GR-CO zoning, with following conditions: 1) prohibit vehicular access to Lake Austin Blvd.; 2) limit development on the property to the 'LR' district site development standards; 3) prohibit Automotive Rentals, Automotive Repairs, Automotive Sales, Automotive Washing, Commercial Off-Street Parking, Pawn Shop Services, Service Station, Financial Services, Hotel-Motel, Medical Offices, Day Care Services-Commercial, Hospital Services, Exterminating Services, Funeral Services, Indoor Entertainment, Outdoor Sports and Recreation, Pet Services, Restaurant-General, Guidance Services uses; (6-0); 1 st reading 8/26/99: Approved GR-CO zoning, with conditions (7-0); 2 nd /3 rd readings

RELATED CASES: C14-80-016(RCT) – Restrictive Covenant Termination
NPA-2014-0027.01 (Neighborhood Plan Amendment)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Lake Austin Boulevard	104'	60'	Local	N/A
Upson Street	45'	27'	Arterial	N/A

CITY COUNCIL DATE: May 15, 2014

ACTION:

ORDINANCE READINGS: 1st

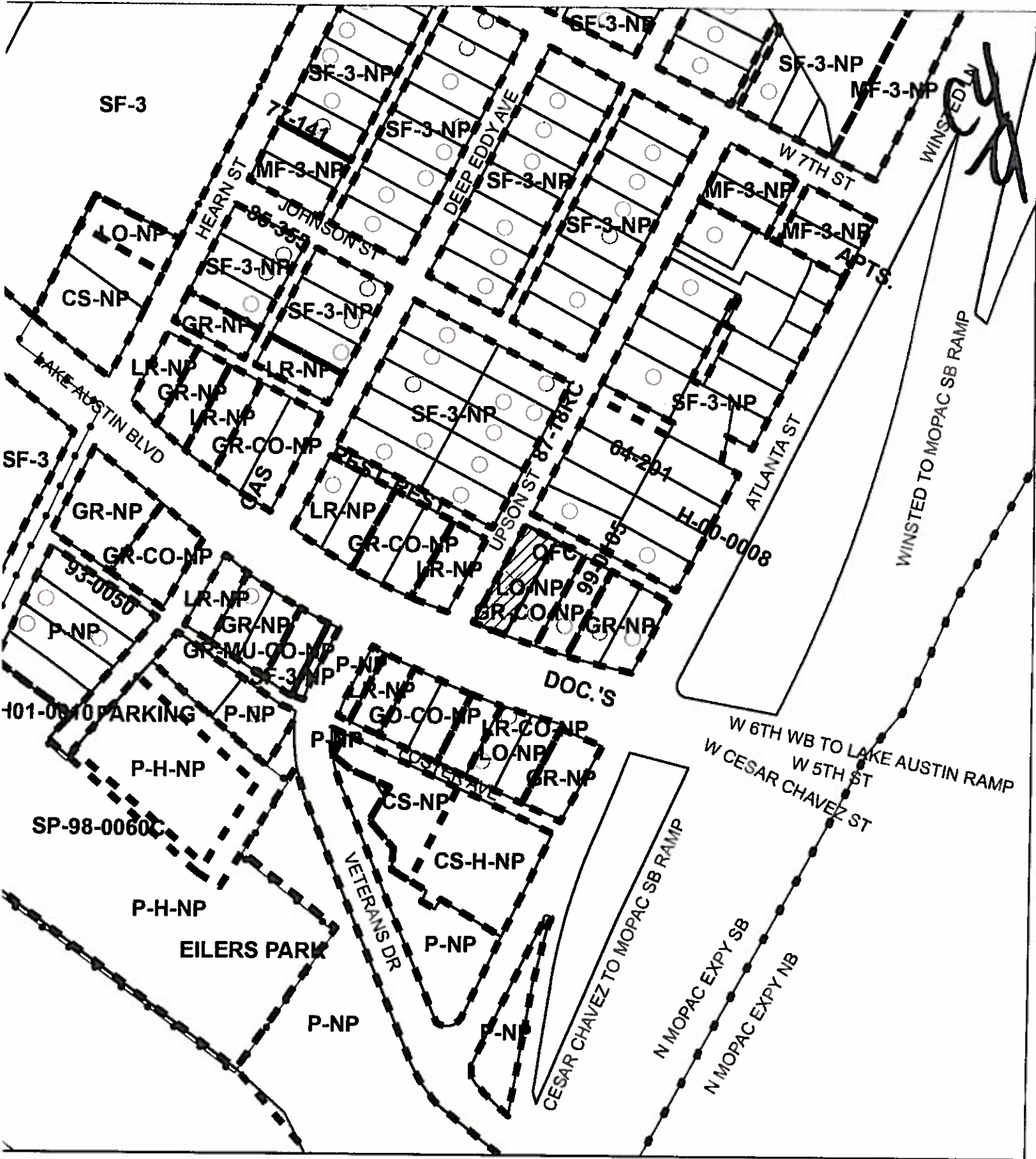
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0015

1" = 200'

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's recommendation is to grant LO-MU-CO-NP, Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District, zoning. The conditional overlay will prohibit the Multifamily Residential use and limit the site to a maximum of two residential units.

BASIS FOR RECOMMENDATION

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

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

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

The proposed LO-MU-CO-NP zoning will provide for a transition in the intensity of uses from the commercial uses permitted along Lake Austin Boulevard to the established single family residential neighborhood to the north. The property in question is located within the Waterfront Overlay district and the proposed zoning is consistent with the guidelines for the waterfront overlay because LDC Sec. 25-2-691(B), states that the waterfront overlay district allows for, "A residential use that is permitted in an MF-6 or more restrictive base district is also permitted in an NO or less restrictive base district."

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

The proposed LO-MU-CO-NP zoning will allow for a reasonable use of this property because it will permit the applicant to utilize the existing structures on the site for a variety of office/mixed use options that will provide services to the adjacent single family residential neighborhood to the north.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with an office use (vacant suite, Lolley & Associates Certified Public Accountant). There are office and low density commercial uses along Lake Austin Boulevard to the south (Veterinary Services: AADC Animal Allergy Center, Lake Austin Boulevard Animal Hospital), east (Office: Met Study) and west (Personal Improvement Services: Austin Deep Massage Therapy, As You Like It, Agnes).

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Environmental

This site lies on, or very close to, the divide between the Johnson Creek Watershed (Urban Watershed Classification, Desired Development Zone) and the Ladybird Lake Watershed (Water Supply Suburban Watershed Classification, Drinking Water Protection Zone). A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds. The site is entirely located over the Edwards Aquifer Recharge Zone.

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 512-974-1876. 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.

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

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

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

Impervious Cover

The maximum impervious cover allowed by the LO zoning district would be 70%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Following are the comments for each watershed classification:

Urban

Zoning district impervious cover limits apply in the Urban Watershed classification.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

Water Supply Suburban

Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Note: The most restrictive impervious cover limit applies.

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Site Plan

Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*. For Subchapter E requirements, Lake Austin Blvd., the Principal Street, is considered an urban roadway. Additional related comments will be provided upon submittal of a site plan.

This site is across the street from properties zoned SF-5 or more restrictive, and is therefore subject to the compatibility standards of height limitations and setbacks as per LDC Sections 25-2-1062/1063.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

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]

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: Lake Austin Boulevard serves bike route no. 52 with an existing bike lane.

Sidewalks exist along Lake Austin Boulevard but do not exist along Upson Street.

Eric Dusza with the Neighborhood Connectivity Division may have additional comments regarding multi-modal enhancements and facilities.

Capital Metro bus service (route no. 4, 21, 22 and LA) is available along Lake Austin Boulevard.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Lake Austin Boulevard	104'	60'	Local	Not Available
Upson Street	45'	27'	Arterial	Not Available

Water and Wastewater

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 and suitability for operation

and maintenance. 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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Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

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February 1, 2014

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: 2208 Lake Austin Blvd.

Dear Greg:

I represent the owners of the above referenced property in three cases – rezoning, plan amendment (FLUM change) and a restrictive covenant termination (C14-80-016). The subject property was encumbered with a restrictive covenant that is associated with zoning case number C14-8-016. As part of the rezoning process, a use restriction was approved by the City Council and it reads as follows:

The above described property will be restricted to professional use only, and will operate during professional office hours only.

Justification Rezoning/Plan Amendment and Restrictive Covenant Termination:

1. The property is currently zoned LO-NP. The proposed rezoning is LO-MU-NP, which is intended to allow office and residential use.
2. Section 25-2-894 of the Land Development Code reads as follows: "One dwelling unit is permitted as an accessory use if not more than 50 percent of the building is used for the dwelling unit. An occupant is not required to be engaged in the principal use."

The proposed rezoning of LO-MU-NP, and the termination of the restrictive covenant, would give the property owner the flexibility of having more than 50% of the building as residential.

3. The property owners would like to remodel the existing building and also add to it so they can live there and move their office from out of town – a true Live/Work use.
4. **Plan Amendment:** we are requesting to change the FLUM from office to mixed use.

Greg Guernsey, Director
Planning and Development Review Department
RE: 2208 Lake Austin Blvd.

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5. **Restrictive Covenant Termination:** The existing restrictive covenant limits the site to professional office use only. Therefore, terminating the restrictive covenant would allow the property to accommodate both office and residential use.

The recorded restrictive covenant my client is seeking to terminate is attached. Please let me know if you have any questions or need additional information.

Sincerely,



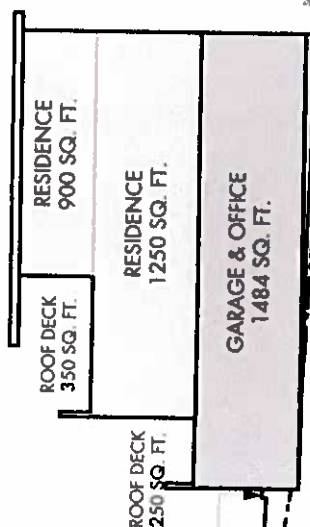
Alice Glasco, President
AG Consulting

Cc: Vance Elliot
Cari Patterson
Maureen Meredith, Neighborhood Planner
Sherri Sirwaitis, Zoning Planner

3-STORY BUILDING

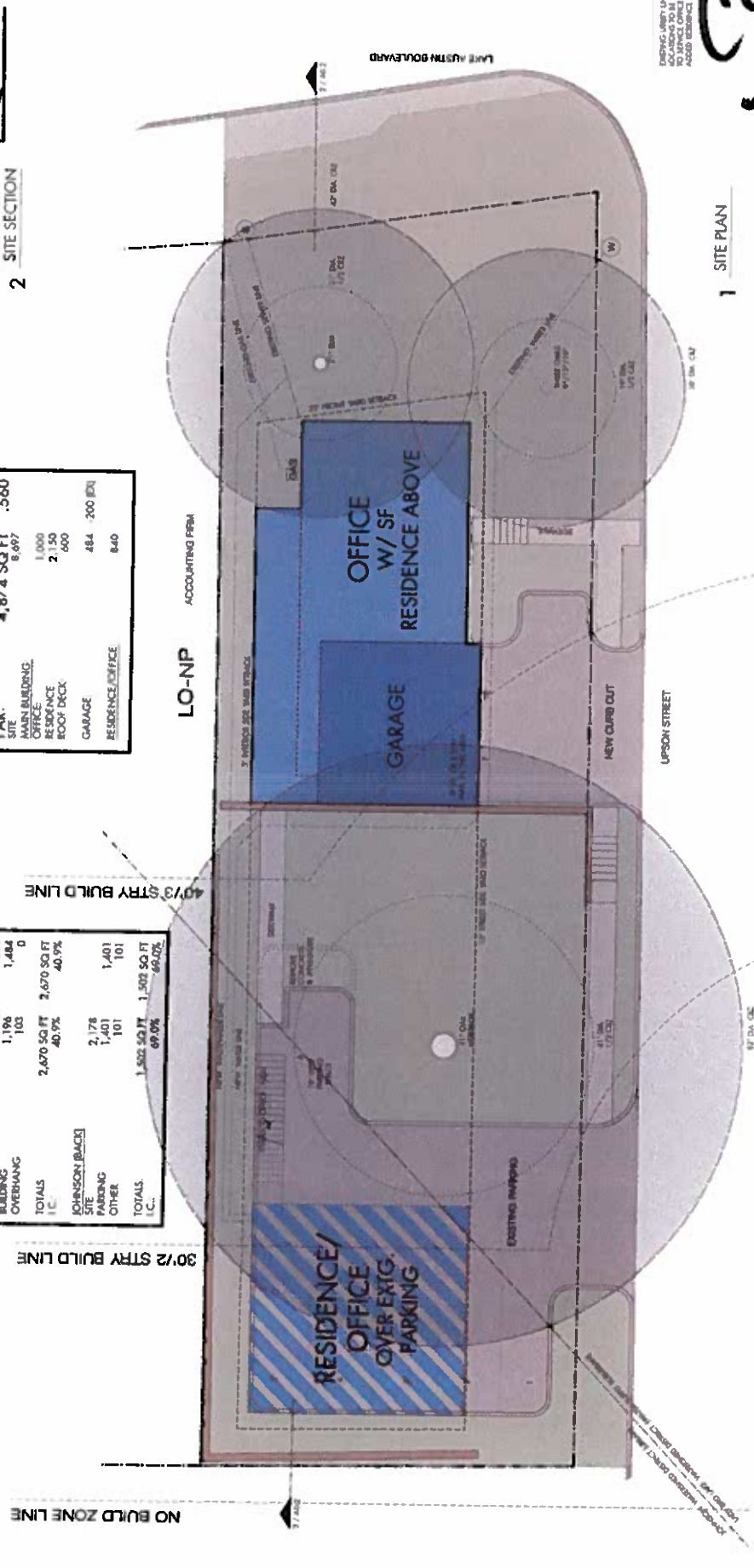
2-STORY RESIDENCE
2150 SQ. FT. (A/C) + 600 SQ. FT. (DECK)

**OVER
OFFICE / GARAGE
1484 SQ. FT.**

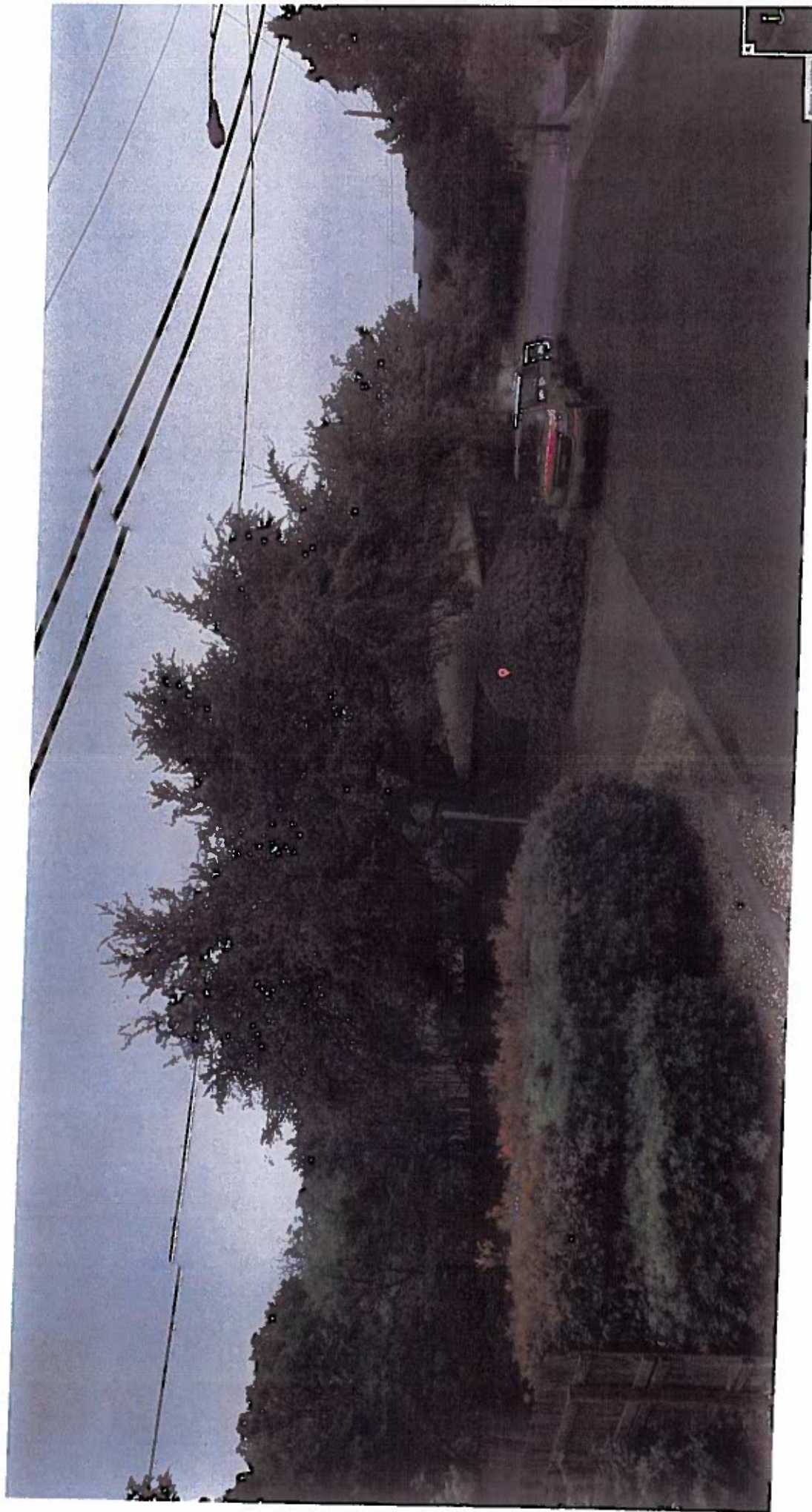


IMPERVIOUS COVER:		
LATE BIRD LAKE (FRONT)		
	EXISTING	AFTER NEW
SITE	6,519	
PARKING	648	956
OTHER	723	230
BUILDING		1,484
OVERPAVING	103	
TOTALS	2,670 SQ FT 40.5%	2,670 SQ FT 40.5%
JOHNSON, BLACK		
SITE	2,178	1,401
PARKING	1,401	101
OTHER	101	
TOTALS	1,502 SQ FT 69.0%	1,502 SQ FT 66.0%

FAR:	4,874 SQ FT	.560
SITE	8,697	
MAIN BUILDING	1,000	
OFFICE	215	
RESIDENCE	600	
ROOF DECK		
GARAGE	484	200 (RM)
RESIDENCE/OFFICE	840	



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512.477.4353

RICHARD A. VIKTORIN
506 Upson Street
Austin, TX 78703

viktorin@sbeglobal.net

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Thursday, March 27, 2014

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: Thursday, March 27, 2014

I am the property owner and resident of 506 Upson Street which is across Upson from the subject property. Over the last several weeks, I have received notice from Planning and Development Review regarding the land use changes at 2208 Lake Austin Blvd.; however, I was unable to attend the public meeting last week. The purpose of this letter is to support the changes Ms. Patterson and Mr. Elliot are requesting: I support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me. So, please vote for all three applications.

Sincerely,
Richard Viktorin

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R&K Investments

5716 Hwy 290 West Suite 200.

Austin TX 78735

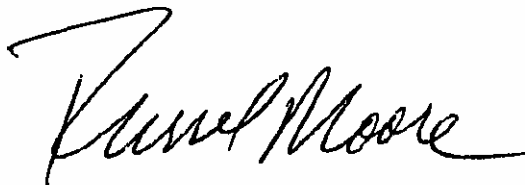
Maureen & Sherri -

As a neighborhood business/property owner (2201 Lake Austin Blvd), I fully support the three applications that have been filed by Vance Elliott and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, (2) a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and (3) a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so that they can live and work there.

A mixed use building along Lake Austin Blvd seems consistent with the encouraging downtown living and working, and helps relieve congestion on the busy streets of Austin. There should be no reason why the city shouldn't vote to support the applicants 3 requests.

Kindly,



Russel Moore

Sirwaitis, Sherri

From: Randy Fromberg [redacted]
Sent: Friday, March 21, 2014 2:37 PM
To: Meredith, Maureen; Sirwaitis, Sherri
Subject: 2208 Lake Austin Blvd - Neighbor in support
Attachments: 2208 Lake Austin Blvd Support Letter-RF.pdf

CH
/A

Maureen & Sherri -

As an architect, neighborhood business/property owner (2406 Lake Austin Blvd) & nearby (Clarksville) resident, I fully support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, (2) a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and (3) a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so that they can live and work there.

A mixed use building along Lake Austin Blvd makes a lot of sense to me. It seems consistent with encouraging downtown living & is a healthy combination of land uses. It would greatly increase security for area business owners to have more vested full-time residents in the neighborhood. I have no idea why there would be opposition to this project & urge your full support for all three applications.

Best Regards,

Randall E. Fromberg, AIA, CEFP
Fromberg Associates, Ltd :: Architecture
2406 Lake Austin Blvd, Austin, TX 78703
Phone: 512.495.9171 x28
Fax: 512.495.1837

www.fromberg.com



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To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: March 21, 2014

As an architect, neighborhood business/property owner (2406 Lake Austin Blvd) & nearby (Clarksville) resident, I fully support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, (2) a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and (3) a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so that they can live and work there.

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Best Regards,

Randall E. Fromberg, AIA, CEFP

2406 LAKE AUSTIN BLVD

FROMBERG ASSOCIATES, LTD.

AUSTIN, TEXAS 78703

ARCHITECTURE

512.495.9171 FAX 495.1837

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: C14-2014-0015

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 8, 2014, Planning Commission
May 15, 2014, City Council

R. LANCE Lolley
Your Name (please print)

☐ I am in favor
☒ I object

2206 LAKE AUSTIN BLVD. AUSTIN TX 78703
Your address(es) affected by this application

[Signature] 3/29/14
Signature Date

Daytime Telephone: _____

Comments: _____

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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Case Number: C14-2014-0015

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 8, 2014, Planning Commission

May 15, 2014, City Council

Your Name (please print)

☐ I am in favor
☒ I object

2206 LAKE AUSTIN BLVD, AUSTIN, TX 78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 472-0123

Comments:

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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C4
/v1

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: April 1, 2014

I, Denver Dunlap, owner /resident/tenant of 2307 Lake Austin Blvd support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me. So, please vote for all three applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Denver Dunlap". The signature is fluid and cursive, with a long, sweeping underline that extends from the bottom of the signature across the page.

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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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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Case Number: C14-2014-0015

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 8, 2014, Planning Commission

May 15, 2014, City Council

Your Name (please print)

Leah Puzder

☐ I am in favor
☒ I object

606 Upson St 78704

Your address(es) affected by this application

W/Dark

Date

Daytime Telephone:

[Redacted]

Comments:

Please don't share my # with these horrible people

Please don't share my # with these horrible people

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

C4
22

Sirwaitis, Sherri

From: Arif Ali [REDACTED]
Sent: Wednesday, April 02, 2014 6:21 PM
To: Meredith, Maureen; Sirwaitis, Sherri
Subject: 2208 Lake Austin Blvd.

CU
/23

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

I, Arif Ali, tenant of 2208 Lake Austin Blvd support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me. So, please vote for all three applications.

Sincerely,

Arif Ali, CPA

Sirwaitis, Sherri

From: Ragsdale Scott Cpa Ragsdale Scott CPA
Sent: Thursday, April 03, 2014 10:11 AM
To: Meredith, Maureen; Sirwaitis, Sherri
Subject: 2208 Lake Austin Blvd

Hello: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

My name is Scott Ragsdale and I am a CPA and I have had my office at 2208 Lake Austin Blvd for about 24 of the last 25 years.

I support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd. because I have worked for decades at this location and I have lived within two miles of this location for about ten years, and I think the change would enhance the neighborhood and is consistent with expressed goals for many neighborhoods in this city.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me.

Thanks for your consideration and I hope you vote for all three applications.

Sincerely,

Scott Ragsdale, CPA