

ZONING CHANGE REVIEW SHEET

C2/1

CASE: C14-2014-0027 (ACE Discount Glass)

Z.A.P. DATE: May 6, 2014
June 17, 2014

ADDRESS: 6308 Spicewood Springs Road

APPLICANT/OWNER: ACE Discount Glass, Inc., ACE Auto Salvage (Roy Cavanaugh)

AGENT: Garrett-Ihnen Civil Engineers (Steve Ihnen)

ZONING FROM: I-RR

TO: Tract 1: CS-MU
Tract 2: CR

AREA: 2.5189 acres (109,724 sq. ft.)
2.5574 acres (111,402 sq. ft.)
Total: 5.0764 acres (221,126 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/06/14: Postponed to June 17, 2014 at the applicant's request (7-0); G. Rojas-1st, R. McDaniel-2nd.

DEPARTMENT COMMENTS:

The property in question is an automotive salvage yard/vehicle storage business that is located along Spicewood Springs Road at Yaupon Drive. These tracts of land were annexed by the City of Austin on December 12, 2013 through case C7a-2013-0001. Prior to annexation, the applicant received a Site Plan Permit-Drinking Water Protection Zone for this property that permits a convenience storage use and a kennel use on the site. The site plan permit case number is SP-2012-0238D and it expires on June 26, 2016 (Please see Attachment A). In this rezoning request, the applicant is asking for CS-MU, General Commercial-Mixed Use Combining District, zoning for Tract 1 and CR, Community Recreation District, zoning for Tract 2. The agent for this case has stated that the applicant is requesting CR zoning because he would like to have a recreational vehicle and boat storage use on Tract 2.

The staff is recommending SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning for this property because this tract of land is surrounded by residential uses/residential zoning to the north, south, east and west. This site is environmentally sensitive due to its proximity to Bull Creek, which runs along the western boundary of the property, and would be difficult to redevelop under current watershed regulations (Please see Aerial showing floodplain area). The proposed SF-6 zoning will permit the applicant to redevelop this property with high density single-family residential uses while providing for a transition in density from Spicewood Springs Road to the existing single-family residential homes to the north. The Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family uses in areas that have topographical developmental constraints.

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The applicant does not agree with the staff's recommendation for this case.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Auto Salvage Yard (Signs say Ace Discount Glass, Ace Auto Salvage)
<i>North</i>	I-SF-2	Single-Family Residential Houses (The Arbor at Great Hills)
<i>South</i>	RR, DR	Single-Family Residence
<i>East</i>	SF-2, SF-2-CO	Single-Family Residences (The Arbor at Great Hills)
<i>West</i>	I-RR, DR	Bull Creek, Undeveloped Area, Single-Family Residences

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Monorail Project
 Bike Austin
 Lakewood Homeowners Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association Inc.
 North Oaks Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 2222 Coalition of Neighborhood Associations, Inc.
 Yaupon Bluffs Community Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; Bluffstone at Bluegrass Drive)	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 st , M. Hawthorne-2 nd .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and construction of the parking garage to allow continued occupancy of the existing building; 2) Requirements for construction sequencing are

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			<p>temporarily adjusted to allow construction of the parking garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage utilities are completed (7-0); 1st reading</p> <p>8/09/06: Approved 2nd/3rd readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, "Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed." Vote: (7-0); B. McCracken-1st, B. Dunkerley-2nd.</p>
C814-01-0096 (Bluffstone PUD: 5401, 5405 and 5505 Bluffstone Drive)	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)
C14-97-0100	SF-2 to GR	9/16/97: Approved GR-CO allowing only certain uses (7-0)	<p>10/23/97: Approved GR-CO & RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1st reading</p> <p>1/15/98: Approved GR-CO & RR w/ conditions (7-0); 2nd/3rd readings</p>
C14-97-0098	SF-6 to SF-2	9/16/97: Approved staff rec. of SF-2 (7-0)	10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to 25% maximum impervious cover; 1 st reading

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			1/15/98: Approved SF-2-CO w/conditions (7-0); 2 nd /3 rd readings
C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings
C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2), subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 st reading 1/15/87: Approved LR and GR; 2 nd /3 rd readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

RELATED CASES: C7a-2013-0001 (Annexation Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Spicewood Springs Road	100'	22'	Collector	No	Yes (route 7)	No

CITY COUNCIL DATE: June 12, 2014

ACTION:

ORDINANCE READINGS: 1st

2nd

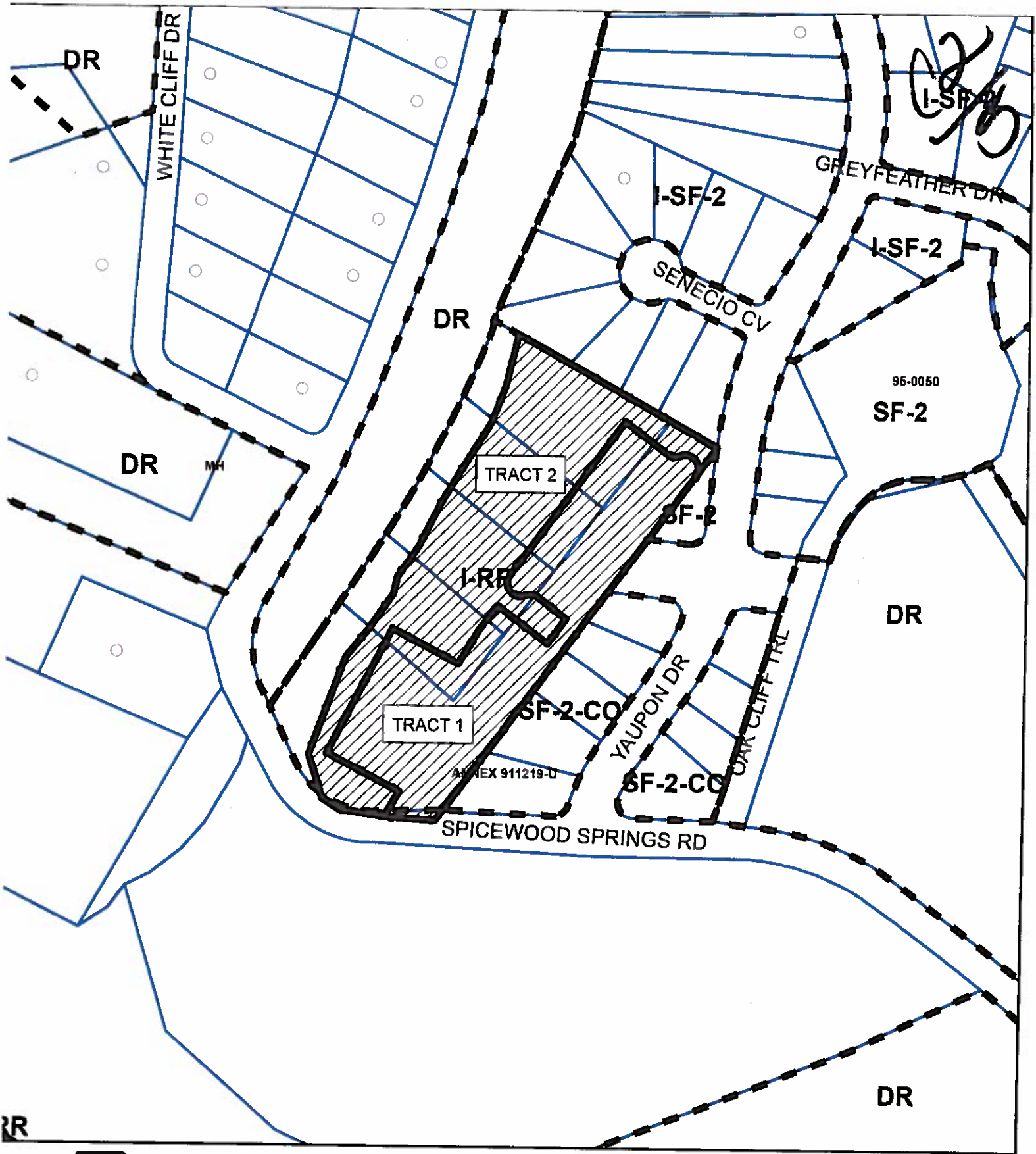
3rd





ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



-  N
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

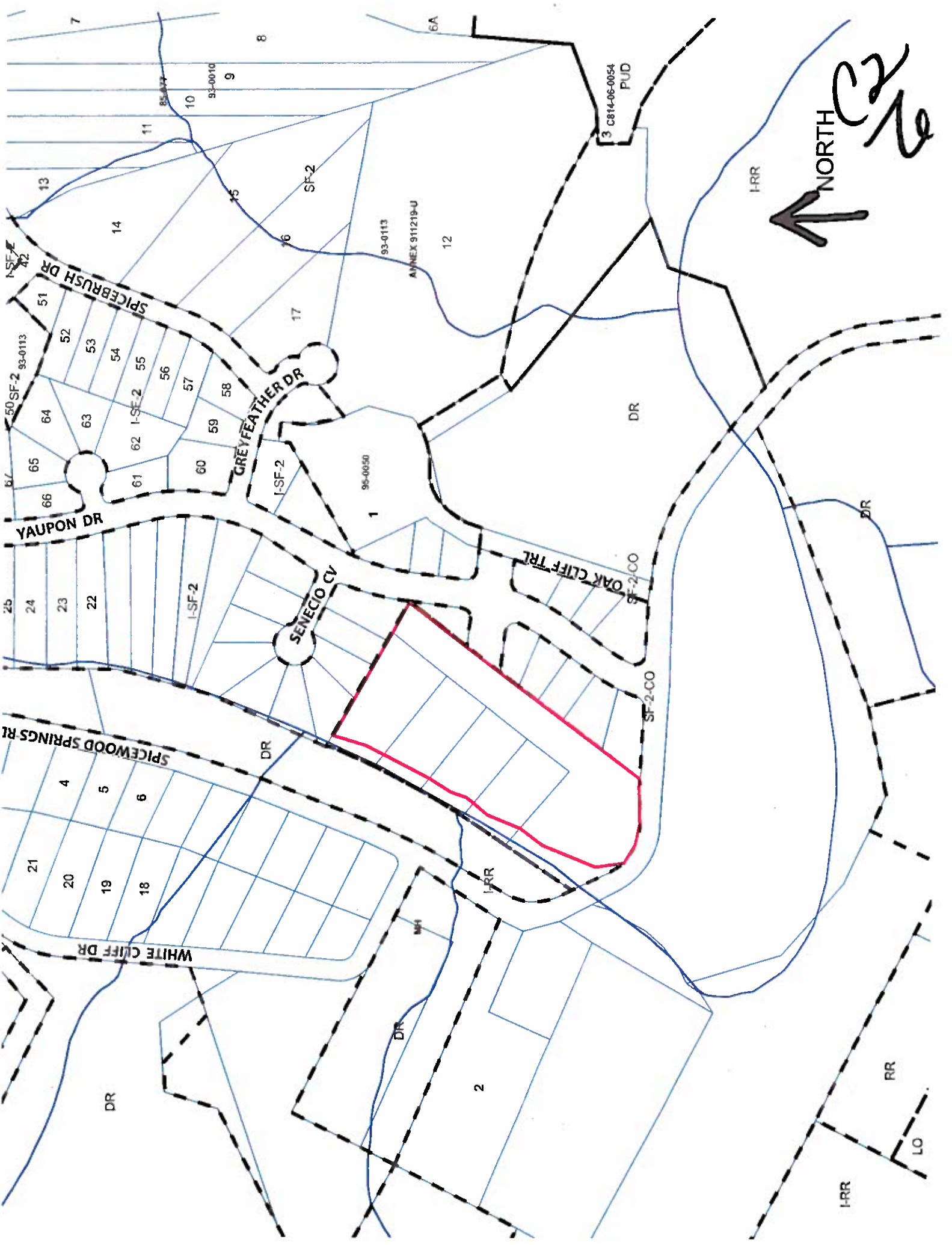
ZONING
CASE#: C14-2014-0027

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

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



1" = 200'



C2

NORTH



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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

- 1) *The recommended zoning should be consistent with the purpose statement of the district sought.*

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

The recommended zoning classification will allow for residential land use diversification while encouraging a transition of land uses to the established neighborhood. The property in question has access to Spicewood Springs Road, a local collector roadway.

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

The proposed zoning is consistent with development in this area as there are other properties in the immediate vicinity that are zoned for residential development at various densities. There are existing single-family residential uses to the north and south of this site and the lots directly to the east of this site, on both sides of Yaupon Drive, are zoned SF-2 or SF-2-CO for residential development.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of an approximately 6 acre area that fronts onto Spicewood Springs Road. The property is currently contains an automotive salvage yard/ vehicle storage use. The lots to the north and south of this site are developed with single-family residential uses.

Comprehensive Planning

IRR to CS-MU, CR-MU

This zoning case is situated on a 5.07 acre property that contains a glass business, and is located on the north side of Spicewood Springs Road. This case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an auto storage yard the north, vacant land to the south, single family houses to the east on Yaupon Drive, and vacant land to the west. The developer wants to zone their property to reflect the existing commercial use on the property.

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Imagine Austin

The property is not located along an Activity Corridor or within an Activity Center as per the Imagine Austin Growth Concept Map. As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin. Thus, when looking through the lens of Imagine Austin, this case is neutral.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone; but it is located within 1500 feet of the Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

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

Numerous 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.

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

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.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95% and in the CR zoning district would be 60%. 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.

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%

Development within a Water Quality Transition Zone is limited to 18%.

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Site Plan

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

There is an approved site plan for this property, Spicewood Springs Storage and Dog Kennel, SP-2012-0238D, which provides for the redevelopment of the site into a climate controlled storage facility and dog kennel. Any increase in impervious or land use will require the submittal of a new site plan application.

The site is subject to compatibility standards. Along the east property line, 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.

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.

Transportation

No additional right-of-way is needed at this time.

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]

Capital Metro bus service is not available within 1/4 mile of this property.

There are no sidewalks along Spicewood Springs Road.

The 2008 Bicycle Plan Update identifies Spicewood Springs Road serving route no. 7 with an existing Shared Lane and recommended Bike Lane.

Eric Dusza with the Neighborhood Connectivity Division has the following additional comments regarding multi-mobility enhancements and facilities:

- Per Land Use and Transportation Policies – LUT P3 and LUT P23 of the Imagine Austin Comprehensive Plan, NCD recommends that at the time of site plan, the applicant

provide access to the proposed Bull Creek Greenway multi-use path, Route 901 of the City of Austin, 2009 Bicycle Plan Update.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Spicewood Springs Road	100'	22'	Collector	No	Yes (route 7)	No

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. City wastewater service is not currently to the tract. 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.



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit-Drinking Water Protection Zone

Attachment A

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Application Date: 07/20/2012

Site Plan Expiration Date: 6-26-2016

Permit No.: SP-2012-0238D

Project Name (or description): Spicewood Springs Storage and Dog Kennel

Address or Location Description: 6308 Spicewood Springs Rd

Watershed: Bull Creek

Owner of Property: Ace Discount Glass (Roy Cavanaugh) (512) 345-3105

Address: 6308 Spicewood Springs Rd Austin, TX 78759

Owner's Representative: Garrett-Ihnen Civil Engineers (Steve Ihnen P.E.) (512) 454-2400

Address: 12007 Technology Blvd., Suite 150, Austin, TX 78727

Legal Description: 5.92 Acres of land out of the Joseph Scott Survey, as evidenced in volume 1640, page 20 of the Travis County Deed Records (C8I-05-0058)

PERMIT IS HEREBY ISSUED FOR:

The redevelopment of a portion of a salvage yard for the construction of a climate controlled storage facility and dog kennel with associated improvements on 5.92 acres (1.80 acres limits of construction).

The project is located within the Bull Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's 2-Mile Extra Territorial jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

Signature of Applicant

For

Owner

Date

Permit Approved by City of Austin

Date

SCANNED

Sirwaitis, Sherri

From: Pam Dicken <pamdicken@yahoo.com>
Sent: Sunday, May 04, 2014 2:36 PM
To: Sirwaitis, Sherri
Subject: Case Number: C14-2014-0027
Attachments: CCI05042014_0000.jpg

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Please see the attached opposition letter.

I request that there be no zoning changes or zoning that would not allow any changes to the current business and/or property that is the subject of this case number. Any increase in the size of the buildings and an additional drive off of Yaupon would be detrimental to this neighborhood. This is a scenic, secluded residential neighborhood that has grown around an existing business. This is an environmentally sensitive area with Bull Creek and lots of existing wildlife. Traffic is already an issue at the Yaupon/Spicewood Springs intersection with backups all the way from 360 in the morning. The proposed businesses in this location are unacceptable for any neighborhood. A business development of any kind is not wanted at that intersection. As far as a recreational area zoning, there are more than enough access points to Bull Creek in this area. We do not need another recreational park that runs along side the property lines of the Senecio Cove cul de sac. The increased parking, pedestrians, dogs and trash is not wanted in any way. I am in opposition to any changes in regards to that property.

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: C14-2014-0027

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: May 6, 2014, Zoning and Platting Commission

June 12, 2014, City Council

Pantims

Your Name (please print)

16302 Senecio CV

Your address(es) affected by this application

Sam Jones

Signature

Daytime Telephone: 650-678-4050

Date

5-4-14

☐ I am in favor
☒ I object

Comments: I oppose all zoning changes. I do not want a multi-story business of any kind near it will affect the Spicewood Spring Viewsp Adog Kennel would cause too much noise pollution & water pollution if run off into Bull Creek. Business access off of Yaupon will increase an already busy traffic intersection at Yaupon & Spicewood Springs. It already backs up to Yaupon from 360 in the mornings. A recreational area will increase parking into the neighborhood and pedestrian foot traffic too
If you use this form to comment, it may be returned to: close to personal property

City of Austin

Planning & Development Review Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767 0010

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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0027

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 6, 2014, Zoning and Platting Commission

June 12, 2014, City Council

Rodney Schnuriger
Your Name (please print)

6309 SENECA COVE
Your address(es) affected by this application

[Signature]
Signature

4/30/2014
Date

Daytime Telephone: 512-680-3205

Comments:

I AM NOT IN FAVOR OF COMMERCIAL
BUSINESS CONTINUING AT THIS LOCATION

I AM NOT IN FAVOR OF A DOG KENNEL
NOR STORAGE BUILDING BUSINESS ET.

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

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C14-2014-0027

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 6, 2014, Zoning and Planning Commission

June 12, 2014, City Council

ROBERT & BETTY FRANKA
Your Name (please print)

☐ I am in favor
☒ I object

6205 GREYFEATHER DR.
Your address(es) affected by this application

[Signature]
Signature

May 9, 2014
Date

Daytime Telephone: 512 795 9974

Comments:

I FEEL IT IS RIDICULOUS
TO IMPOSE A COMMERCIAL ZONING
FOR A COMPLETELY SINGLE FAMILY
NEIGHBORHOOD. THIS WOULD
INITIALLY COMMERCEIAL VEHICLES
AND ALSO INTERUPTION IN A
ALSO QUIET 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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PUBLIC HEARING INFORMATION

zoning rezoning request will be reviewed and acted upon by public hearings before the Land Use Commission and City Council. Although applicants and/or their agent(s) are not required 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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Additional information on the City of Austin's land

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: C14-2014-0027
Contact: Sherri Sirvaitis, 512-974-3057
Public Hearing: May 6, 2014, Zoning and Planning Commission
June 12, 2014, City Council

RANDALL LARKIN
Your Name (please print)

6001 SATSUMA COVE
Your address(es) affected by this application

Randall L. Larkin
Signature

5/6/14
Date

Daytime Telephone: 512 345 6780

Comments: THIS PROJECT WILL HAVE A NEGATIVE AFFECT ON PROPERTY VALUES, MAKE TRAFFIC EVEN WORSE, CAUSE POLLUTION TO NEARBY BULL CREEK, CAUSE A NOISE NUISANCE WITH DOGS BARKING. THIS LAND SHOULD BE ZONED RESIDENTIAL TO FIT WITH THE SURROUNDING NEIGHBORHOOD WHICH IS ENTIRELY RESIDENTIAL.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department

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PUBLIC HEARING INFORMATION

zoning/rezoning request will be reviewed and acted upon no public hearings: before the Land Use Commission and City Council. Although applicants and/or their agent(s) are selected 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 evaluate the City staff's recommendation and public input regarding 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 after 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 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 TRACT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those 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 in a single development.

Additional information on the City of Austin's land

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: C14-2014-0027
Contact: Sherri Sirvaitis, 512-974-3057
Public Hearing: May 6, 2014, Zoning and Planning Commission
June 12, 2014, City Council

Your Name (please print)
Ann Blazek

Your address(es) affected by this application
6001 Satsuma Cv

Ann Blazek
Signature

5/6/14
Date

Daytime Telephone: 512 345 6750

Comments: The proposed commercial businesses will detract from the surrounding neighborhoods. Heavier traffic on Spicewood Springs has already resulted in one fatality. The road is already overused. We have a concern that waste from a Kennel would make it into Bull Creek. Our neighborhood is entirely against this proposal.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department

C2/18

Sirwaitis, Sherri

From: Jatan Naik <jatannaik@gmail.com>
Sent: Sunday, May 11, 2014 4:28 PM
To: Sirwaitis, Sherri
Subject: Objection to C14-2014-0027 zoning

C2/a

Sherri,

I am emailing you to object to the proposed zoning of 6308 Spicewood Springs Road. I own property adjacent to this one, and our neighborhood would be negatively impacted by zoning it as CS and CR. The commission and city council should instead grant TDRs to the applicant as he has requested, so that he can move the junkyard elsewhere. Please let me know if there's anything else I can do to influence the decision. Thanks.

Regards,

Jatan Naik

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: C14-2014-0027

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 6, 2014, Zoning and Platting Commission
June 12, 2014, City Council

JATAN NAIK

Your Name (please print)

6201 YAUPON DR.

Your address(es) affected by this application

[Signature]

Signature

05-05-14

Date

Daytime Telephone: 512-947-9099

Comments: I object to the proposed zoning for 6308 Spicewood Springs Rd. The proposed zoning would be harmful to the existing neighborhood on Yaupon Dr. Instead, the Council should grant the applicant the Transfer of Development Rights so that he can remove his junkyard from the site.

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

C2/20