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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2013-0118 – Cooper Commercial

**Z.A.P. DATE:** March 18, 2014

May 6, 2014

June 3, 2014

July 15, 2014

August 5, 2014

August 19, 2014

**ADDRESS:** 7200 Cooper Lane

**OWNER:** 38 ½ Street LC (Guy Oliver)

**AGENT:** Husch Blackwell, LLP  
(Nikelle Meade)

**ZONING FROM:** SF-2

**TO:** GR

**AREA:** 0.3306 acres  
(14,400 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay allows for food preparation use and all permitted neighborhood commercial (LR) uses except for service station, and makes drive-through services as an accessory use, a conditional use.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated December 5, 2013, as provided in Attachment A.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

March 18, 2014: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO MAY 6, 2014*

*[R. MCDANIEL; C. BANKS – 2ND] (5-0) G. ROJAS; S. COMPTON – ABSENT*

May 6, 2014: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF AND APPLICANT TO JUNE 3, 2014*

*[G. ROJAS; R. MCDANIEL – 2<sup>ND</sup>] (7-0)*

June 3, 2014: *APPROVED A POSTPONEMENT REQUEST BY STAFF AND APPLICANT TO JULY 15, 2014; NOTE: NEXT MEETINGS WILL BE HELD AT THE ONE TEXAS CENTER, 505 BARTON SPRINGS ROAD, 3<sup>RD</sup> FLOOR*

*[G. ROJAS; R. MCDANIEL – 2ND] (7-0)*

July 15, 2014: *APPROVED A POSTPONEMENT REQUEST BY STAFF AND APPLICANT TO AUGUST 5, 2014*

*[P. SEEGER; R. MCDANIEL – 2<sup>ND</sup>] (5-0) C. BANKS; S. COMPTON – ABSENT*

August 5, 2014: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO AUGUST 19, 2014*

*[G. ROJAS; S. COMPTON – 2<sup>ND</sup>] (5-0) C. BANKS; R. MCDANIEL – ABSENT*

August 19, 2014:

**ISSUES:**

The Applicant would like to discuss the Staff recommendation.

**DEPARTMENT COMMENTS:**

The subject rezoning area is situated at the southwest corner of Matthews Lane and Cooper Lane, a “T” intersection that is configured with two medians and permits right and left turns onto Cooper Lane. The property is zoned single family residence – standard lot (SF-2) district and has been used for commercial purposes prior to its annexation into the City limits in November 1984. This property as well as adjacent lots to the west and south is designated “For Commercial Use” on the plat recorded in 1964. It was formerly used as a convenience store (a food sales use) and was most recently used as a food preparation business (Rosita’s Tamale Factory) with a surrounding parking area. There are single family residences across Matthews Lane to the north, along both sides of Cooper Lane to the east and south, and to the west (SF-2; SF-3). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the property to the community commercial (GR) district so that it may be redeveloped with the following uses: food preparation (this use would be retained and is first allowed in GR), automotive washing (first allowed in GR), service station and food sales (first allowed in the neighborhood commercial (LR) district). Driveway access to the site is proposed to both Matthews and Cooper Lanes, and a Neighborhood Traffic Analysis has been performed and is included as Attachment A.

Staff recognizes that that the property is located at the intersection of two residential collector streets, is intended for commercial purposes by the plat, and has been used for food sales and food preparation purposes for any years. However, the GR zoning district sought by the Applicant allows for land uses and development standards that are incompatible with the residential character of the surrounding area. To that end, Staff recommends uses that could serve residents of the adjacent subdivisions, as well as capture “pass by” traffic from the nearby residential developments, including food preparation as the only GR use, and all neighborhood commercial (LR) uses except for service station, and make drive-through services (an accessory use) a conditional use.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Food preparation (vacant) and parking area
<i>North</i>	SF-3	Single family residences
<i>South</i>	SF-2; SF-3; DR	Single family residences
<i>East</i>	SF-2	Single family residences
<i>West</i>	SF-2	Single family residences; Child care facility

**AREA STUDY:** N/A**NTA:** Is required – Please refer to Attachment A**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association      511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association      742 – Austin Independent School District  
 1037 – Homeless Neighborhood Association      1075 – Bike Austin  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.      1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas      1424 – Preservation Austin  
 1429 – Go!Austin!/Vamos!Austin (GAVA)-78745

**SCHOOLS:**

Williams Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2014-0052 – Cooper Lane Rezoning – 7405, 7409 and 7415 Cooper Ln	SF-2 to SF-6- CO, as amended	To Grant SF-6-CO w/CO for max. 65 units, 25' vegetative buffer along the north property line, restrict uses to single family, townhomes and condominiums, and the conds of the NTA, plus add'l conds of full access to Sir Gawain,	Apvd SF-6-CO w/CO for a max. 2 stories, 65 units; a 25' vegetative buffer along the north property line; and prohibit vehicular access to Sir Gawain except for emergency vehicles, and a Restrictive Covenant: 1) require an 8' fence

		sidewalks to Sir Gawain and Cooper, stub-out to property to south between Lots 43 and 54 (see concept plan), traffic calming device installed on private street in proximity to Sir Gawain and secondary entrance/exit on Cooper	abutting residential development along the north property line; 2) the conds of the NTA, 3) require ped, bike and emergency access between Sir Gawain and the southern property line, and 4) require an Integrated Pest Management Plan, on 1st Rdg. <u>Note:</u> The Applicant has also committed to contribute approx \$25,000 to the City's sidewalk fund. 2 <sup>nd</sup> /3 <sup>rd</sup> Rdgs scheduled for 8-28-2014.
C14-2013-0082 – Ellis Oaks – 7208 Cooper Ln	DR to SF-3	To Grant	Apvd (9-26-2013).
C14-00-2171 – 1003 Matthews Ln	DR to SF-2, as amended	To Grant SF-2	Apvd SF-2 (11-2-2000).
C14-96-0078 – Mueller Zoning Change – 7409 Cooper Ln	DR to SF-2	To Grant	Apvd SF-2 (8-8-1996).

**RELATED CASES:**

The subject property was annexed into the City limits on November 15, 1984 (C7A-83-017 A, Ordinance Number 84115-L).

The property is platted as the north 10 feet of Lot 10 and Lot 11, Cogbill Subdivision, recorded in August 1964 (C8-64-020). Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Cooper Lane	60 feet	27 feet	Residential Collector	3,535 (2013)
Matthews Lane	Varies (60 – 120 feet)	Varies (27 – 55 feet)	Residential Collector	2,658 (2013)

There no sidewalks on Matthews Lane or Cooper Lane.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist and/or are recommended along the adjoining streets as follows: Cooper Lane serves route no. 82 with an existing and recommended Shared Lane. Matthews Lane also serves route no. 82 with an existing and recommended Wide Curb.

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

**CITY COUNCIL DATE:** May 1, 2014

**ACTION:** Approved a Postponement request by the Staff to June 12, 2014 (7-0).

June 12, 2014

Approved a Postponement request by Staff to August 7, 2014 (7-0). Note: Council Meeting will be held at 700 Lavaca St., Commissioners Court Chambers.

August 7, 2014

Approved a Postponement request by Staff to August 28, 2014 (7-0).

August 28, 2014

**ORDINANCE READINGS:** 1<sup>st</sup>

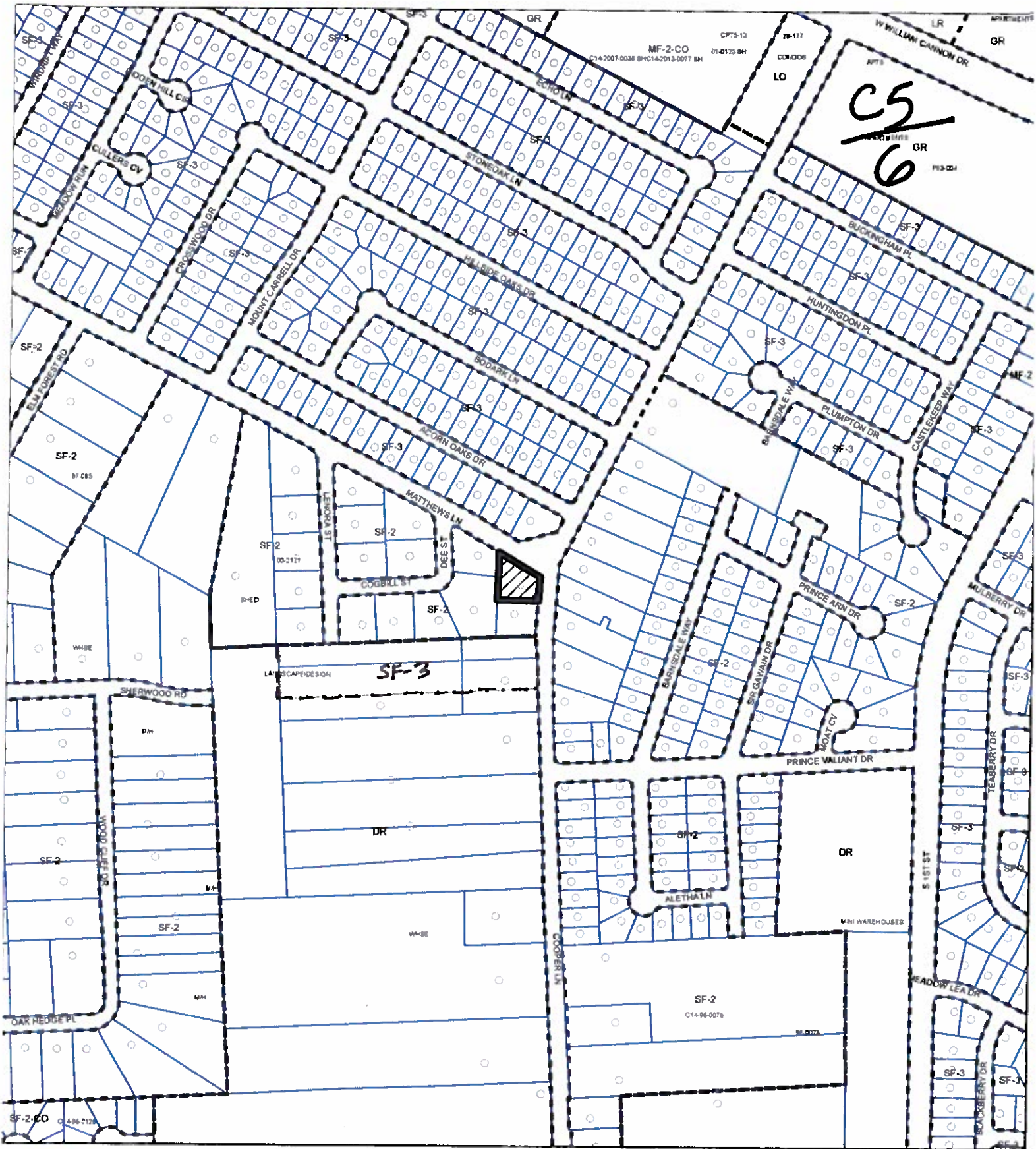
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2013-0118

*EXHIBIT A*

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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## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
**CC:** Nikelle Meade, Husch Blackwell LLP  
**FROM:** Caleb Gutshall, Transportation Planner  
**DATE:** December 5<sup>th</sup>, 2013  
**SUBJECT:** Neighborhood Traffic Analysis for Cooper Commercial  
Zoning Case No. C14-2013-0118

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

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

The 0.330 acre tract is located in south Austin at 7200 Cooper Lane with existing access to Cooper Lane and Matthews Lane. The site is currently located in the City of Austin Full Purpose zoning area. The development is located in an existing residential neighborhood predominately zoned SF-2 and SF-3. The applicant's zoning request is to rezone from SF-2 to GR general retail zoning to accommodate a convenience market with 6 fueling pumps. If the rezoning is allowed, the trip generation for the project is estimated to generate approximately 3,256 vehicle trips per day.

### Roadways

Cooper Lane is classified as a Residential Collector with approximately 60 feet of right-of-way. However, the pavement width narrows to roughly 27 feet. North of the Matthews Lane, the roadway has two-lanes, curb and gutter, and sidewalk on the west side of the roadway. South of the Matthews Lane along the site, the roadway has two-lanes without curb and gutter and no sidewalks. In October, 2013, the traffic volume on Cooper Lane was 3,535 vehicles per day just south of the intersection with Matthews Lane.

Matthews Lane is classified as a Residential Collector with right-of-way ranging from 60 feet to 120 feet along the site property. However, the pavement width varies between 27 feet and 55 feet. The roadway is predominately two-lanes, but at the intersection of Cooper two additional turn lanes exist. In October, 2013, the traffic volume on Matthews Lane was 2,658 vehicles per day just west of the intersection with Cooper Lane.

### Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, 8<sup>th</sup> Edition, the requested rezoning of GR for a convenience market with 6 fueling pumps will generate 3,256 vehicle trips per day (vpd). Site traffic is expected to use both Cooper Lane and Matthews Lane. Approximately 50% of the site traffic will be directed west on Matthews Lane while 50% of the site

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traffic will be directed north/south on Cooper Lane. Trip generation for the proposed use is summarized in Table 1.

Table 1.		
Land Use	ITE Code	Trip Generation
General Retail	853 (Convenience Market w/ pumps)	3,256

Table 2 represents the expected distribution of the 3, 226 trips:

Table 2.	
Street	Traffic Distribution by Percent
Cooper Lane	50%
Matthews Lane	50%

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways is less than 1,200 vehicle trips per day. For this study, existing traffic counts on Cooper Lane and Matthews Lane were taken since the collectors serves as a major collector for the surrounding residential neighborhood. In 2013, the existing daily traffic volume on Cooper Lane was 3,535 vehicles per day and 2,658 vehicles per day on Matthews Lane. Both roadways currently operate at an undesirable level per the Land Development Code.

Because this residential street segment carries more traffic than the undesirable level defined in the Code, Section 25-6-116 states that a project shall be disapproved unless the City Council determines that the project will not result in a significant deterioration of the undesirable operating level. If the site is rezoned, then the anticipated traffic volumes on Cooper Lane will total 4,498 vehicles per day. Anticipated traffic volumes on Matthews Lane will total 3,621 vehicles per day. Anticipated site traffic will cause a 27% increase to traffic along Cooper Lane and 36% increase along Matthews Lane.

Table 3 represents a breakdown of existing traffic, proposed site traffic, total traffic after development and percentage increase in traffic on Cooper Lane and Matthews Lane.

Table 3.						
Street	Pavement Width (ft)	Maximum Desirable Volume (vpd)	Existing Traffic (vpd)	Proposed New Site Traffic	Overall Traffic	Percentage Increase in Traffic
Cooper Lane	27'	1,200	3,535	1,628	5,163	46%
Matthews Lane	27'-55'	1,200	2,658	1,628	4,286	61%

### Recommendations/Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street

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where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.

2. The traffic along Cooper Lane and Matthews Lane exceeds the requirements established in Section 25-6-116.
3. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the project traffic generated by the project(s) combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.
4. All proposed Type II driveway approaches should comply with the design, location, and construction standards in accordance with the Transportation Criteria Manual and Standard Detail No. 433S-2 unless otherwise approved by the Austin Transportation Department and/or the Public Works Department.
5. Prior to approval and release of any site plans, the applicant will coordinate with both the Public Works Department and Austin Transportation Department to provide improvements to enhance mobility for all users along Cooper Lane and Matthews Lane. Improvements may include, but not be limited to, widening of the pavement up to 40 feet, sidewalks and curb ramps, and bicycle lane facilities. The applicant will pay a pro rata share of costs to implement the improvements.
6. Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the NTA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.

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



**Caleb Gutshall**

Senior Planner, City of Austin

Planning and Development Review Department



**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay allows for food preparation use and all permitted neighborhood commercial (LR) uses except for service station, and makes drive-through services as an accessory use, a conditional use.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated December 5, 2013, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

*2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Staff recognizes that that the property is located at the intersection of two residential collector streets, is intended for commercial purposes by the plat, and has been used for food sales and food preparation purposes for any years. However, the GR zoning district sought by the Applicant allows for land uses and development standards that are incompatible with the residential character of the surrounding area. To that end, Staff recommends uses that could serve residents of the adjacent subdivisions, as well as capture “pass by” traffic from the nearby residential developments, including food preparation as the only GR use, and all neighborhood commercial (LR) uses except for service station, and make drive-through services (an accessory use) a conditional use.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is developed with a food preparation use and parking area, and is generally flat. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the GR zoning district is **80%**, which is based on the more restrictive watershed regulations. The maximum impervious cover allowed by

the LR zoning district is also **80%**, a consistent figure between the zoning and watershed regulations.

### **Comprehensive Planning**

This zoning case is located on the southwest corner of Cooper Lane and Matthews Lane. This 0.33 acre property contains a small store, which previously operated as a tamale factory. The proposed use for this property is a food preparation/convenience store/car wash. This property is not located within the boundaries of a neighborhood planning area and is due south of the South Austin Combined Planning Area. Surrounding land uses includes single family houses to the north, east and west, and a vacant lot to the south. However, there is a day care facility and other small commercial uses located in the vicinity of this property.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve '*complete communities*' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another, including a variety of neighborhood serving commercial uses, which is demonstrated in the following IACP policies:

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

This area of Austin has a scarcity of neighborhood-serving retail uses to serve nearby residences. Reactivating the convenience store would once again provide a neighborhood corner store within walking or biking distances to nearby residents. However, based on adjoining residential uses, staff believes that only a low impact neighborhood commercial use is supported by the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

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

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

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

### **Transportation**

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

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Please provide traffic counts for Cooper Lane and Matthews Lane to the Transportation Reviewer. Results are provided in Attachment A [LDC, Sec. 25-6-114].

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].

### **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. 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.

### **Site Plan and Compatibility Standards**

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



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

- No structure may be built within 25 feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking or driveways are allowed within 25 feet of the property line.
  - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
  - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
  - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

## 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](http://www.austintexas.gov)

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

Case Number: C14-2013-0118

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Mar 18, 2014, Zoning and Platting Commission

May 1, 2014, City Council

TOM H. ELLIS

Your Name (please print)

7208 COOPER LN 78745

Your address(es) affected by this application

Tom Ellis

Date

Daytime Telephone: 512-940-7208

Comments: I OBJECT TO THIS ZONING CHANGE

THIS IS A RESIDENTIAL AREA AND THERE IS NO COMMERCIAL ZONING ANYWHERE NEAR HERE. ANY BUSINESS THAT WAS AUTOMOTIVE SERVICE OR WASHING BASED WOULD BE DISASTEROUS TO THE PEACE AND QUIET OF THE NEIGHBORS AS WOULD ANY BUSINESS OPEN AT NIGHT

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Rhoades, Wendy**

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**From:** Becky Webb <[REDACTED]@com>  
**Sent:** Tuesday, March 18, 2014 9:30 AM  
**To:** Rhoades, Wendy  
**Cc:** Becky Webb  
**Subject:** Case# C14 2013 0118

Dear Ms Rhoades,

I left a message a few minutes ago regarding opposing the zoning restriction on the case numbered above. Would you please accept this email as notification in writing?

My Husband Tom Ellis and I (Rebecca Webb) would like to contest the rezoning from SF2 to GR. The property and existing building at 7200 was a 'clean' business and they were fine neighbors.

We request that a conditional overlay be applied to protect the neighborhood environment, which overwhelmingly residential. We request that the conditions be to only allow clean businesses like a store or small factory that does not have any environmental waste.

Specifically to include dry cleaners, car wash, car repair, body or paint shop, or similar.

We request that the property at 7202, which does not have a building on it and has been undeveloped, remain S2 zoning.

We do not want two businesses on that corner as it will make it dangerous to get in and out. The curve in Cooper Lane at

Matthews Street has sent many drivers into the ditch and phone pole because they tend to go too fast.

Thank you for your consideration,  
Rebecca Webb Ellis  
7208 Cooper Ln  
Austin TX 78745