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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0032 / 209 E Live Oak Street **P.C. DATE:** August 26, 2014

ADDRESS: 209 E Live Oak Street **AREA:** 10,436 square feet

NEIGHBORHOOD PLAN AREA: South River City
(Greater South River City Combined Neighborhood Plan)

OWNER: Joshua L. McGuire

APPLICANT: Charles Morton

ZONING FROM: SF-3-NP; Family Residence – Neighborhood Plan

ZONING TO: SF-5-NP; Urban Family Residence – Neighborhood Plan, as amended

SUMMARY STAFF RECOMMENDATION:

To grant SF-5-NP, Urban Family Residence – Neighborhood Plan, contingent on approval of the associated neighborhood plan amendment

PLANNING COMMISSION RECOMMENDATION:

To be considered August 28, 2014

August 12, 2014 Postponed at the Request of Staff (Consent Motion: S. Oliver;
Second: N. Zaragoza) 8-0 (Absent: B. Roark)

DEPARTMENT COMMENTS:

This site is located east of Congress Avenue, north of Oltorf street, south of the "T" intersection of E Live Oak and Brackenridge Streets (see Exhibits A). Single-family residential is located to the east and northeast; a Travis County Community Center lies to the west and south. Condominium residential is located to the northwest and southeast. The site contains an existing single-family house at the front of the property, and an additional residential unit at the back of the property; both houses are used as rental properties.

The initial rezoning request (GR-MU-NP) was driven by the stated desire to redevelop the lot with three or four residential units under a condominium regime. The request for community retail (GR) with a mixed use (MU) overlay would allow development of residential condo units, and would mirror a GR-MU-NP recently developed with condominiums across the street.

Typically, a GR-MU designation would approximate medium density multifamily standards, if developed solely as a residential project. As relates to this 10,436 square foot site, four units is likely unachievable given that each efficiency requires 800 square feet of site per unit, whereas one- and two-bedroom units require 1,000 and 1,200 square feet, respectively (when MU is added to a GR base district). A GR-based district would also entail compliance with compatibility standards, including setbacks and height reductions, as triggered by existing single-family residential to the northeast and east. Nevertheless, staff did not support this zoning designation because the associated neighborhood plan amendment (NPA-2014-0022.01) to change the Future Land Use Map (FLUM) from Single-Family to Commercial-Mixed use did not have staff support.

Multifamily and higher-density single-family residential were also considered, both as land uses and for associated zoning categories. Multifamily residence limited and low density (MF-1 and MF-2) would allow for condominium use, but as with the GR-MU scenario, the site is too small. MF-1 requires 2,500 square feet for each efficiency dwelling and 3,000 square feet for a one-bedroom unit. MF-2 has slightly lower site area requirements, with only 1,600 and 2,000 square feet required for efficiencies and 1-bedrooms. Even so, the minimum site area for a condominium residential use is 14,000 square feet; the subject tract is less than this. Moreover, there was no staff support for amending the FLUM to Multifamily as a land use.

Lastly, the applicant and staff considered a Higher-Density Single-Family option. Under either an SF-5 or SF-6, the minimum site area for a condo use is still 14,000 square feet (and then requires 3,500 square feet for each condo). The requested SF-5 could – potentially – be developed with townhouses. However, each townhouse lot must have a minimum width of 20 feet and at least 3,600 feet per townhouse. The 70' feet of lot width would provide for 3 townhouse lots, but at 10,436 feet, the site would not yield the 3 units (3600 x 3 = 10,800). Similarly, if a single-family attached residential use was pursued, only 3 units are achievable; the minimum site area is 7,000 square feet, and the minimum lot area is only 3,000 square feet. But the minimum lot width, for a distance of 25 feet measured from the front property line, is 25 feet; this tract offers 70.

A primary difference between SF-5 and SF-6 as relates to this tract is that SF-5 is not subject to compatibility requirements of abutting SF-3. All the challenges noted above have not taken into account the impacts of compatibility standards. Though application of these standards comes into play at the time of site design and layout, these standards could further constrain the applicant's goal of redeveloping the site with 3 or 4 owner-occupied units.

Subdivision under existing SF-3 zoning is really not a practical option either. With a lot minimum of 5,750 square feet (or 7,000 square feet for duplex), there's not enough space for two standard lots, much less duplex lots. Even rezoning to SF4-A (minimum lot size 3,600) with resubdivision would only yield two lots. Those two lots, could, however, be developed as duplexes, for a total of 4 units. Yet, they would be rental units, which is not what the owner desires.

In the end, the applicant has requested a FLUM amendment to allow for Higher-Density Single-Family and a rezoning from SF-3-NP to SF-5-NP. The amended goal for redevelopment of the subject tract is 3, and probably not 4, for-sale units, which could be pursued in a couple of ways under the SF-5 base zoning district.

Stakeholder correspondence has been attached (see Exhibit C).

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|-------|-------------------------|---------------------------------------------------------------------|
| Site | SF-3-NP | Single-family residential |
| North | GR-MU-CO-NP; SF-3-NP | Single-family residential (condominiums); Single-family residential |
| West | P-NP | Civic (Travis County) |
| East | SF-3-NP | Single-family residential |
| South | NF-3-NP; P-NP | Multi-family residential (condominiums); Civic |

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ABUTTING STREETS & TRANSIT:

| Name | ROW | Pave-ment | Class | Sidewalks | Capital Metro Bus Service | Bike Route | Recommended Bicycle Facility (2009 Plan) |
|--------------------|---------|-----------|----------------|-----------|---------------------------|------------|------------------------------------------|
| E. Live Oak Street | 38 feet | 25 feet | City Collector | Yes | Within ¼ mile | Yes (#168) | Bike Lane (shared lane existing) |

TIA: Not required

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

WATERSHED: Blunn Creek

NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:

| COMMUNITY REGISTRY NAME | COMMUNITY REGISTRY ID |
|---------------------------------------------------------------|-----------------------|
| South River City Citizens Assn. | 74 |
| South Central Coalition | 498 |
| Austin Neighborhoods Council | 511 |
| Austin Independent School District | 742 |
| Homeless Neighborhood Organization | 1037 |
| Bike Austin | 1075 |
| Greater South River City Combined Neighborhood Planning Team | 1185 |
| Super Duper Neighborhood Objectors and Appealers Organization | 1200 |
| Austin Monorail Project | 1224 |
| Sierra Club, Austin Regional Group | 1228 |
| The Real Estate Council of Austin, Inc. | 1236 |
| Austin Heritage Tree Foundation | 1340 |
| South Congress Merchants Association | 1345 |
| Zoning Committee of South River City Citizens Assn. | 1360 |
| SEL Texas | 1363 |
| Wildflower Church | 1423 |
| Preservation Austin | 1424 |
| Friends of the Emma Barrientos MACC | 1447 |

SCHOOLS:

Austin Independent School District:

Travis Heights Elementary School Fulmore Middle School Travis High School

CASE HISTORIES IN AREA:

The rezoning history in this area is relatively light over the past 40 years. There was some individual rezoning in the late 1960s and early 1970s, but no rezoning applications in the 1980s or 1990s. It was the adoption of the neighborhood plan in 2005 that ended the 25-year span of no zoning cases. This was followed by the opt-in opt-out process to add Vertical Mixed Use Building combining district zoning in 2007. Yet, in the nearly 10 years since adoption of the neighborhood plan, there has been no individual rezoning applications in the area north of Live Oak, and only one to the south, at Oltorf and Rebel, in 2013.

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| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------|
| North of Live Oak | | | |
| 2100-2106 Nickerson C14-68-256 | "A" 1 st H&A to "BB" 2 nd H&A | | Approved; 05/14/1970 |
| 2104-2106 Nickerson C14-72-287 | "BB" 2 nd H&A to "B" 1 st H&A | | Denied; 01/04/1973 |
| <i>With Neighborhood Plan</i> C14-05-0159 | | Recommended; 09/13/2005 | Approved; 09/25/2005 |
| 201 E Mary | SF-3 & CS to P-NP | | |
| 2100 & 2102 Nickerson | GO to SF-3-NP | | |
| 107 Leland | GO to LO-MU-NP | | |
| 2103-2109 Congress & 110 E Live Oak | CS to CS-MU-NP | | |
| 2113 Nickerson St | CS to CS-MU-NP | | |
| 200, 206, 208 & 210 E Live Oak | CS to GR-MU-CO- NP | | (CO prohibits certain commercial uses) |
| 601, 703, 707, & 709 E Live Oak & 2203 East Side Dr | I-SF-3 to SF-3-NP | | |
| <i>Vertical (V) Mixed Use Building Combining District</i> | | Recommended; 11/13/2007 | Approved; 12/13/2007 |
| 2101, 2103, 2105, & 2109 S. Congress; & 110 E Live Oak | CS-MU-NP to CS-M CS-MU-NP | | |
| 2113 Nickerson | GR-MU-NP to GR- MU-V-NP | | |
| South of Live Oak | | | |
| 2211 Post Road C14-80-160 | "C" 2 nd H&A to "B" 1 st H&A; "C" 1 st H&A to "B" 1 st H&A; & "A" 1 st H&A to "BB" 1 st H&A | | Approved 10/30/1980 (CO limits to 176 units and requires privacy fence) |
| 2251-2257 Post Road (rear thereof) C14-72-043 | "C" 2 nd H&A to "C-2" 2 nd H&A and "A" 1 st H&A to "C" 2 nd H&A | | Approved; 06/29/1972 |

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|-------------------------------------------------------------------|---------------------------------------------------------|----------------------------|----------------------|
| C14-72-230 | "C" 2 nd H&A to "C-2" 2 nd H&A | | Approved; 11/09/1972 |
| 2311-2315 Rebel Rd C14-68-84 | "LR" 1 st H&A to "C" 1 st H&A | | Approved; 08/08/1968 |
| <i>With Neighborhood Plan</i> C14-05-0159 | | Recommended; 09/13/2005 | Approved; 09/25/2005 |
| 2203 Post Road | GR to P-NP | | |
| 2201 S. Congress | CS to P-NP | | |
| 2201-2223 College | CS to CS-MU-NP | | |
| 100 E. Oltorf/2301 S. Congress | CS & CS-1 to CS-NP | | |
| 500 E. Oltorf | LR & SF-3 to LR-NP | | |
| 2309 Rebel Road | LR to SF-3-NP | | |
| 508 E. Oltorf | LR & SF-3 to GO-NP | | |
| 2302 East Side Dr | LR to MF-4-NP | | |
| 614 E. Oltorf | LR & GR to GR-CO- NP | | |
| 710 E. Oltorf | LR to MF-4-NP | | |
| 2010 Alameda Dr | SF-3 to P-NP | | |
| <i>Vertical (V) Mixed Use Building Combining District</i> | | Recommended; 11/13/2007 | Approved; 12/13/2007 |
| 2215 & 2223 S Congress, 2218 Post Road | CS-MU-NP to CS- MU-V-NP | | |
| 100-322 E. Oltorf & 2301 S. Congress C14-2007-0224 | CS-NP to CS-V-NP | | |
| 518 E. Oltorf C14-2012-0116 | GO-NP to GR-NP | Denied; 01/22/2013 | N/A (expiring) |

Properties to the west of Congress Avenue are part of the Dawson neighborhood. Their neighborhood plan was adopted in January 2006 (Case C14-01-0061). Vertical Mixed Use Building combining district, through the opt-in opt-out process, was added to selected tracts in January 2008 (Case C14-2007-0236).

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/4**STAFF RECOMMENDATION**

C14-2014-0032

To grant SF-5-NP, Urban Family Residence – Neighborhood Plan

BACKGROUND

The current base zoning is family residence (SF-3), which is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The proposed base zoning is Urban Family Residence (SF-5) district, which is intended for moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities; and

Zoning should allow for a reasonable use of the property.

This is another case of residential infill next to existing residential uses. The surrounding residential is a mix of single-family and duplex residential to the north along Brackenridge and east along Live Oak, condo residential to the northwest (under GR-MU-CO-NP) and condo residential to the southeast (under MF-3-NP). A governmental service center wraps the subject tract to the west and south of the property. The recommended SF-5 base zoning will allow potentially three residential units on the property, possibly four.

This is also a case where existing zoning districts may be inadequate to address redevelopment or additional housing units given the unique properties of the site. While the difference between 3 units and 4 units on this site may have a marginal impact to traffic (depending, too, on the unit mix), the difference between 3 and 4 units would not impact impervious cover, building coverage, or the like that are determined by zoning district and use requirements for the entire site. Similarly, to redevelop the site with ownership options as opposed to rental housing can be a challenge. At 10,436 square feet, the property is ineligible to be developed as a condo.

Yet, if developed as townhomes or single-family attached, there is an opportunity to provide additional housing, ownership options, and still have a style or type of housing that fits appropriately into the neighborhood context. Further, as noted in the purpose statement

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above, SF-5 site development standards are such that they maintain single family neighborhood characteristics and may be used as a transition between a single family and multifamily residential use.

A residential use next to residential uses is not a detriment, and provides compatibility. Similarly, staff does not think the replacement of 2 multiple-bedroom rental properties with 3 or 4 owner-occupied units would prove detrimental in itself. Staff has been informed there currently are 4 bedrooms in one house, 3 in the other. Staff is, of course, aware of the cumulative impact if other nearby properties were rezoned to allow for additional units, especially as regards traffic and parking. However, from a staff perspective, larger SF-3 lots already have the option to become duplexes, or to subdivide and then become duplexes. This neighborhood planning area did not adopt infill tools such as secondary apartments, but that could be another option elsewhere in the City. Nevertheless, redevelopment of this property will require the requisite number of parking spaces (determined by number of bedrooms) to be provided onsite. It should be noted as well, there are spatial separation requirements for SF-5 based sites; another SF-5 condo could not be approved within 500 feet.

Lastly, staff thinks replacement of a 6- or 7-bedroom rental use with a similar or slightly higher number under an ownership scheme with 3 or 4 units is a reasonable use of this property. On paper this is an increase in density. Yet, the net increase in number of residents (old enough to drive or otherwise) may not be as high as the percentage increase might indicate.

Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and

The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

This property is covered by the adopted South River City Neighborhood Plan. That document's Future Land Use Map (FLUM) designates this property single-family residential. A neighborhood plan amendment to change the FLUM from single-family to higher-density single-family residential (NPA-2014-0022.01) was submitted concurrently with this rezoning request.

Staff is of the opinion that the Imagine Austin Comprehensive Plan (IACP), generally, and specifically as regards housing policies, would support this residential development. One of the overall goals of the Plan 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. The IACP notes that development will happen not just along corridors and centers, but in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas.

This is such a redevelopment site. It is already used as residential; it would simply be redeveloped with new and additional housing units. In addition, the IACP encourages and supports a variety of housing types, including 3-story homes, duplexes, townhouses or row houses. While the final style and design of these units is unknown at this time, the proposal is aligned with the diversity of housing types supported by the IACP. Furthermore, because the request is driven by a desire for individually-owned residences and not rental units, the project reflects an opportunity for ownership that might not be available otherwise in this neighborhood. A variety of home ownership options is also a key theme of the IACP.

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At the same time, IACP speaks to the desire to protect existing neighborhood character. Staff is aware of the potential for further densification. However, each rezoning (and if necessary, neighborhood plan amendment) application is reviewed on its own merits. Given that this project is nearly surrounded by condominium residential uses and government functions, staff does not think the neighborhood character is impinged upon by the additional units an SF-5 base zoning district would afford.

Residential townhomes or single-family attached, as are proposed for this SF-5 project, are not for everyone. But they do provide an alternative to those who wish to downsize, those who may no longer want the responsibility of yard and other household maintenance, or those who may be purchasing their first home. An SF-5 condominium project on this site would satisfy the goals and objectives of the Imagine Austin Comprehensive Plan.

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/10**EXISTING CONDITIONS & REVIEW COMMENTS****Current Conditions**

The site is currently developed with two residential units, a single-family residence along the street side of the property, and a separate residence towards the rear; both are used as rental properties. The site is topographically flat and is within an urban watershed. Other than a number of large trees onsite, some of which might be protected, there are no environmental constraints to redevelopment.

NPZ Environmental Review (MM) (2014-03-11)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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.

PDR Site Plan & Compatibility Standards Review (NH) (2014-03-17)

1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
2. 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.

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- 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.

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

[Note: Comments issued in response to GR-MU-NP proposal. Compatibility requirements do not apply to an SF-5 zoned property, as currently requested.]

PDR Transportation Review (BG) (2014-03-18)

1. Additional right-of-way may be required at the time of subdivision and/or site plan.
2. A Neighborhood Traffic Analysis will be required and will be performed for this project by the Transportation Review staff, if the proposed project generates in excess of 300 trips. Results will be provided in a separate memo. LDC, Sec. 25-6-114.
3. 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: E. Live Oak St. (shared lane).
4. 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]
5. Existing Street Characteristics:




| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro |
|--------------------|-----|----------|----------------|-----------|------------|---------------|
| E. Live Oak Street | 38' | 25' | City Collector | Yes | Yes | Yes |

PDR Austin Water Utility Review (NK) (2014-02-28)

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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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0032



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.

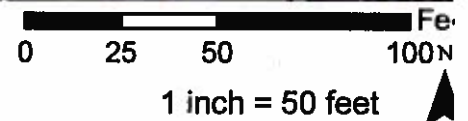
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Exhibit A - Zoning Map



Aerial: 2012-01

**Exhibit A-2
Aerial & Zoning**



INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: <http://www.austintexas.gov/development>.

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

Numero de caso: C14-2014-0032

Persona designada: Lee Heckman, 512-974-7604

Audiencia Publica: Aug 12, 2014, Planning Commission

Sep 25, 2014, City Council

Seni Ar Clark

Su nombre (en letra de molde)

500 Cone Oak

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

808014

Firma

512 941-5788

Daytime Telephone:

Comments:

I am in favor
 I object

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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INFORMACIÓN DE AUDIENCIA PÚBLICA

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Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

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Numero de caso: C14-2014-0032

Persona designada: Lee Heckman, 512-974-7604

Audiencia Publica: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

Jennifer Clark

Su nombre (en letra de molde)

313 Cone Oak Dr.

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

Amulda

Firma

8-8-14 Fecha
572-941-5788

Daytime Telephone:

Comments:

Si usted usa esta forma para proveer comentarios, puede retomarlos :

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

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Exhibit C

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.

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the 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: C14-2014-0032
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 12, 2014, Planning Commission
Sept 25, 2014, City Council

Leticia Alvarez

Your Name (please print)

2215 Post Rd #200

Your address(es) affected by this application 78704

8/8/14
Date

Signature

Daytime Telephone: 512 629 9257

Comments: Our infrastructure in this neighborhood can not handle anymore density. There are water & loadage problems, trapping & parking, and there are already restaurants, shops and stores within a 1/2 mile radius

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

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