

ZONING CHANGE REVIEW SHEET

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CASE: C14-2015-0025 –
Korean United Presbyterian Church Re-Zoning

P.C. DATE: August 11, 2015

ADDRESS: 2000 Justin Lane

DISTRICT AREA: 7

OWNER/APPLICANT: Korean United Presbyterian Church (Roy M. Kim)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3-NP **TO:** MF-4-NP** **AREA:** .948 acres

** The Applicant amended the application to request MF-3-NP combined district zoning on June 25, 2015.

SUMMARY STAFF RECOMMENDATION:

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

COMMISSION RECOMMENDATION:

August 11, 2015;

DEPARTMENT COMMENTS:

The subject rezoning area is .948 acres out of a larger, 2-acre tract that fronts Justin Lane and backs up to Cullen Avenue. More specifically, the subject rezoning area is located on the southwest corner of Cullen Avenue and Hardy Drive, about a block east of Burnet Road. Development on the tract includes a classroom building with playground facilities, a storage building and an asphalt parking lot that are used by the religious assembly located on the portion of the property that is not subject to this zoning case. The rezoning area has driveway access from Cullen Lane as well as from Hardy Drive.

The remaining three corners of the intersection at Cullen Avenue and Hardy Drive are occupied by residential uses; multifamily (condominium) on the northwest corner; single-family and duplex residential uses on the northeast and southeast corners. Other uses in the general area, towards Burnet Road, include office and retail along both Cullen Avenue and Justin Lane. Further east of the intersection is entirely residential with most properties having SF-3 zoning.

The property is in the Crestview Neighborhood and is subject to the Crestview/Wooten Neighborhood Plan (adopted in 2001). Justin Lane is the southern boundary of the Crestview Neighborhood, and also marks the southern extent of the Crestview/Wooten Neighborhood Planning Area.

The Applicant has requested MF-3-NP zoning in order to redevelop the .948 acre area with a multifamily project. The current owner of the property plans to relocate its religious assembly and associated uses to a different location.

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ISSUES:

On July 15, 2015, City Staff facilitated a meeting between the Neighborhood and the Applicant to discuss the associated Neighborhood Plan Amendment case that seeks to change the Future Land Use Map (FLUM) designation from Civic use to Multifamily use for the proposed development of the property. The Neighborhood was opposed to the FLUM change and the associated zoning change largely due to the concerns of increased traffic in this area. Please refer to the associated neighborhood plan amendment case NPA-2015-0017.01 for more information on the FLUM change and outcome of the NPA meeting.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Educational and Storage Building;
North	MF-3-NP	Single-family Residential; Multifamily Residential (condominium)
Northeast	SF-3-NP;	Single-family Residential
East	MF-3-NP; SF-3-NP; LO-MU-NP	Duplex and single-family Residential; Private Educational, Office & Medical Office Uses
Southeast	MF-3-NP	Duplex Residential
South	LO-MU-NP	Religious Assembly
West	MF-3-NP	Duplex, multifamily and single-family Residential

NEIGHBORHOOD PLANNING AREA: Crestview of the Crestview/Wooten Combined Neighborhood Planning Area

TIA: Not required.

WATERSHED: Shoal Creek Watershed (urban)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<u>COMMUNITY REGISTRY NAME</u>	<u>COMMUNITY REGISTRY ID</u>
Crestview Neighborhood Assn.	93
Crestview NPCT	1263
Austin Independent School District	742
North Austin Neighborhood Alliance	283
Shoal Creek Conservancy	1497
Austin Neighborhoods Council	511
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Sustainable Neighborhoods	1396

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Sierra Club, Austin Regional Group	1228
Friends of Emma Barrientos MACC	1447
SEL Texas	1363
Brentwood Neighborhood Assn.	120
Highland/Skyview Neigh. Plan Contact Team	1057
Brentwood Neighborhood Plan Contact Team	787

SCHOOLS: Brentwood Elementary, Lamar Middle, McCallum High

CASE HISTORIES FOR THIS TRACT:

Re-zoning case number C14-2014-0036 was for multiple properties and included the area subject to this zoning case. The request was for GO-MU-NP combined district zoning. Staff provided an alternate recommendation of LO-MU-NP combined district zoning. The Crestview Neighborhood was opposed and submitted a valid petition against the zoning change. The case eventually expired due to no action taken by City Council on May 14, 2015.

The southern portion of the 2 acre tract, not subject to the rezoning in this case, and located at the corner of Justin Lane and Hardy Drive, was rezoned from SF-3 to LO-NP as part of the Crestview/Wooten Neighborhood Planning Process (C14-04-0004). No other conditions were placed on the property at that time.

ABUTTING STREETS:

Street Name	ROW Width	Pavement Width	Classification	Bicycle Route / Plan	Bus Service	Sidewalks
Cullen Avenue	60 feet	22 feet	Local	No	No	Yes
Hardy Drive	50 feet	27 feet	Local	No	No	Yes

CASE HISTORIES IN THE AREA:

There has been relatively little rezoning in the area surrounding the subject tract. Commercial and multifamily properties to the northwest and west have some zoning history, but districts were primarily established in the 1970s and 1980s. The multifamily-zoned properties immediately to the west, for example, were rezoned "B" in 1970 (C14-70-158) and 1977 (C14-77-179); multifamily property east of Hardy and north of Cullen were zoned "B" in 1980 (C14-80-117) and 1983 (C14-83-051), respectively. Similarly, the family residence zoning that lies east of Hardy Drive was likely established subsequent to annexation and has changed little, with the exception of conversion from "A" residence to SF-3, along with the "B" districts converting to MF-3.

Adoption of the Crestview Neighborhood Plan in 2001 changed the base zoning on some nearby tracts, but did not fundamentally change the underlying zoning or allowances. Tracts include:

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7101 Burnet Rd	GR	to GR-CO-NP
7001-7015 Burnet Rd	GR	to GR-CO-NP
2106-2200 Cullen	LO-CO	to GR-MU-CO-NP
6901-6921 Burnet Rd	CS	to CS-CO-NP
2000 Cullen Ave	MF-3; SF-3	to MF-3-NP
1908-1916 Justin Ln	LO	to LO-MU-NP

Of these, only the 2106-2200 Cullen Ave had site specific conditions. This tract was designated as potential for a neighborhood mixed use building special use (as was 1908-1916 Justin), but with limitations on height, impervious cover, certain prohibited uses, and access requirements, depending on whether it was developed in conjunction with abutting tracts.

After adoption of the Crestview Neighborhood Plan in 2001 and the Brentwood Neighborhood Plan in 2004, there have been no subsequent re-zonings south of Justin Lane or east of Hardy Drive. Likewise, to the west and north there have only been two rezoning cases, one at Pasadena and Burnet (C14-04-0163) to change a condition of the conditional overlay, and the other to add Vertical Mixed Use Overlay (VMU) district and Vertical Mixed Use Building (V) combining district to select properties along Burnet Road.

Properties included in the VMU and V (C14-2009-006) zoning include:

- 7305, 4321, 7325, 7327, & 7329 Burnet (south of Pasadena);
- 2008 Cullen Ave; 7001, 7007, 7021, 7101, and 7015 Burnet Road (north of Cullen); and
- 6901, 6909, and 2921 Burnet (triangle between Burnet Road and Burnet Lane)

A similar pattern of relatively little zoning change is found in the Brentwood Neighborhood south of Justin Lane. Properties that front Burnet Road and Burnet Lane were rezoned (C14-04-0012) from CS and CS-1 to CS-MU-CO-NP and CS-1-MU-CO-NP. Closer to the subject tract, 2001 Justin Lane was rezoned from LO to LO-MU-NP while 2005 Justin Lane, along with 2103, 2015, 2107, 2109, and 2201 Muroc Street were rezoned from LR and CS to LO-MU-CO-NP. 6804 and 6808 Hardy were rezoned from LO to SF-3-NP. As with the Crestview Plan, the Brentwood Neighborhood Plan Combining District identified additional conditions only for the tracts along Burnet Road, a potential neighborhood urban center, and for the tract just east of Burnet Lane. No conditions were specified for the rezoned properties along Justin Ln. Adopted around the same time in 2009 as the vertical mixed use options were in Crestview, the Brentwood area also adopted vertical mixed use and vertical mixed use building for select properties along Burnet Road as well as Lamar Boulevard (C14-2009-0055).

CITY COUNCIL DATE:

September 10, 2015;

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

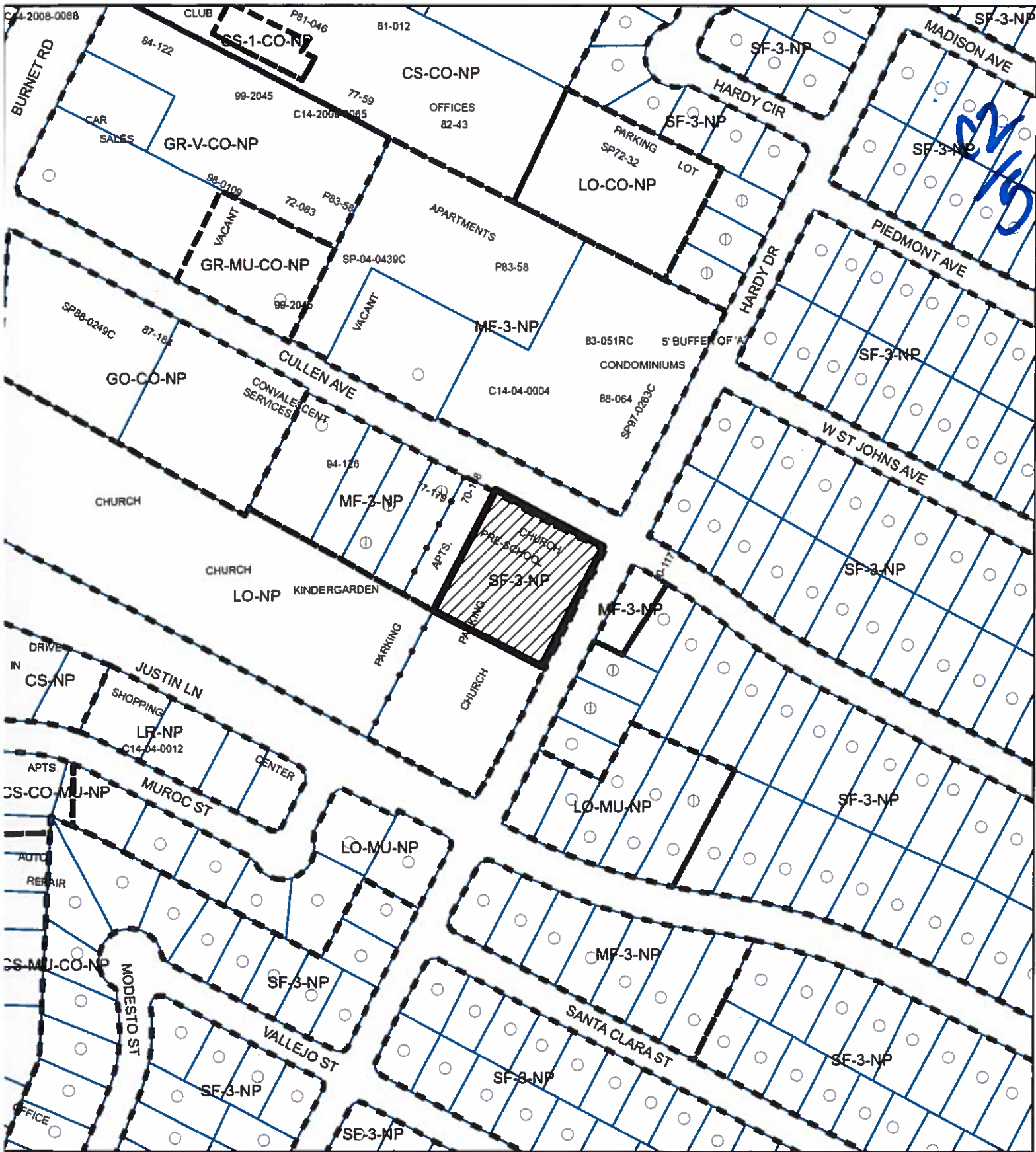
ORDINANCE NUMBER:

CASE MANAGER: Tori Haase

PHONE: 512-974-7691

EMAIL: tori.haase@austintexas.gov




STAFF RECOMMENDATION



ZONING - Exhibit A

ZONING CASE#: C14-2015-0025



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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

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





Aerial Map - Exhibit B

ZONING CASE#: C14-2015-0025
ZONING CHANGE: SF-3 to MF-3
LOCATION: 2000 Justin Lane
SUBJECT AREA: 0.948 ACRES
MANAGER: TORI HAASE



 Subject Property

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

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BACKGROUND INFORMATION

The site is currently zoned Single Family Residence-Neighborhood Plan (SF-3-NP). The request is to rezone .948 acres of the property to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

City data indicates that religious assembly uses have occupied the site since (at least) the mid-1950s, when a utility permit was issued to a religious organization (albeit a different denomination). As a religious entity, it is entitled to use the site for religious assembly purposes under the current base zoning districts. Rezoning, as part of the Crestview Neighborhood Plan area, appended the zoning with the NP combining district, but also rezoned the southern one-half of the tract from SF-3 to LO-NP.

Family residence (SF-3) district 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.

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

BASIS FOR RECOMMENDATION

- 1) *Zoning changes should promote compatibility with adjacent and nearby uses.*
- 2) *Zoning changes should promote an orderly relationship among land uses.*

The property is uniquely located at the corner of two local streets; Hardy Lane and Cullen Avenue. The most southern portion of the lot, not subject to rezoning fronts Justin Lane and is an arterial street. With one or two exceptions, everything east of Hardy Lane is residential and predominantly single-family with some duplex residential. West of Hardy Lane is a mix of office and commercial uses, with some residential, predominantly multifamily. As one moves further north of Cullen or south of Justin, this commercial and office use transitions to more single-family and duplex residential. Therefore, Staff finds that multifamily use is appropriate as it is compatible with the surrounding land uses and also serves as a transition zone that buffers the interior, predominantly single-family areas, from the more intense residential and commercial uses towards Burnet Road.

- 3) *Zoning should allow for a reasonable use of the property;*
- 4) *The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission; and*
- 5) *Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.*

Multifamily residential medium density use at this location is a reasonable reuse of the property and is consistent with other properties zoned and/or used for multifamily in the immediate area.

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Staff also thinks multifamily residential medium density use is consistent with the goals of Imagine Austin Comprehensive Plan (IACP), recommended by the Planning Commission and adopted by the City Council, which speak to communities characterized by a variety of uses, employment opportunities, and housing options. Bus service is available along Justin Lane, and Burnet Road to the west is identified as an Activity Corridor characterized by High Capacity Transit; development of employment and housing centers along and near transit ways is also encouraged by the IACP.

Lastly, the request for rezoning comes with an associated Neighborhood Plan Amendment in which the current Civic designation on the future land use map (FLUM) would be changed to Multifamily Use. Although the southern half of this tract was rezoned from SF-3 to LO-NP as part of the Crestview Neighborhood planning effort, the FLUM was designated as civic for the entire 2 acre property, including the .948 acre portion that is subject to this zoning application.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is mostly developed with pervious surfaces that include two buildings and an asphalt parking lot. There are two driveways that access the subject area; one driveway from Cullen Avenue and another driveway from Hardy Drive. There does not seem to be any topographical restraints or any trees of significant size on the property.

Impervious Cover


Impervious cover limits for the subject rezoning area are governed by the zoning district regulations. Currently, with SF-3-NP zoning, impervious cover is limited to 45%. With the proposed zoning change to MF-3-NP, the impervious cover limit would increase to 65%.

Comprehensive Planning – Maureen Meredith, 512-974-2695

Please see the staff report for the associated neighborhood plan amendment case, NPA-2015-0017.01.

Environmental – Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

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5. No trees are located on this property. 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.

Transportation – Bryan Golden, 512-974-3124

- TR1. 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]
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Cullen Avenue or Hardy Drive.

Water and Wastewater

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Scott Grantham, 512-974-2942

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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COMPATIBILITY STANDARDS

SP 3. 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.
- 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.

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From: Vrba, Anne
Sent: Tuesday, August 04, 2015 3:18 PM
To: Haase, Victoria [Tori]
Subject: Objection to Case Number C14-2015-0025

Good afternoon Tori,

Please consider this email to be my formal objection to Case Number C14-2015-0025.

Contact Person: Tori Haase, 512-974-7691

Public Hearing Date: August 11, 2015, Planning Commission

Name: Anne Vrba

Address: 2104 Cullen Avenue # 217

City: Austin

State: TX

Zip Code: 78757

Daytime telephone: 512-750-9231 (mobile)

Thank you for the opportunity to submit my objection via email.

I spoke with Maureen Meredith today regarding my objection to Case Number NPA-2015-0017.01, and she said I could go ahead and submit my objections via email to her and to you regarding the respective Case Numbers.

Best regards,

Anne Vrba

Anne Vrba



13284 Pond Springs Road, Suite 101

Austin, Texas 78729

P: (512) 459-8300 or toll free (800) 580-8300

F: (512) 483-6969

www.real-comp.com

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-----Original Message-----

From: Gregory Smith []
Sent: Monday, August 03, 2015 9:53 AM
To: Haase, Victoria [Tori]
Subject: Zoning Case C14-2015-0025

Hello Tori

We are property owners in Crestview, about 2 blocks from the proposed development at the former Korean Church parking lot at the southwest corner of Hardy at Cullen. We are very much in opposition to any changes at this site that would increase the residential density beyond the limit set by SW3 zoning.

Anything beyond this density would create a traffic and parking nightmare, and would open the door to even denser development on the adjoining lots. It goes against our approved neighborhood plan, it would increase the risk of harm to the schoolchildren in the neighborhood who bike and walk to school. The streets are not wide enough, the sidewalks are inadequate. We could go on: There are many other factors that support our objections to the proposal to change the zoning to MF (and I am typing this on my phone), so we would be happy to expand on them if necessary in a subsequent message.

Gregory Smith and Beth Dodd
1712 W. St. John's Ave.

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From: Blake Burwell []
Sent: Thursday, July 16, 2015 11:54 AM
To: Meredith, Maureen
Cc: Haase, Victoria [Tori]
Subject: Crestview Korean Church Zoning Change Request - Crestview Traffic Concerns

I'm sending this email to Maureen Meredith and copying Tori Haase.

Thanks, Maureen, for the great discussion in last night's meeting of the Crestview Neighborhood Plan Contact Team (CNPCT), which was also attended by David Kahn (Developer). I was the person in the back row asking David if he had completed any studies which showed how his proposed MF-3 zoning change and associated MF development would impact traffic on Cullen Avenue, and you'll recall that he responded by saying that their traffic study showed only that 'there are no traffic problems on Cullen'. This is effectively the same response he provided to the same question last year when proposing the larger, LO-zoned project on this property. His vague response aside, attached here is Thrower Design's own assessment from October 2014 which indicates that their 2014 proposal to rezone Tract 3 of this property as MF-3 and to then develop upon that tract 9 MF units would generate **204 vehicle trips per day**. Since David Kahn's current proposal is to build a 35-unit complex on the property in question, it seems logical to extrapolate that assessment to mean that a 35-unit complex would generate 3.9 times the traffic of a 9-unit complex, **or 796 additional vehicle trips per day on Cullen and Hardy, the two streets bordering the tract**. It's also logical to assume that a substantial portion of those 796 additional vehicle trips per day are going to involve vehicles travelling Cullen Ave eastward between this proposed complex and Arroyo Seco, Woodrow Ave, and Grover Ave, as a means of reaching the Crestview Market, Anderson Lane, and Lamar Blvd. **THIS was the primary concern several of us were raising last night... an increase of vehicle traffic on Cullen Avenue east of the proposed development.**

Increasing east-west traffic on Cullen between Hardy and Grover is problematic because Cullen residents are already facing very real traffic concerns in this area. As I mentioned last night, Cullen is unique in Crestview... of 5 total Crestview streets which run the full east-west distance from Burnet Ln to Grover Ave, Cullen is the only one which does not have sidewalks, speed bumps, or separate lanes for 2-way traffic to help manage mixed traffic uses. As such, Cullen is already being utilized as a primary east-west 'cut-thru' by many drivers, and the lack of speed bumps means they tend to do so at rates of speed which are unsafe for a residential street. Anyone can witness this during any given weekday rush hour. Additionally, we have lots of street parking on Cullen (which could continue to increase as residential density increases) which means that these rush hour drivers, pedestrians, cyclists, children, and pets are all occupying the same road space between these curb-parked cars on Cullen Ave. **We need to be extremely critical of proposals which potentially increase traffic on Cullen Avenue without offering any thoughtful, studied assessments of that impact.**

It's also important to note that one of the CNPCT's requested changes to his previous proposal to develop this property was to ensure that vehicle access was directed to Hardy and Justin Lane rather than directly onto Cullen... and my understanding is that **David Kahn rejected or ignored that CNPCT proposal**. I mention this for two reasons; 1.) it shows that residents have consistently raised these concerns about traffic increases on Cullen, and 2.) it shows that David Kahn has no track record of giving

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those concerns sincere consideration or accommodation. As you heard last night, in response to concerns about Cullen traffic, he simply repeats the point that 'Cullen as many stop signs' and 'Cullen does not have a traffic problem'... even though his own studies suggest that his proposed development will add 796 car trips per day on our residential streets.

When you develop your own assessment of the proposed zoning changes and make your ultimate recommendation, I sincerely hope you will keep these points in mind. Thank you very much!

Blake Burwell

1506 & 1508 Cullen Avenue

Austin, TX 78757

512-914-2567

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

From: Leon Whitney []
Sent: Thursday, March 19, 2015 6:45 PM
To: Haase, Victoria [Tori]
Subject: Case Number: C14-2015-0025

CP
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Hi Tori,

We support the application for rezoning of this property.

Leon Whitney
Whitney Partnership
2105 Justin Lane
Austin, Tx 78757

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/planning.

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: C14-2015-0025

Contact: Tori Haase, 512-974-7691

Public Hearing: August 11, 2015, Planning Commission

Alexandra Begnaud

Your Name (please print)

1909 B Hardy Drive

Your address(es) affected by this application

Alexandra Begnaud

Signature

08/05/2015

Date

Daytime Telephone: 512-965-2151

Comments: I object to this zoning request. I could stand in my driveway and throw a rock and hit the property where this development change is being proposed. Any rezoning changes that would allow office complexes or multi-story multi-family housing would violate my privacy and be detrimental to the neighborhood's identity & culture. Thank you.

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

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-79-171(RCT)
Contact: Tori Haase, 512-974-7691
Public Hearing: Aug 11, 2015, Planning Commission
Sep 10, 2015, City Council

Maxlene T. Brod
Your Name (please print)

I am in favor
 I object

5307 Duval St
Your address(es) affected by this application

Maxlene Brod
Signature

512-914-4515
Daytime Telephone

Date

Comments: I called the owner to see what was being planned for the property. I wish a description for building plans were always included on these forms. Thanks for including the phone number of the owner & the applicant.

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

City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810

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