

PLANNING COMMISSION

~~WORKS~~ HANDOUTS

APRIL 22, 2014

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**PUBLIC HEARING INFORMATION**

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2013-0454C

Contact: Nikki Hoelter, 512-974-2863 or Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, April 22, 2014

Adam S. Melis

Your Name (please print)

800 W. 5th St. Apt 508

Your address(es) affected by this application

*Adam S. Melis*

Signature

04/21/14

Date

Daytime Telephone: 468-236-2888

Comments: This sets a bad precedent for Austin and clogging a busy small street of West Street. This area is already plagued with traffic and will soon be busier once West Street joins Cesar Chavez. This exception will encourage more development on small lots that will ~~not~~ create a staggering infrastructure ~~and~~ encourage development but not in taking the FAR.

I am in favor  
 I object

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

City of Austin  
Planning and Development Review - 4<sup>th</sup> floor  
Nikki Hoelter  
P. O. Box 1088  
Austin, TX 78767-8810



ITEMS 1-4

### South Austin Combined Neighborhood Plan

Motion #	Agenda Item #	Proposed Action A (Case #NP-2013-0030)	Proposed Action B (Case #NP-2013-0030)	Votes Received	Comments
1	1	Recommend approval of the South Austin Combined Neighborhood Plan as developed through the public planning process and as recommended by staff	Recommend Approval of the South Austin Combined Neighborhood Plan with the following changes: <ul style="list-style-type: none"><li>• Revise text in plan to reflect changes regarding Infill option and/or Design Tool applications in specific neighborhood planning areas as recommended by Planning Commission</li></ul>		



**Proposed Rezoning: West Gate Neighborhood Plan Combining District (C14-2014-0017)**

Motion #	Agenda Item #	Alternative A Staff Recommendation Based on Planning Process	Alternative B Adopt a subset of the Special Use Infill Options with the Design Tools	Comments
2	2	<p><b>Adopt the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> </ul>	<p><b>Adopt a combination of any of the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> <li>• Secondary apartments</li> <li>• Cottage lots</li> <li>• Urban homes</li> <li>• Corner stores</li> </ul>	
		<p><b>Adopt all of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> </ul>	<p><b>Adopt a combination of any of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; Impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> </ul>	
		<p><b>Adopt mobile food establishment restrictions</b></p>	<p><b>Adopt mobile food establishment restrictions</b></p>	
		<p><b>Adopt front yard parking restrictions</b></p>	<p><b>Adopt front yard parking restrictions</b></p>	





**Proposed Rezoning: South Manchaca Neighborhood Plan Combining District (C14-2014-0018)**

Motion #	Agenda Item #	Alternative A Staff Recommendation Based on Planning Process	Alternative B Adopt a subset of the Special Use Infill Options with the Design Tools	Comments
3	3	<p><b>Adopt the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> <li>• Secondary apartments</li> <li>• Urban homes, limited to Neighborhood Transition character district</li> </ul> <p>• Corner store, limited to a subdistrict along the eastern side of Manchaca Rd.</p> <p><b>Adopt all of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> <li>• Adopt mobile food establishment restrictions</li> </ul>	<p><b>Adopt a combination of any of the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> <li>• Secondary apartments</li> <li>• Cottage lots</li> <li>• Urban homes</li> <li>• Corner stores</li> </ul> <p><b>Adopt a combination of any of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> <li>• Adopt mobile food establishment restrictions</li> <li>• Adopt front yard parking restrictions</li> </ul>	



**Proposed Rezoning: Garrison Park Neighborhood Plan Combining District (C14-2014-0019)**

Motion #	Agenda Item #	Alternative A Staff Recommendation Based on Planning Process	Alternative B Adopt a subset of the Special Use Infill Options with the Design Tools	Comments
4	4	<p><b>Adopt the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> <li>• Secondary apartments</li> <li>• Cottage lots, limited to Neighborhood Transition character district</li> <li>• Urban homes, limited to Neighborhood Transition character district</li> </ul>	<p><b>Adopt a combination of any of the following Infill options:</b></p> <ul style="list-style-type: none"> <li>• Small-lot amnesty</li> <li>• Secondary apartments</li> <li>• Cottage lots</li> <li>• Urban homes</li> <li>• Corner stores</li> </ul>	
		<p><b>Adopt all of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> </ul> <p><b>Adopt mobile food establishment restrictions</b></p>	<p><b>Adopt a combination of any of the following design tools:</b></p> <ul style="list-style-type: none"> <li>• Parking placement &amp; impervious cover restrictions</li> <li>• Garage placement</li> <li>• Front porch setback</li> </ul> <p><b>Adopt mobile food establishment restrictions</b></p> <p><b>Adopt front yard parking restrictions</b></p>	



You are cordially invited to the

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110 people move to Austin every day. They come from all over the world, seeking top-notch employment, cultural and recreational opportunities. It is becoming increasingly apparent that a city's walkability will have a major influence on its competitiveness. What exactly do we mean when we talk walkability and how do we get there for Austin?

**Join fellow innovators and distinguished walkability expert Jeff Speck to start the discussion.**

**WED. MAY 7**

8:00am Breakfast & Coffee

8:30-10:30am Summit

— AT —

**ALAMO RITZ**

320 E. 6th Street



*Jeff Speck is a renowned Urbanist and Walkability Expert who understands how to weave together competing interests to make cities great. Jeff is the author of Walkable City & Suburban Nation.*

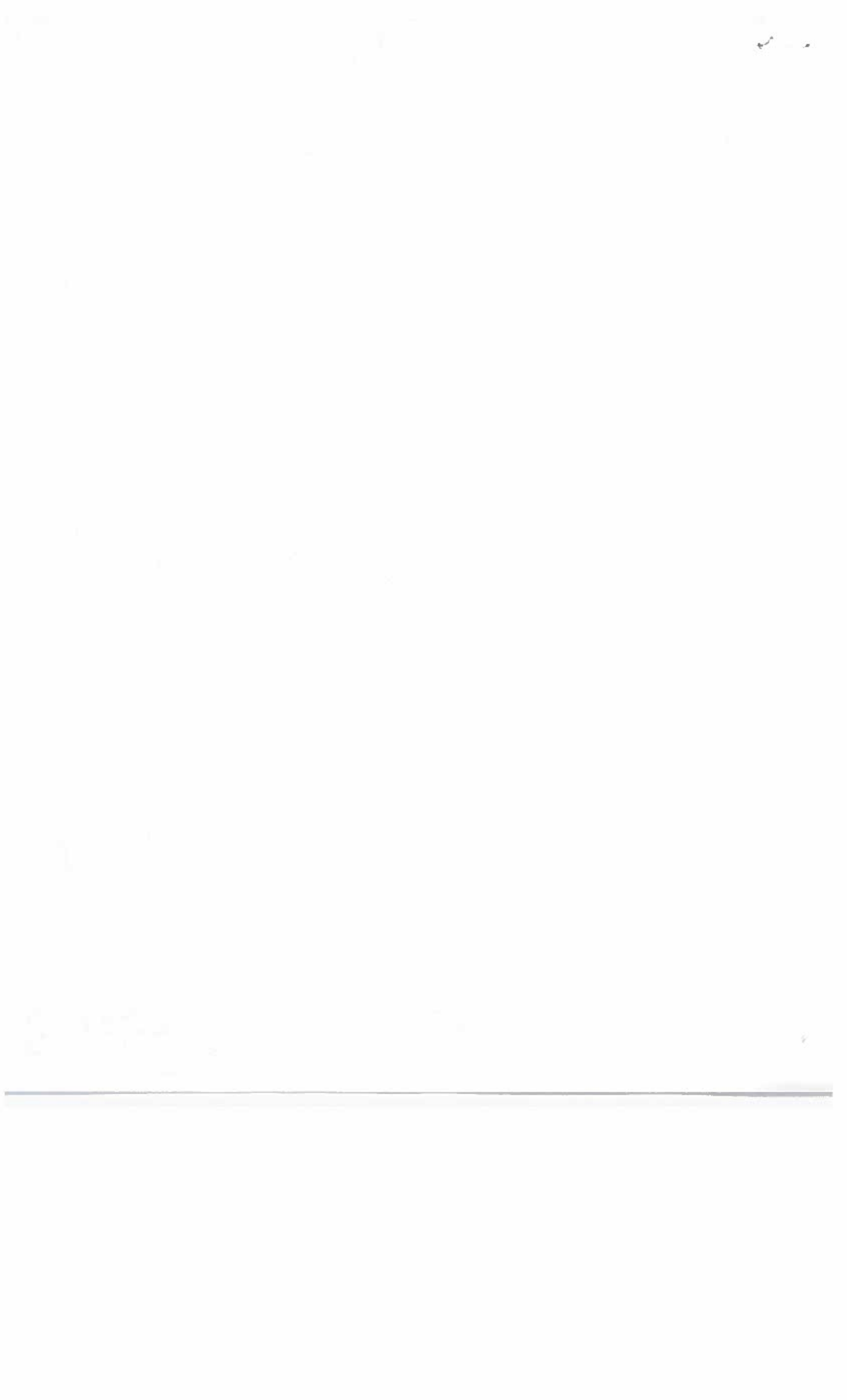


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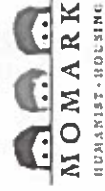
DOWNTOWN AUSTIN ALLIANCE

**movability**  
AUSTIN

SINCLAIR BLACK  
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STRATEGIES  
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CENTRAL  
HEALTH

**CNU**  
CTX



Dave,  
Reminder to appoint  
Commissioners to this Summit.  
-Dora-



Reilly, Francis

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**From:** Gwyn Walters [REDACTED]  
**Sent:** Tuesday, April 22, 2014 1:44 PM  
**To:** Reilly, Francis  
**Subject:** I support the SACNP as it was before April 3

Dear Mr. Reilly,

I just wanted to say that I have enjoyed the planning process and the vision that we created for the future of our neighborhood in the South Austin Combined Neighborhood Plan. I enjoyed meeting and sharing ideas with my neighbors to make our neighborhood a great place to raise our children and hopefully for us to be able to "age in place."

I have to say, however, that I am greatly disturbed by the eleventh-hour attempt by certain people--most of whom I never saw at any of the planning sessions I attended until that very last unpleasant one on April 3--to hijack our plan and turn it into something I don't care for. These few people seem to want nothing other than a vast sea of single family lots that require us--even those of us who cannot drive for whatever reason--to drive and drive to get to basic things like a cup of coffee or basic groceries. Many of us who attended most if not all of the planning meetings expressed a desire for easy-to-walk/bike-to local businesses and a greater variety of housing choices in our neighborhood. I personally want to live in a diverse neighborhood with more than just traditional single-family homes so that I can remain in this neighborhood even if I become disabled due to age and can only take a little scooter to the corner store or coffee shop. Oh wait, we won't have corner stores will we?

I am unable to attend the planning commission today, but I'd really like the commission to know that many of us worked many long hours on this plan, and we really liked it just fine the way it was before that awful April 3 meeting. Please don't think a few narrow minded folks represent everyone in the neighborhood. I want to leave my kids a great place to live no matter what stage of life or ability they may or may not have.

Gwyn Walters  
Garrison Park neighborhood

AGENDA #1-4



**Reilly, Francis**

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**From:** James Espinosa [REDACTED]  
**Sent:** Tuesday, April 22, 2014 1:56 PM  
**To:** Reilly, Francis  
**Subject:** RE: Neighborhood plan infill options + public hearing April 22

Good Afternoon Francis,

My neighbors and I have spoken extensively about the proposed changes and we are NOT in favor of the Cottage Lots, Urban Homes and Corner Stores in the Garrison Park Zone and Cherry Creek Central Neighborhood.

Thank you very much!

God Bless You!

James Espinosa  
5702 Burrough Drive  
Austin, TX 78745

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

Date: 2014-04-15 12:26:42

From: [francis.reilly@austintexas.gov](mailto:francis.reilly@austintexas.gov)

To: [webapp@ci.austin.tx.us](mailto:webapp@ci.austin.tx.us)

Subject: Neighborhood plan infill options + public hearing April 22 Good afternoon South Austin community members,

Planning Commission will hold a public hearing on the South Austin Combined Neighborhood Plan on Tuesday, April 22. The meeting will be at City Hall starting at 6 p.m. The plan is not the only item on Commission's agenda that night, but I will try to let you know where the hearing for the neighborhood plan falls on the agenda once it is posted.

Based on the recent feedback we received and the meeting on infill options held April 3, we've revised our recommendations from what was included in the public notice ya'll received by mail. Those recommendations and results are available on this page: <http://austintexas.gov/page/south-austin-combined-neighborhood-plan-meetings-workshops>

The draft neighborhood plan will be updated to reflect these new recommendations. I'll send another email once these changes have been made.

Planning Commission will follow this basic format: Once we come up on the agenda, staff will give a presentation of the neighborhood plan, including the recommended infill options. Commission will then open the public hearing, allowing anyone who signs up to speak have 3 minutes to address the Commission. If you would like, you may also donate your time to another speaker. Following the hearing, Commission will vote on whether to recommend the plan, recommend it with modifications, or recommend against it. If recommended (or with modifications), the plan will move forward to City Council, likely sometime in early or mid May.

Thank you all for your continued interest in the neighborhood plan. I hope to see ya'll on April 22. Please let me know if you have questions or would like additional information.

ADU3PA  
#1-1#

Thanks,  
Francis



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Francis Reilly  
Planner  
Planning and Development Review Department City of Austin  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

512) 974-7657  
[francis.reilly@austintexas.gov](mailto:francis.reilly@austintexas.gov)

Visit the South Austin Combined Neighborhood Plan website:  
<http://austintexas.gov/department/south-austin-combined-neighborhood-plan>

If you do not wish to receive future emails, please click the link to Unsubscribe:  
<https://www.topproduceronline.com/osu.asp?p={82172d86-868d-4df6-8986-f3bc636e8211}>

**Reilly, Francis**

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**From:** Mike & Donna Cunningham <dcunningham1@austin.rr.com>  
**Sent:** Tuesday, April 22, 2014 1:13 AM  
**To:** Anderson, Dave - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie; Morrison, Laura; Reilly, Francis  
**Subject:** this is the kind of stuff being told to people about the neighborhood plan  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** M. C. Forister  
**Sent:** Monday, April 21, 2014 8:39 PM  
**To:** Cherry Creek Village Area  
**Subject:** Fw: Neighborhood city planning issue / Fw: Planning Commission tomorrow

See below, the first was from the neighbor about neighborhood city planning issue with attachment. And, the last is from Francis Reilly from the City of Austin. Some of the neighbors has been complaining about how the City of Austin rushed things. But, there are lots of neighbors (home owners) didn't know about it and most of owners doesn't live in this area, only rents their houses to renters. There are lot of confusing and they feel that we need more time to know more about what the City of Austin are doing to changes things. To let ALL of us here to let the City of Austin to know how we feel about it, not just few of us. Already, we do have serious problems for a long time with such a heavy traffic with too many of apartments kept adding and adding. And, we're getting too many of cars accidents and children gets hurt by walking across the streets to schools as well. So, I agree to vote "NO" on the Infill Options. Forister

\*\*\*\*\*

**Sent:** Monday, April 21, 2014 10:43 AM  
**To:** Forister  
**Subject:** Neighborhood city planning issue

Forister,  
Please send this out immediately to the Neighborhood group list.

I attended six meetings during the planning process for our neighborhood. Many things are good, such as upgrading the shopping center near Crockett H.S. and the one on Westgate at Wm. Cannon.

But as we have learned, the issue that is causing the most discussion is the one dealing with possible future use properties that are, or may become, vacant. The land across the street from the fire department is one example. The last I heard was that it may be at two or three story multiplex apartments...divided into about 5 or 6 separate buildings.

There has been a lot of discussion about the "Infill Options". These will all add high density housing. As I recall from the meetings, the "Secondary Apartments" will be the most dense.

A partial description of "Secondary Apartments" on page 85 of the 166 page Draft that has been submitted to the City Planning Commission, speaks to low income housing being created when "...various city, state, and federal programs intervene to create subsidized affordable housing". This would put a strain on Cunningham elementary school which is already almost 68% economically disadvantaged according to Austin school district public information.

Some of you might have seen on the front page of Sunday's Austin American Paper, the article titled "Austin Schools Losing Their Economic Diversity." The article uses an example of a charter school being established on the philosophy that a mixture of high income and low income families along with a balanced racial mixture will result in better education. It appears that the "Secondary Apartments" infill option as described in the Draft, may not meet the needs of Cunningham or Crockett High School. What these schools need, then, is more young upper income families and students in the neighborhood and that will not happen with "Secondary Apartments" (i.e. dense housing buildings).

This is the big picture that some of the politicians and others with economic profit in mind, are pushing--- heavy density housing for our neighborhood. A section of Berkeley Ave. extending west from Manchaca Rd. is targeted by the Draft Plan as a "Neighborhood Transition." Thus the city seems to expect change to happen.

So once again, please email the Austin City Planning Commission members and ask them to vote "NO" on the Infill Options, all of which will, in my opinion, cause increased traffic on Berkeley Ave. which increases safety concerns for Cunningham students, and changes the present "neighborhood character" (which the Draft says it wants to support!).

I am looking forward to all this being over and I'm glad we all have the opportunity, thanks to Forister, to discuss neighborhood matters. We're all in this together and things will work out. Remember the Neighborhood Garage Sale at Berkeley United Methodist Church on Berkeley Ave. on Saturday May 17th starting at 8:30am - 12 noon.

**Reilly, Francis**

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**From:** Courtney Dent <cdent@telicon.com>  
**Sent:** Monday, April 21, 2014 1:10 PM  
**To:** Reilly, Francis  
**Subject:** Rezoning on Berkeley Avenue

Good afternoon,

I wanted to write to you to let you know that I live at 6302 Berkeley Cove and I am NOT in favor of rezoning the Berkeley Methodist Church for housing or apartments. It is too dangerous that close to the school, also my daughter goes to daycare at Berkeley Methodist and they are wonderful organization and do many great things for our neighborhood. Please take this into consideration, I think all other improvements are great ideas but this one is NOT.

Thank you,

Courtney Dent  
6302 Berkeley Cove  
Austin, TX 78745

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ITEM 10

April 21, 2014

**SOCIAL  
KNOWLEDGEABLE  
INFLUENTIAL**

**Pam Power-Hughes  
President**

**Meredith Powell  
Vice President**

**Fred Schmidt  
Secretary**

**Barry C. Lewis  
Treasurer**

**Roger L. Cauvin**

**Matt Easterling**

**Cid Galindo**

**Jude Galligan**

**Warren James**

**Kay Stowell**

Mayor and Council  
City of Austin  
300 W. Cesar Chavez  
Austin, Texas 78701

RE: SP-2013-0454C  
Request for Waiver to 20:1 FAR  
718 West 5 Street, aka 5th & West

Honorable Mayor and Council,

DANA joins the Original Austin Neighborhood Association ("OANA") in supporting the waiver request for 20:1 FAR for the parcel at 5<sup>th</sup> & West.

DANA believes this request supports the increased density and mixed use development goals of the Imagine Austin and Downtown Austin Plans.

Regardless of any such waiver, and consistent with DANA's support for construction practices and policies that respect the quality of life for downtown residents, DANA urges the developer to:

- Limit construction activities to between the hours of 6 AM and 10 PM;
- Subject any application for construction activities outside these hours to the notice requirements of the City's sound ordinance, Section 9-2-12, 14 & 21, and the City's "Temporary Event Sound Permit Application"; and
- Direct all construction and/or exterior lighting downward onto the site, or shielded, to prevent lighting the interior of adjacent residential properties, as stipulated by Section 25-2-1067(A) of the City of Austin Code.

Respectfully,

Pam Power-Hughes  
President

Cc: [Nancy.Williams@AustinTexas.gov](mailto:Nancy.Williams@AustinTexas.gov)  
[Greg.Anderson@AustinTexas.gov](mailto:Greg.Anderson@AustinTexas.gov)  
[Leah.Bojo@AustinTexas.gov](mailto:Leah.Bojo@AustinTexas.gov)  
[Andrew.Moore@AustinTexas.gov](mailto:Andrew.Moore@AustinTexas.gov)  
[Joi.Harden@AustinTexas.gov](mailto:Joi.Harden@AustinTexas.gov)  
[Donna.Tiemann@AustinTexas.gov](mailto:Donna.Tiemann@AustinTexas.gov)  
[Heidi.Gerbracht@AustinTexas.gov](mailto:Heidi.Gerbracht@AustinTexas.gov)  
Mr. Ted Siff, President OANA  
The Downtown Commission of Austin

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**DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION**  
P.O. Box 997 Austin, TX 78767 • [downtownaustin.org](http://downtownaustin.org)

ITEM 10

Sirwaitis, Sherri

From: Diana Soliz [REDACTED]  
Sent: Thursday, April 17, 2014 4:27 PM  
To: Sirwaitis, Sherri  
Subject: Rezoning of Prairie Trail

Case Number: C14-2014-0026  
Contact: Sherri Sirwaitis, 512-974-3057  
Public Hearing Apr. 22, 2014, Planning Commission  
May 22, 2014, City Council  
Diana B. Soliz  
1004 Prairie Trail 78758  
512-636-1804

I **OBJECT** to the rezoning of 1005 Prairie Trail. We have lived at 1004 Prairie Trail since 1978. Beginning from North Lamar and Prairie Trail the whole first block is commercial, at 1000 Prairie Trail there is an AA club organization, because of this there is already a lot of traffic both car and people. About 3 months after Mr. Minh Doan moved into 1005 Prairie Trail he had big trucks with loads of metal, cement, & wood and started building in his backyard. It wasn't until City Ordinance paid a visit that he became concerned with how this was affecting the neighbors. Came over and stated that all he was trying to do was build an extra room for his Mother. Two weeks after that visit I received a letter with the proposed rezoning stating that he was trying to start a business. With everything taken into account, we hope you **DO NOT** decide to rezone and you let our residential neighborhood stay as it is. Thank You, Diana B. Soliz

## 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: C14-2014-0026  
Contact: Sherri Sirwaitis, 512-974-3057  
Public Hearing: Apr 22, 2014, Planning Commission  
May 22, 2014, City Council

Sue D. Perales  
Your Name (please print)

I am in favor  
 I object

1006 Prairie Tr.  
Your address(es) affected by this application

Sue D. Perales  
Signature

4-14-14  
Date

Daytime Telephone: 512-836-7732

Comments: I don't want all the extra traffic in front of my house. The A.A. club has already enough traffic. I want my quiet street again. Our taxes are going to go up. Then the next door will go commercial and pretty soon the whole st. will be commercial.

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

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

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Case Number: SP-2013-0454C  
 Contact: Nikki Hoelter, 512-974-2863 or Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, April 22, 2014

Alan S. Melis  
 Your Name (please print)

I am in favor  
 I object

900 W. 5th St. Apt 508

Your address(es) affected by this application

*Alan S. Melis*  
 Signature

04/21/14  
 Date

Daytime Telephone: ~~512-415-2361-2898~~

Comments: This sets a bad precedent for traffic and clogging a key small street of west street. This area is already plagued with traffic and will soon be busier once West Street joins Cesar Chavez. This section will encourage more development on small lots that will support a staging industrial ~~area~~ ~~development~~ but not in breaking the FAR.

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning and Development Review - 4th floor  
 Nikki Hoelter  
 P. O. Box 1088  
 Austin, TX 78767-8810

