

PLANNING COMMISSION

~~ORDINANCE~~
HANDOUTS

JULY 8, 2014

1990



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: July 8, 2014

SUBJECT: Postponement Request – Item 3
C14-2014-0070 / Brown-Valdez

Attached please find a request for a 2-week postponement (to July 22, 2014) from the Montopolis Neighborhood Association and Montopolis Neighborhood Plan Contact Team. This is the first postponement request from neighborhood stakeholder organizations. The applicant has agreed to the postponement request.

A handwritten signature in black ink, appearing to be 'LH' with a stylized flourish.

Lee Heckman
Planning and Development Review Department

From: Dr. Fred L. McGhee

Sent: Tuesday, July 08, 2014 4:18 PM

To: Heckman, Lee

Cc: Karen Kopicki; Jack Jeff; Nortey James; Anderson Dave; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith Myron; Lazarus, Howard; Almanza Susana; Goddard Lisa; Whittington Keith; John Knox; Medina Johnny; Taylor Caitlin; Karen Kopicki; Brown Jennifer; Ott, Marc; Guernsey, Greg

Subject: Re: Carson Ridge Zoning Case

The request is on behalf of both.

There have been communication problems with this zoning case, and a delay is warranted.

- 1.) The Montopolis Neighborhood Association and Contact Team are meeting on Thursday to vote on this matter.
- 2.) The "original signature" request you have referenced was not clearly understood.
- 3.) The Carson Ridge HOA has met the requirement laid out in § 25-2-284. The association's authorized officer, acting in an official capacity on behalf of the governing body, has indicated her support for the valid petition.

When you indicate that you need "original signatures" I presume that this means that you wish for the petition form to be delivered to you personally with original signatures? If so, we can make that happen.

In order to ensure that we are communicating as clearly as possible so that these issues can be dealt with, we request a two week delay.

Thank You,

flm

On Jul 8, 2014, at 15:33, Heckman, Lee <Lee.Heckman@austintexas.gov> wrote:

To clarify, are you requesting this on behalf of the MNPCT or the Carson Ridge Neighborhood Association, or both?

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

From: Heckman, Lee

Sent: Tuesday, July 08, 2014 3:31 PM

To: 'Fred McGhee'

Subject: RE: Carson Ridge Zoning Case

Dr. McGee:

Yes, since she is trying to set up a meeting with me and some of the MNPCT members before that meeting on Thursday, I wanted to ensure she was aware this was on today's agenda.

As to your request, I am awaiting a response from the applicant. If they concur (and this is likely because they have been informed of the policy to grant the first such request by applicant and neighborhood stakeholder), the request will be offered for consent. I will keep you posted.

Lee

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

From: Fred McGhee

Sent: Tuesday, July 08, 2014 3:00 PM

To: Heckman, Lee

Cc: Kopicki Karen

Subject: Carson Ridge Zoning Case

Dear Lee,

I just spoke with Susana Almanza who told me that the Carson Ridge zoning case is on tonight's Planning Commission agenda. That came as a surprise. Our association requests a two week delay.

Regards,

flm

Sent from my iPhone

Dr. Fred L.
McGHEE
for Austin City Council District 3

"HE'S TOUGH AND HE KNOWS STUFF"

WWW.FREDMCGHEE.COM

C4



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: July 8, 2014

SUBJECT: Stakeholder Correspondence – Item 4
C14-2013-0158 Coventus Corporation and Finley Company

Attached please find correspondence received by staff that was inadvertently not included with the other case materials.

A handwritten signature in black ink, appearing to be 'LH' with a horizontal line through it.

Lee Heckman
Planning and Development Review Department

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

R 06/18/14

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

Case Number: C14-2013-0158

Contact: Lee Heckman, 512-974-7604

Public Hearing: Jun 24, 2014, Planning Commission
Aug 28, 2014, City Council

Moosa Meschin, Mesco Enterprises

Your Name (please print)

704 Congress Avenue

Your address(es) affected by this application

Signature

Daytime Telephone: 512-480-8510

Date

June, 16, 2014

Comments: We need more hotels on Congress Avenue
between 6th street and Capital building.

☒ I am in favor
☐ I object

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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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.

R 06/20/14

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.

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Jun 24, 2014, Planning Commission

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Moosa Meschin, Cozzoli's Pizza

Your Name (please print)

704 Congress Avenue

Your address(es) affected by this application

June 16, 2014

Signature

Date

Daytime Telephone: 512-480-8510

Comments: We need more hotels on Congress Avenue

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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.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 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-2014-0134DS

Contact: Brad Jackson, 512-974-3410

Natalia Rodriguez, 512-974-3099

Public Hearing: Planning Commission, Jul 8, 2014

SANDY & DUDLEY YOUNG

Your Name (please print)

4027 PEARCE RD

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: (512) 585-2939 (512) 970-5884

Comments: CONCERNING VARIANCE 2. WE WOULD

SIMPLY LIKE THIS PROJECT TO MEET CITY CODES.

WE OBJECT TO THE PROPOSED PARTY DECK

IN ITS REQUESTED LOCATION. IT IS CHANGING

FROM A PASSIVE STRUCTURE (ROOF) TO A FOCAL

POINT OF ACTIVITY WHERE PEOPLE WILL

CONGREGATE ON A SECOND STORY JUST

3' FROM THE PROPERTY LINE.

SEE ATTACHED CODES AND STAFF RECOMMENDATION.

"THIS VARIANCE IS NOT RECOMMENDED."

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-8810

