ZONING & PLATTING COMMISSION

~~MINUTES~~ Handouts

MARCH 18, 2014

C-3

Case Number C14-2014-0007

Wendy Rhoades
City of Austin
Planning & Development Review Department

Wendy,

As seller of the nearly 4 acres under review in this rezoning case, we naturally see value in this action. Beyond any financial concerns, however, the following are many reasons which support this rezoning effort:

1) The existing development context would be maintained or improved.
   a. As can seen from an attachment provided herewith, a large presence of SF3 zoning already exists within ¼ mile of the subject site. One such zoning exists 2 addresses from the subject site on Mitchell Lane as seen on the same attachment herewith provided.
   b. Additionally, per another attachment herewith provided, at least 7 mobile home sites exist within ¼ mile of the subject site.
   c. The density of the proposed rezoning is only slightly greater than the existing density of the adjacent Bauerle Ranch development.
2) The existing roadway, drainage and utility conditions would be greatly improved.
   a. Drew Lane is currently in very poor repair and without curb and gutter.
   b. Drew Lane will be upgraded to meet City of Austin transportation and utility requirements.
3) Real Estate valuations would be improved for all neighbors.
   a. The quality of construction for the units to be built will be above average.
   b. The housing units to be constructed at the subject site would list at a price between $275,000 and $325,000.
   c. The average sale price of 7 current home listings in Bauerle Ranch is $261,129 as per the attachment herewith provided. This value is higher than the average home value elsewhere in the expanded neighborhood. As a result, the value of all neighboring real estate will improve.

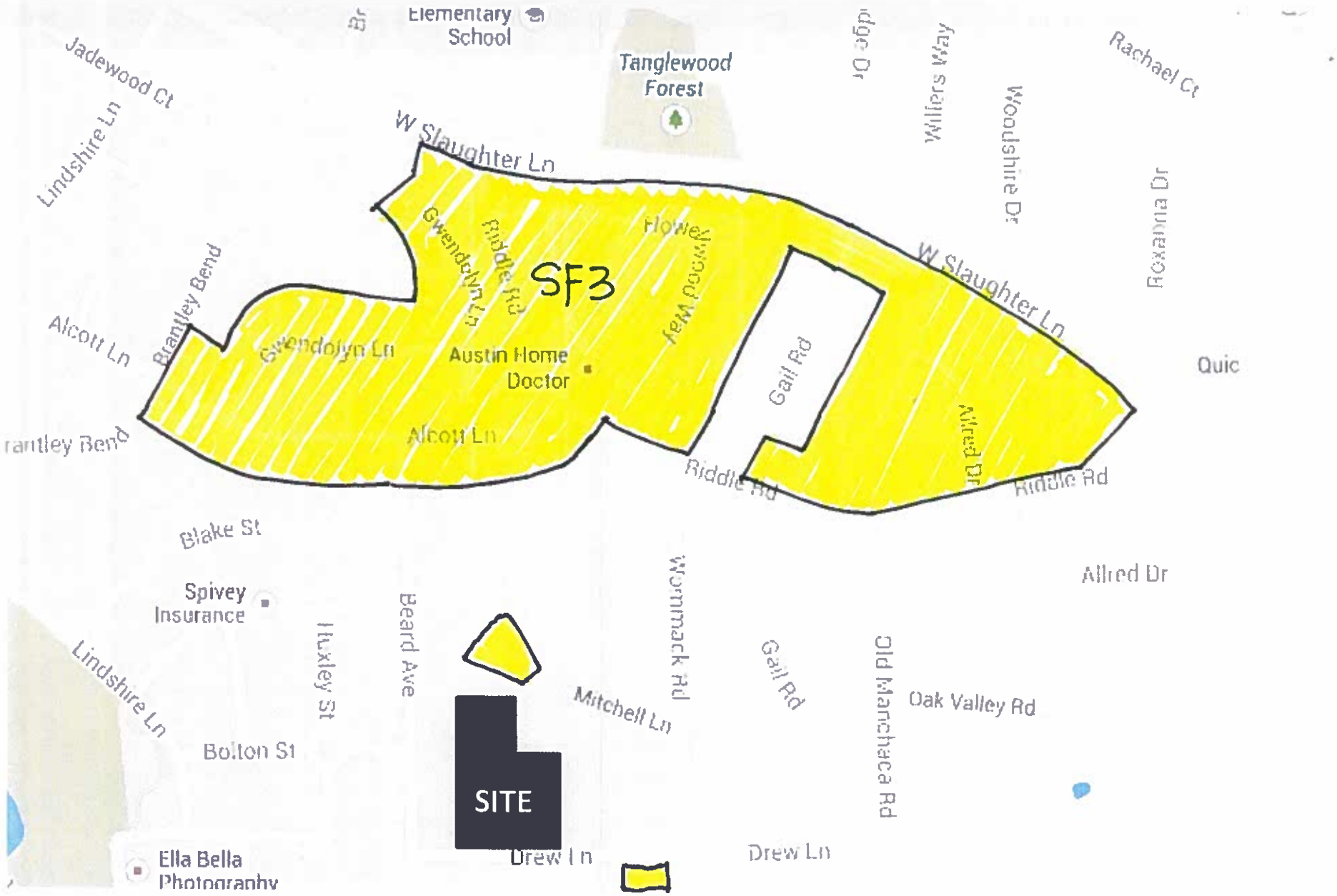
Thank you for your professional assistance in this rezoning effort.

Brian Winterowd
2507 Mitchell Lane
Austin, TX 78748

3/16/14
Date

Geryl Winterowd
2507 Mitchell Lane
Austin, TX, 78748

3/16/14
Date

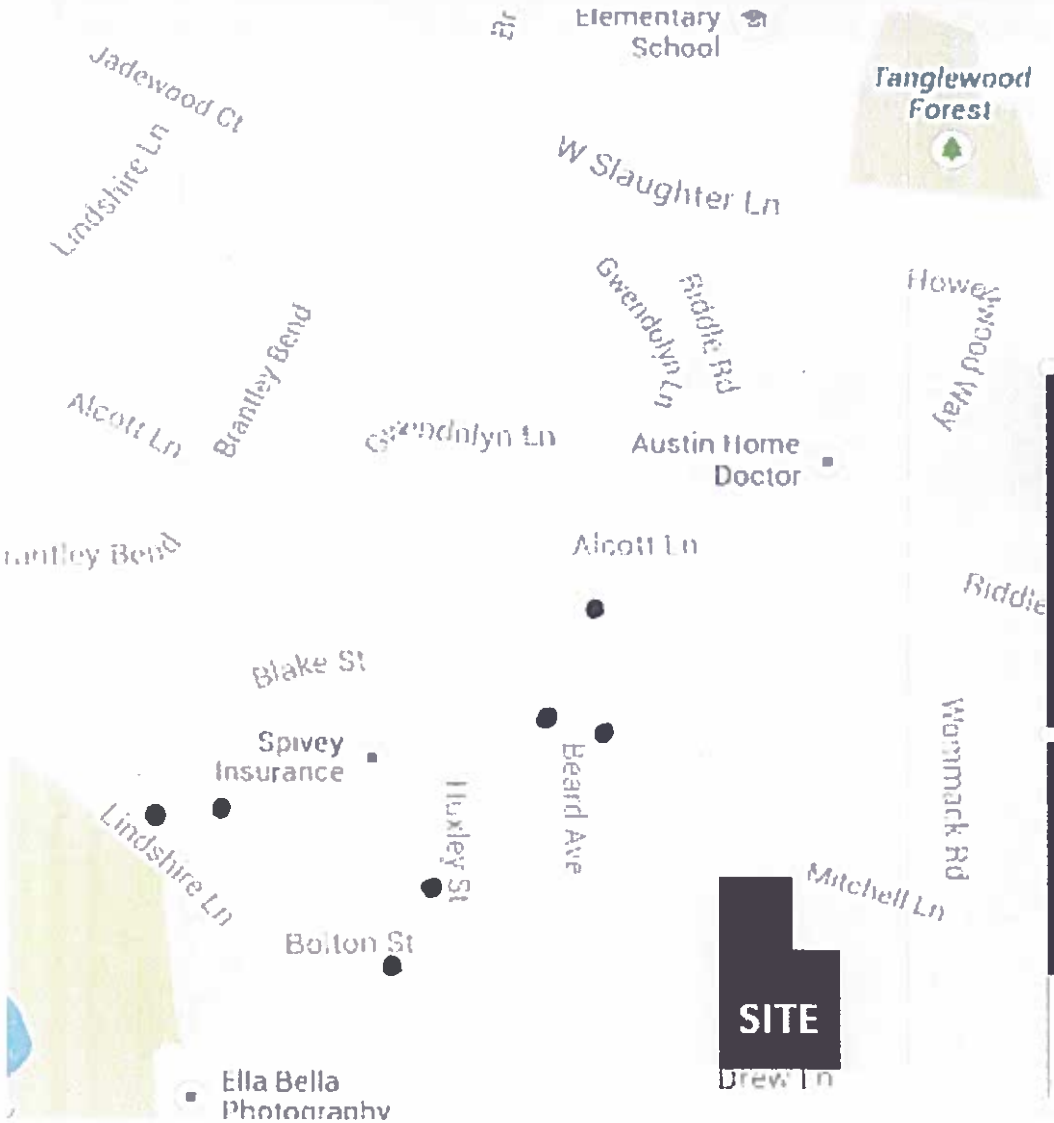


ReZoning Application – 2507 Mitchell Lane

Nearby Existing SF3 Zoning

ReZoning Application – 2507 Mitchell Lane

Nearby Trailer Homes



House Address	Asking Price
2701 Bolton Street	$265,000
10320 Huxley Street	$245,000
10505 Lindshire Lane	$270,000
2820 Tinmouth	$270,000
10232 Beard Avenue	$270,000
10209 Beard Avenue	$248,000
10221 Beard Avenue	$259,900
Average Listing Price	**$261,129**

ReZoning Application – 2507 Mitchell Lane
Nearby Home Sale Listing Prices

C-3

Rhoades, Wendy

From: Janice Yonkin [redacted]
Sent: Thursday, March 13, 2014 7:41 PM
To: Rhoades, Wendy
Subject: Comments on Rezoning

Case Number: C14-2014-0007

I object to the rezoning from single family housing for the following reasons:

Drew Lane is a narrow road where cars traveling in opposite directions pull to the edge or off the road to pass. A school bus and a car going in opposite directions cannot pass. It is a county road, whereas the property in question is actually in the city.

We've been told Drew Lane is too narrow for dividing lines. The only access roads to Drew Lane do not have center stripes, except for short distances where Old Manchaca and Riddle intersect.

There's already a lot of new traffic on Drew Lane from Bauerle Ranch. We were told Drew Lane was only going to be open for construction of Bauerle, but now it's a regular egress.

Wommack Road (one of the access roads to Drew Lane) is also narrow and on trash pickup days, becomes a one-lane road, because there's no room for the trash cans except on the road.

Same with Riddle Road, which becomes a dangerous situation, especially with people also walking on that road. The road is bordered with ditches where people in the apartments, that were squeezed in there, park. Two cars cannot pass in opposite directions on trash day or if people are walking. I don't even drive down Old Manchaca Road on trash day, because there are deeper ditches on either side of the road.

Please don't extend those problems into the middle of our neighborhood.

Houses have been built so that widening Drew Lane would cut driveways down to less than the length of a single vehicle. The power poles are just a few feet from the edge of the pavement (as are our shade trees and everyone's fences).

We've been living in this house since 1977, and to my knowledge and memory, the lot in question has only been cleaned up once. It used to have a firing range on it. Is anyone looking for unspent cartridges?

This neighborhood is currently a safe place for children to play. Moving 36 new families into this tight little situation will destroy that. And, as of now, we can still see the stars out here.

Our neighborhood is quiet. We welcome families, but don't want an apartment complex. We cannot absorb 36 new families without destroying our neighborhood.

Our address is: 10403 Margra Lane, which is across the street from this property.

Thank you for your consideration,

Janice and Dale Yonkin

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

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: C14-2014-0007
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council

Jorge and Bernarda Rodriguez
Your Name (please print)

☐ I am in favor
☑ I object

10408 Margrahn, Austin TX 78748
Your address(es) affected by this application

Jorge Rodriguez Bernarda Rodriguez 3/13/14
Signature *Date*

Daytime Telephone: 512-791-6401 / 512-784-5329

Comments: We purchased our home in May 1996 and have lived in it for 18 years. One of the main reasons we liked our home was because it was in a country setting with land all around us. Then the land behind us was developed into Bauerle Ranch, which brought in a lot more traffic. Since then you continue to rezone all around us and the quiet country setting doesn't exist anymore. If you allow this rezoning it will devalue existing family properties and cause greater congestion. It is already difficult leaving for work in the mornings. Please do not allow the rezoning of this property!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Rhoades, 512-974-7719
Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council

Billy Boyd
Your Name (please print)

☐ I am in favor
☑ I object

2509 Mitchell Ln
Your address(es) affected by this application

Billy Boyd
Signature

3/14/14
Date

Daytime Telephone: 512-531-9533

Comments: 18 duplexes = 36 residences = 72 or more people & cars. This is too many people & cars and it would affect our roads with too much traffic. We would like to keep it a nice quiet neighborhood. Just single family homes it what it should be kept at for the quality of the neighborhood.

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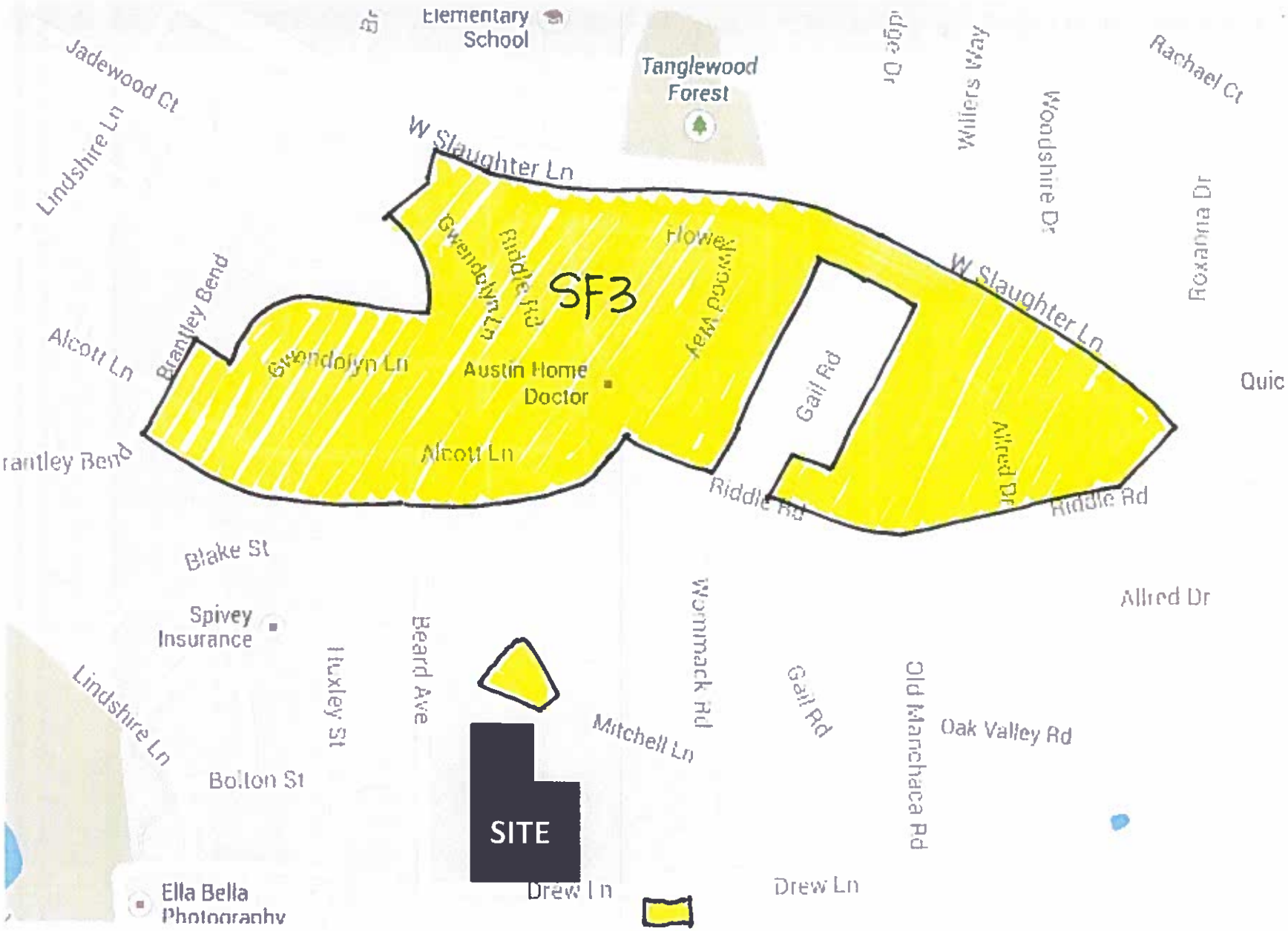

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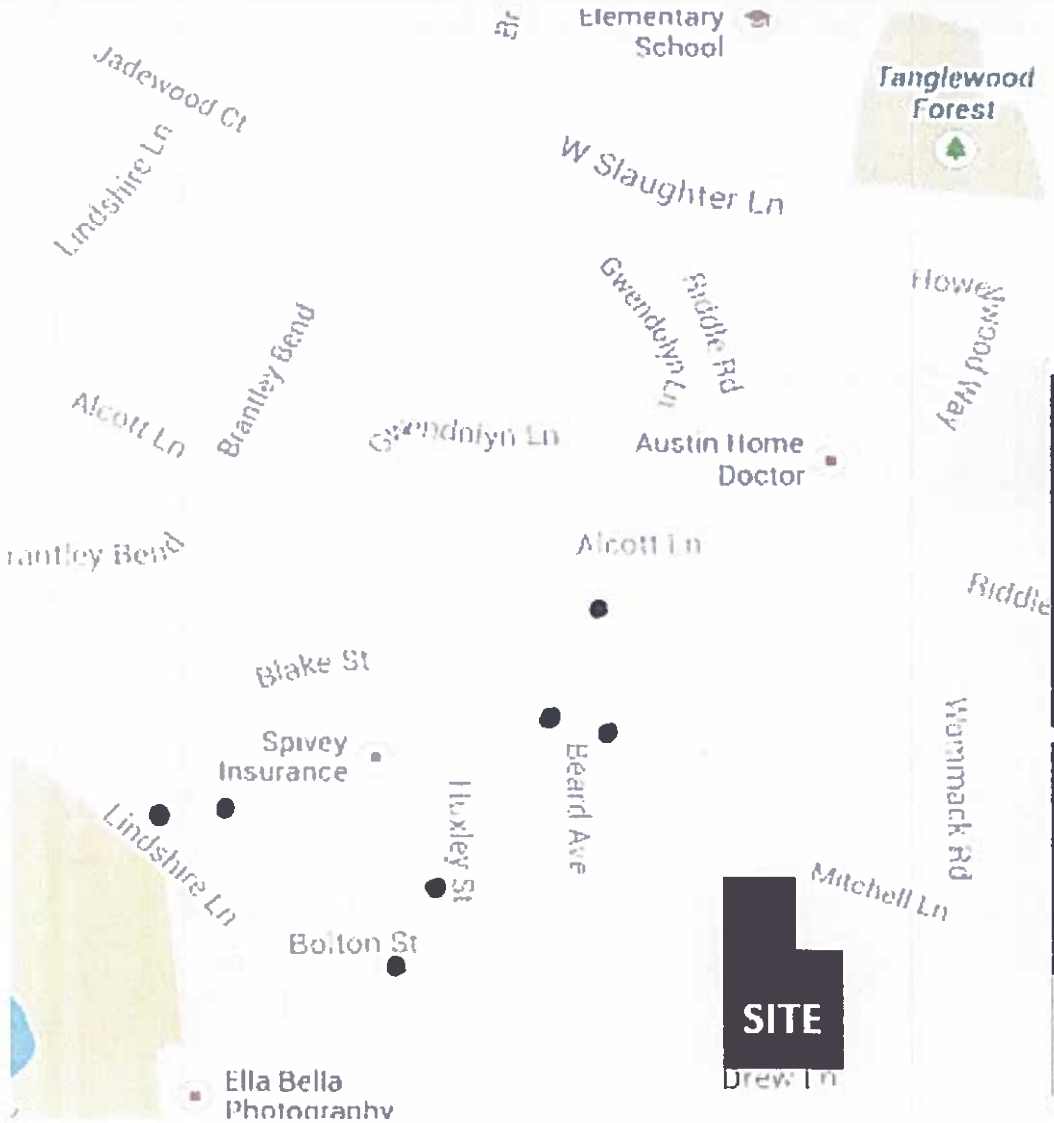

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