

**ZONING CHANGE REVIEW SHEET****CASE: C14-2015-0104****Z.A.P./ P.C. DATE:**

December 8, 2015

January 12, 2016

**ADDRESS:** Tracts 1&2: 444-456 Bastrop Hwy Southbound  
Tract 3: 500 Bastrop Hwy Southbound  
Tract 4: 434 Bastrop Hwy Southbound  
Tract 5: 6705-6709 Ponca Street

**DISTRICT AREA: 3**

**OWNER/APPLICANT:** Tracts 1&2: 422 Bastrop Hwy, Ltd./Jimmy Nassour  
Tract 3: 500 Bastrop Hwy, Ltd./Jimmy Nassour  
Tract 4&5: Chase Equities, Inc./Jimmy Nassour

**AGENT: Smith, Robertson, Elliott & Douglas, LLP/David Hartman**

**ZONING FROM: CS-NP, SF-3-NP, GO-NP, SF-2-NP**  
23.091 acres

**TO: CS-MU-NP****AREA:****SUMMARY STAFF RECOMMENDATION:****Recommend CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP**

The property is located along the South bound frontage of Bastrop Highway/US Highway 183 within the Montopolis Neighborhood Planning Area. It extends southwestward into the neighborhood and is bounded on the northwest by Civitan Park, Allison Elementary and single family residences, the Burdett Prairie Cemetery and Montopolis Practice Fields to the southwest, City of Austin Watershed Protection lands to the south and southeast, and vacant commercially zoned property to the east. A portion of the property is included in the Airport Overlay (AO-3) which prohibits residential use.

The applicant is proposing to develop the tract with a mixture of retail fast-food restaurants and approximately 356 multi-family residential units. The residential units will be a mixture of 1,2 & 3 bedroom units. The staff recommendation is intended to allow a transition of intensity from Bastrop Highway/US Highway 183 into the neighborhood. Residential use will be prohibited within the AO-3 portion of the property along Bastrop Highway/US Highway 183.

To address Austin Transportation Department (ATD) connectivity comments, the applicant is offering to provide a 12 foot bike/pedestrian access path to connect future improvements planned for Hwy 183 to city owned watershed protection property which includes the Montopolis Tributary Trail Network adopted as part of the Urban Trail Plan. In addition, ATD is recommending right-of-way dedication for the extension of Ponca Street through the property roughly west to east.

The following uses will be prohibited and included in a conditional overlay:

Adult-oriented businesses  
Agricultural sales and services  
Bail bonds  
Building maintenance services  
Campground  
Construction sales and services  
Drop-off Recycling Facility  
Kennels  
Laundry services  
Pawn shop services  
Residential treatment  
Scrap/Salvage  
Vehicle Storage

-Dedication of a 12' pedestrian/bicycle trail along the southern boundary to connect to the proposed future bikeway along HWY 183 to the east with the adjacent property owned by the City of Austin to enable connection with the proposed Montopolis Tributary trail to the south.

-Dedication of right-of-way for the extension of Ponca Street.

-Vegetative buffer along the north boundary adjacent to existing single family residences on Valdez Street.

-75' vegetative buffer along the south property line adjacent to the cemetery.

**PLANNING COMMISSION RECOMMENDATION:**

December 8, 2015 – POSTPONED to January 12, 2016 at the request of the Montopolis Neighborhood Association.

**DEPARTMENT COMMENTS:** Staff recommends an alternative to the requested zoning category. Instead of a blanket CS-MU-NP, staff prefers the current step-back approach from Bastrop Highway into the Montopolis Neighborhood with the addition of mixed-use and an increase in density from SF-2-to MF-2. The Airport Overlay (AO-3) prohibits residential use for much of the property fronting US Highway 183. The portion remaining CS-NP is within the Airport Overlay.

**ISSUES:**

This request requires a Neighborhood Plan Amendment (2015-0005.04). During the Neighborhood Plan Amendment public meeting residents of the existing mobile home community (Cactus Rose Mobile Home Park), who will be displaced with the redevelopment of these tracts, expressed concerns about their options for relocating, costs to move their homes, ability for their homes to withstand the move and their general treatment by the Cactus Rose operator. In response to these concerns, the applicant has proposed providing financial assistance for relocation to the residents.

Residents of the Montopolis neighborhood have concerns regarding new development taking access to Ponca street. City of Austin Transportation staff have requested that right-of-way be dedicated for the extension of Ponca street as well as a trail connection to the future bike lanes proposed in the HWY 183 expansion.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-NP, SF-3-NP, GO-NP, SF-2-NP	Single family and mobile home
<i>North</i>	SF-3-NP	Vacant and parkland (Civitan Park)
<i>East</i>	CS, LI	Across HWY 183 - Retail (Callahan's), Gas Station and Undeveloped
<i>South</i>	CS-NP, SF-2-NP	Undeveloped and the Burdett Prairie Cemetary
<i>West</i>	SF-3-NP, SF-2	Single family and elementary school (Allison Elem)

**NEIGHBORHOOD PLANNING AREA:** Montopolis**TIA or NTA:** TIA**WATERSHED:** Suburban, Colorado River & Carson Creek Watersheds.**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Montopolis Neighborhood Association  
 Montopolis Contact Team  
 Del Valle Community Coalition  
 East Austin Conservancy  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Bike Austin  
 Austin Heritage Tree Foundation  
 Montopolis Community Alliance  
 Austin Neighborhood Council  
 Imperial Valley Neighborhood Association  
 Preservation Austin  
 Sierra Club  
 Real Estate Council of Austin  
 Vargas Neighborhood Association  
 Montopolis Tributary Trail Association  
 Montopolis Area Neighborhood Alliance  
 Vasquez Fields Neighborhood Association  
 Montopolis-Ponca Neighborhood Association  
 Carson Ridge Neighborhood Association  
 Southeast Austin Neighborhood Alliance  
 Friends of the Emma Barrientos MACC  
 Riverside Farms Road Neighborhood Association

**SCHOOLS:** Eastside Memorial HS, Martin MS, Allison Elementary and Del Valle HS, Ojeda MS, Smith Elementary. This property is bisected by Austin ISD and Del Valle ISD. There would have to be a request made by the land owner and approved by both school boards to make a "minor adjustment" to the boundaries.

**CASE HISTORIES FOR THIS PROPERTY**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0060	Montopolis Neighborhood Plan SF-3, CS, SF-2 to CS-NP; SF-2, SF-3 to CS-NP; SF-2, SF-3 to GO-NP, SF-2 to SF-2-NP	SF-3-NP, CS-NP, GO-NP, SF-2-NP	SF-3-NP, CS-NP, GO-NP, SF-2-NP

**CASE HISTORIES FOR SURROUNDING PROPERTIES**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0138 526 & 626 Bastrop Hwy (McElhenney Tract)	CS-NP, GR-CO-NP & SF-2-NP to CS-NP	CS-NP	CS-NP

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
<b>Bastrop HWY/HWY 183</b>	325'-400'	62'	Major Arterial
<b>Ponca Street</b>	37'-40'	18'	Local

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1st

2nd

3rd

**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)**STAFF RECOMMENDATION****CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP**

Conditional Overlay to include the following prohibited uses:

Adult-Oriented Business

Automotive – Washing/Sales/Services

Bail Bonds

Construction Sales/Services

Drop-off Recycle Facility

Equipment Repair Services

Exterminating Services

Maintenance and Services Facility  
 Outdoor Entertainment  
 Pawn Shops  
 Pet Services  
 Plant Nursery (conditional)  
 Scrap/Salvage  
 Service Station Repairs  
 Vehicle Storage

- Dedication of a 12' pedestrian/bicycle trail along the southern boundary to connect to the proposed future bikeway along HWY 183 to the east with the adjacent property owned by the City of Austin to enable connection with the proposed Montopolis Tributary trail to the south.
- Dedication of right-of-way for the extension of Ponca Street.
- Vegetative buffer along the north boundary adjacent to existing single family residences on Valdez Street.
- 75' vegetative buffer along the south property line adjacent to the cemetery.

#### **BASIS FOR RECOMMENDATION**

Staff supports the addition of mixed use to the existing commercial districts because of the tracts' location along US Highway 183 and adjacent civic uses (parkland and elementary school) and a step down of intensity into the neighborhood. The proposed low density multi-family (MF-2) is suitable adjacent to single family residences.

#### **EXISTING CONDITIONS**

##### ***Site Characteristics***

The 23 acre site consists of five tracts. Currently these tracts consist of a Mobile home/RV park with 50 residential units, seven single family homes and two duplexes. Approximately half of the property is undeveloped. An Austin Energy easement containing transmission lines runs diagonally through the back half. There is also a construction yard in the back portion of the property accessing Ponca Street.

##### **Montopolis Neighborhood Plan**

Please see associated Neighborhood Plan Amendment Case (NPA-2015-0005.03).

##### **NPZ Environmental Review - Mike McDougal 512-974-6380**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed, which is classified as a Suburban Watershed and the site is in the Colorado River Watershed, which is classified as an Urban Watershed. The site is in the Desired Development Zone.

2. In the suburban watershed portion of the property, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>

Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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. 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.
7. In the suburban watershed portion of the property, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. In the urban watershed portion of the property, the 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.

#### **DSD Transportation Review – Amanda Couch – 512-974-2881**

- TR1. If the requested zoning is recommended for this site, 25 feet of right-of-way should be dedicated from the centerline of Ponca Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan for SH 183.
- TR3. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.
- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional

comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on SH 183 or Ponca St.

TR6. Complete Streets review (Ord. # 2014-0612-119). The following recommendations are made as a condition on zoning:

- a. Ponca St be extended and stubbed out to the opposing eastern property line. This will support future connectivity to the east.
- b. Provide a north/ south pedestrian and bike access easement to connect the proposed 183 Tollway Trail to the north and the Montopolis Tributary Trail Network to the south.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
State Highway 183	325' – 400'	126'	Freeway	Yes	Yes; Route # 417; wide shoulder	Yes
Ponca St.	37' – 40'	18' (stub-out dirt road)	Local	No	No	Yes

### 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

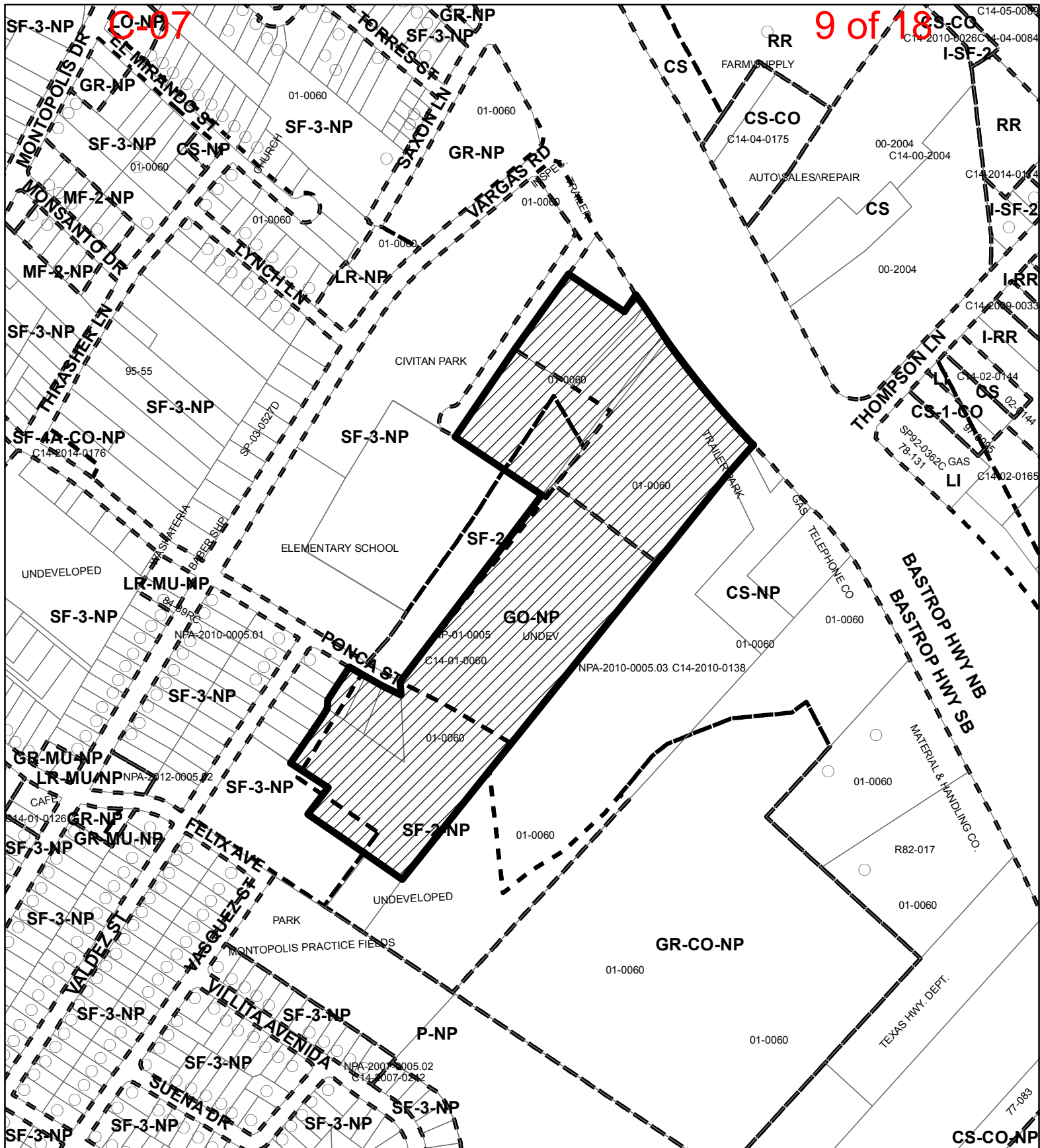
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm




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.

**NPZ Site Plan Review** - Rosemary Avila 512-974-2784

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP3. 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.
- SP4. The site is subject to compatibility standards. Along the west and south property lines, 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.
- Additional design regulations will be enforced at the time a site plan is submitted.
- SP5. This property is within both the Controlled Compatible Land Use Area and the Airport Overlay Zone, AO-3, defined by Chapter 241 of the Local Government Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

$$1'' = 400'$$

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.





C-07

10 of 18



## ZONING



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

LOCATION: 434-500 BASTROP HWY & 6705-6709 PONCA ST  
SUBJECT AREA: 23.09 ACRES  
DISTRICT: 3  
MANAGER: Andrew Moore



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.



# LENOX OAKS

AUSTIN, TX - ODEN HUGHES





## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School DistrictPROJECT NAME: **Lenox Oaks**ADDRESS/LOCATION: 434-500 Bastrop Hwy., 6705 – 6709 Ponca St.CASE #: C14-2015-0104☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 356 STUDENTS PER UNIT ASSUMPTION

Elementary School: 0.124 Middle School: 0.035 High School: 0.071

## IMPACT ON SCHOOLS

The proposed multifamily development is located within both Austin ISD and Del Valle ISD. This Educational Impact Statement reflects the total number of apartments (356) due to the proximity of the proposed development to Allison Elementary School and the District's policy to allow out-of district transfers into schools with availability.

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using this district-wide average, the multifamily development is projected to add approximately 82 students across all grade levels to the projected student population. It is estimated that of the 82 students, 44 will be assigned to Allison Elementary School, 13 to Martin Middle School, and 25 at Eastside Memorial High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Allison (92%), assuming the mobility rates remain the same. The projected additional students at Martin MS and Eastside Memorial HS would help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). This would result in a percent of permanent of permanent capacity by enrollment of 57% at Martin MS and 43% at Eastside Memorial HS for SY2019-20, assuming the mobility rates remain the same. All of these schools will be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

The transportation impact analysis is based on the number of multifamily units (116) located only within the Austin ISD because the district does not provide transportation for out-of district transfers. Based on 116 multifamily units, it is estimated that 14 students will be assigned to Allison ES, 4 to Martin MS, and 8 to Eastside Memorial HS. Allison ES is located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students within the proposed

**EDUCATIONAL IMPACT STATEMENT***Prepared for the City of Austin*Austin Independent  
School District

development attending Martin MS and Eastside Memorial HS will qualify for transportation due to the distance from the proposed development to the schools. Existing buses should be able to accommodate the additional students.

**SAFETY IMPACT**

There are no known safety impacts at this time.

Date Prepared: 10/12/15Director's Signature: Paul Turner

## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District

## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Allison	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 515 Vargas Rd.	<b>PERMANENT CAPACITY:</b> 486
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 95.48%	<b>MOBILITY RATE:</b> -2.2%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	502	411	455
% of Permanent Capacity	103%	85%	94%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	491	402	446
% of Permanent Capacity	101%	83%	92%

<b>MIDDLE SCHOOL:</b> Martin	<b>RATING:</b> Improvement Required
<b>ADDRESS:</b> 1601 Haskell	<b>PERMANENT CAPACITY:</b> 804
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 93.72%	<b>MOBILITY RATE:</b> -49.0%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,076	877	890
% of Permanent Capacity	134%	109%	111%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	549	447	460
% of Permanent Capacity	68%	56%	57%



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



<b>HIGH SCHOOL:</b> Eastside Memorial	<b>RATING:</b> Improvement Required
<b>ADDRESS:</b> 1012 Arthur Stiles	<b>PERMANENT CAPACITY:</b> 1,156
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 88.01%	<b>MOBILITY RATE:</b> -41.5%

## POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,088	810	835
% of Permanent Capacity	94%	70%	72%

## ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	636	473	498
% of Permanent Capacity	55%	41%	43%

\*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.



**The Montopolis Community Alliance a neighborhood association  
December 1, 2015**

**To All Interested Parties,**

**The purpose of this letter is to notify any interested party that the majority of the members of the Montopolis Community Allinace are in full support of the:**

- 1) Zoning change requested for Zoning Case C14-2015-0104**
- 2) FLUM change NPA-2015-005.4\_BWFLUM**

**If you have any additional comments are questions ; please feel free to contact us.**

**Thank you for your consideration,  
del**

**Delwin Goss  
President  
Montopolis Community Alliance  
6410 Ponca Street  
Austin, Texas 78741  
512-389-2133 home  
512-507-7615 cell  
delwingoss@aol.com**



**Delwin Goss Chairman  
Montopolis Community Alliance  
6410 Ponca St  
Austin, Texas 78741  
512-389-2133 home/FAX  
512-507-7615 cell**

**\_\_\_\_\_**

**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](http://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: C14-2015-0104**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: Dec 8, 2015, Planning Commission**

*Natasha Williams*

Your Name (please print)

*701 Valdez St Austin, TX 78741*

Your address(es) affected by this application

*Neeth*

Signature

☐ I am in favor  
☒ I object

*12/1/15*

Date

Daytime Telephone *(512) 400-9445*

Comments:

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810