

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0161 (North Austin Muslim
Community Center)

Z.A.P. DATE: February 16, 2016

ADDRESS: 11900 and 11902 North Lamar Boulevard

DISTRICT AREA: 7

OWNER/APPLICANT: North American Islamic Trust, Inc. (Younes Rahhali)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)

ZONING FROM: W/LO

TO: GO

AREA: 5.01 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for GO, General Office District, zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

2/16/16: Closed the public hearing and approved GO-CO zoning, with a conditional overlay to limit the maximum height permitted to 40 feet (10-0, S. Lavani-absent); A. Denkler-1st, J. Kiobassa-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with a religious assembly use (North Austin Muslim Community Center). The lots to the north are also developed with a religious assembly use (Brentwood Oaks Church of Christ) and an educational facility (Brentwood Christian School), which have W/LO, GO-CO and GO zoning designations. To the south is a construction sales and services business (Dial One Electrical Services) located in W/LO and LO zoning. The properties to the east, across North Lamar Boulevard, are developed with single-family residences that have SF-1 zoning. Behind the site to the west is an undeveloped area and a baseball field that has SF-5-CO zoning. The applicant is requesting GO, General Office District, zoning for site development rights to expand the existing uses on the property.

The staff recommends GO, General Office District, zoning because the property under consideration meets the purpose statement of the district. General Office zoning permits uses that serve community and city-wide needs. GO zoning will allow for the growth of the existing religious assembly use at this location. The proposed zoning is in accordance with the recommendation for Office land use at this location in the North Lamar Area Study that was adopted in 1985.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	W/LO	Religious Assembly (North Austin Muslim Community Center)
<i>North</i>	W/LO, GO-CO, GO	Religious Assembly (Brentwood Oaks Church of Christ), Educational Facility (Brentwood Christian School)
<i>South</i>	W/LO, LO	Construction Sales and Services (Dial One Electrical Services)
<i>East</i>	SF-1	Single Family Residences
<i>West</i>	SF-5-CO	Undeveloped Area, Baseball Field

AREA STUDY: North Lamar Area Study**TIA:** Not Required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Austin Northwest Association
 Bike Austin
 Friends of Austin Neighborhoods
 Friends of the Emma Barrientos MACC
 Gracywoods Neighborhood Association
 North Growth Corridor Alliance
 North Park Estates Neighborhood Association
 Pflugerville Independent School District
 River Oaks Lakes Estates Neighborhood
 SELTEXAS
 Sierra Club, Austin Regional Group
 Walnut Creek Neighborhood Association, Inc.
 Yager Planning Area

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0011(Naser Rezoning: 12030 North Lamar Blvd.)	LR-CO to LR-CO	11/15/11: Approved staff's recommendation of LR-CO zoning, with a CO to prohibit Consumer Convenience Services, Offsite Parking, Guidance Services, and Service Station uses on the property and a public restrictive covenant for TIA conditions, on consent (6-0, G. Bourgeios-absent); P. Seeger-1 st , C. Banks-2 nd .	12/08/11: Approved LR-CO district zoning, to change a condition of zoning, on consent on 1 st reading (6-0, S. Cole-off dais); B. Spelman-1 st L. Morrison-2 nd 4/26/12: Approved LR-CO zoning with conditions, on 2 nd /3 rd readings (7-0); L. Morrison-1 st , B. Spelman-2 nd

C14-2010-0154 (La Palma Plaza Rezoning: 12030 North Lamar Blvd.)	LR-CO to GR	4/05/11: Approved staff's recommendation for denial (5-0, S. Baldrige-absent); P. Seeger- 1 st , B. Baker-2 nd .	5/12/11: Denied the rezoning request(7-0); S. Cole-1 st , M. Martinez-2 nd
C14-2010-0021 (12104 N. Lamar Blvd.)	NO to LR	4/06/10: Approved the staff's recommendation of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services, and 24-hour uses (6-0, S. Baldrige-No); D. Tiemann- 1 st , T. Rabago-2 nd .	5/13/10: Approved ZAP rec. of LR- CO zoning on consent on all 3 readings (7-0); Morrison-1 st , Spellman-2 nd .
C14-2010-0020 (12108 N Lamar Blvd)	NO to LR	4/06/10: Approved the staff's recommendation of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services, and 24-hour uses (6-0, S. Baldrige-No); D. Tiemann- 1 st , T. Rabago-2 nd . 5/04/10: The case was re-heard by the Commission due to a notification error. The Commission re-approved their previous motion of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services and 24-hour uses, on consent (7-0); P. Seeger-1 st , D. Tiemann-2 nd .	5/13/10: Approved ZAP rec. of LR- CO zoning on consent on all 3 readings (7-0); Morrison-1 st , Spellman-2 nd .
C14-2008-0191	NO to GR	8/21/08: Approved LR-CO on consent, with CO for 2,000 vtpd limit and added the following conditions: Prohibit Consumer Convenience Services, Offsite Parking, Guidance Services, and Service Station uses (4-0, B. Baker, J. Gohil, and K. Jackson- absent)	11/21/08: Approved LR-CO by consent on all 3 readings (6-0, B. McCracken-absent); L. Morrison- 1 st , L. Leffingwell-2 nd .
C14-06-0217	NO to GO	12/19/06: Approved staff rec. of GO by consent (9-0)	1/25/07: Approved GO zoning (6-0); all 3 readings
C14-05-0104	NO to GO	8/16/05: Approved staff's recommendation for GO-CO zoning with the following	9/29/05: Approved GO-CO zoning by consent (7-0); all 3 readings

		additional conditions: 1) The property shall have a 10-foot vegetative buffer along North Lamar Boulevard; 2) Detention for the site should be addressed at the time of site plan review; 3) Create a restrictive covenant (public or private as determined by the Law department) to prohibit Modeling Services in a Personal Services use. The restrictive covenant shall be filed prior to 3rd reading of the case at City Council. Vote: 8-0, K. Jackson-absent; C. Hammond-1st, J. Martinez-2nd.	
C14-05-0066	LO to GR	7/05/05: Approved GR-CO zoning for Tract 1. The conditional overlay for Tract 1 will prohibit the uses set out by staff, except to allow Food Sales as a permitted use. Approved LO-CO zoning for Tract 2. The conditional overlay will limit Tract 2 to NO (Neighborhood Office) development regulations, prohibit Medical uses, prohibit parking for uses developed on Tract 1, and require a minimum 100-foot development setback from the centerline of Walnut Creek (7-1, C. Hammond-Nay; M. Hawthorne-Absent)	8/04/05: Approved ZAP recommendation for GR-CO zoning (7-0); 1st reading only 9/01/05: Approved GR-CO zoning on consent (7-0-); 2nd/3rd readings
C14-04-0133	DR, LO to GR	10/5/04: Approved staff's recommendation of GR-CO district zoning for Tract 1 and LO-CO district zoning for Tract 2. Additional condition for Tract 1 is LR development standards. The following uses are removed from the prohibited use list: Business or Trade School; General Retail Sales (General); Business Support Services; Consumer Repair Services; Financial Services, and Pet Services (9-0); K. Jackson-1st, J. Martinez-2nd.	10/21/04: Approved staff's recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with additional condition of 'LR' district development standards for Tract 1 (7-0); 1st reading 11/4/04: Approved GR-CO zoning for Tract 1 and LO-CO for Tract 2 (7-0); 2nd/3rd readings

C14-03-0162	LO to GR-CO	12/2/03 – Postponed at the request of staff, due to a notice error (9-0) 12/16/03 – Approved GR-CO, with added condition (8-0)	1/29/04: Approved GR-CO (5-0); all 3 readings
C14-00-2020	RR to GO-CO	4/18/00: Denied (6-0)	8/30/00: Withdrawn
C14-00-2152	DR to LO-CO	8/22/00: Approved LO-CO. The CO prohibits access to North Bend Dr. and limits trips to 2,000 per day (8-0)	10/5/00: Approved LO-CO (5-0); all 3 readings
C14-99-2055	RR to NO	11/16/99: Approved staff rec. of RR by consent (6-0-1, B. Baker-abstain)	9/21/00: Withdrawn-There was a mapping error, the property was already zoned NO.
C14-90-0002	NO to W/LO	4/10/90: Approved W/LO (5-0-3)	5/10/90: Approved W/LO (6-0); 1 st reading 8/2/90: Approved W/LO (6-0); 2 nd /3 rd readings

RELATED CASES: C8-99-2092 (Subdivision)
SP-2009-0083C (Site Plan)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
N Lamar Blvd	100'	70'	Arterial	No	No	Yes

CITY COUNCIL DATE: March 24, 2016

ACTION:

ORDINANCE READINGS: 1st

2nd

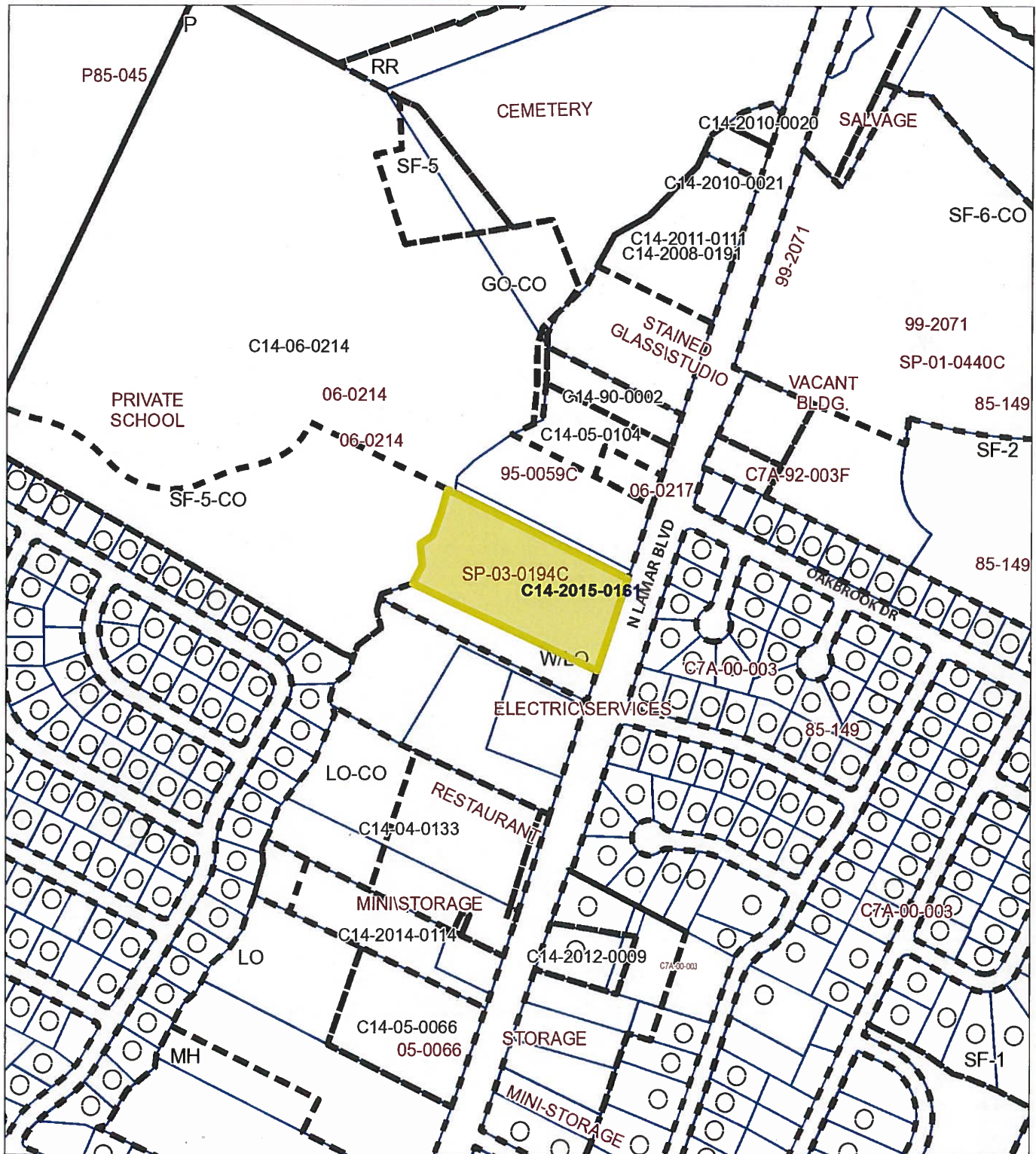
3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

E-mail: sherri.sirwaitis@austintexas.gov



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400 Feet

1" = 400'

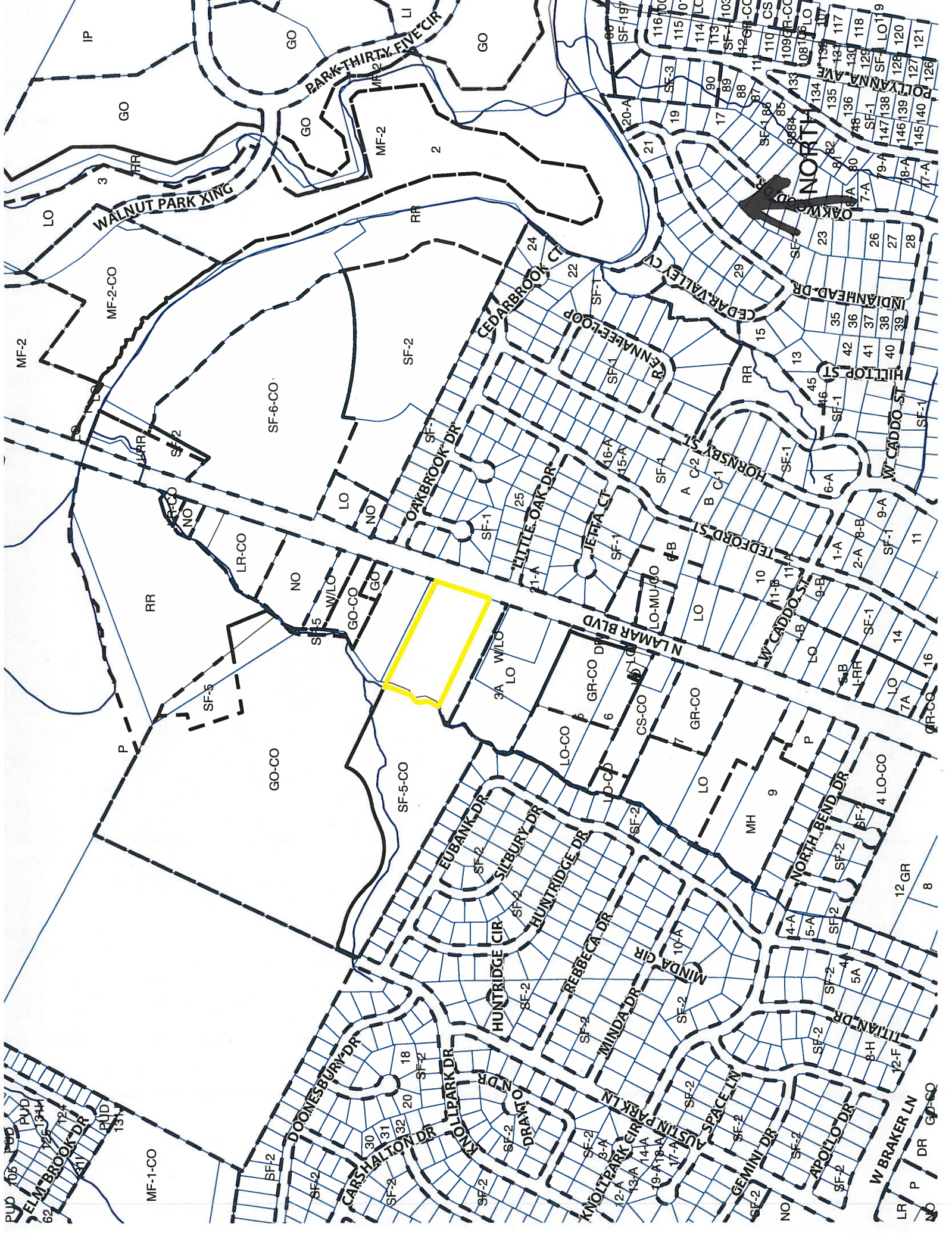
ZONING

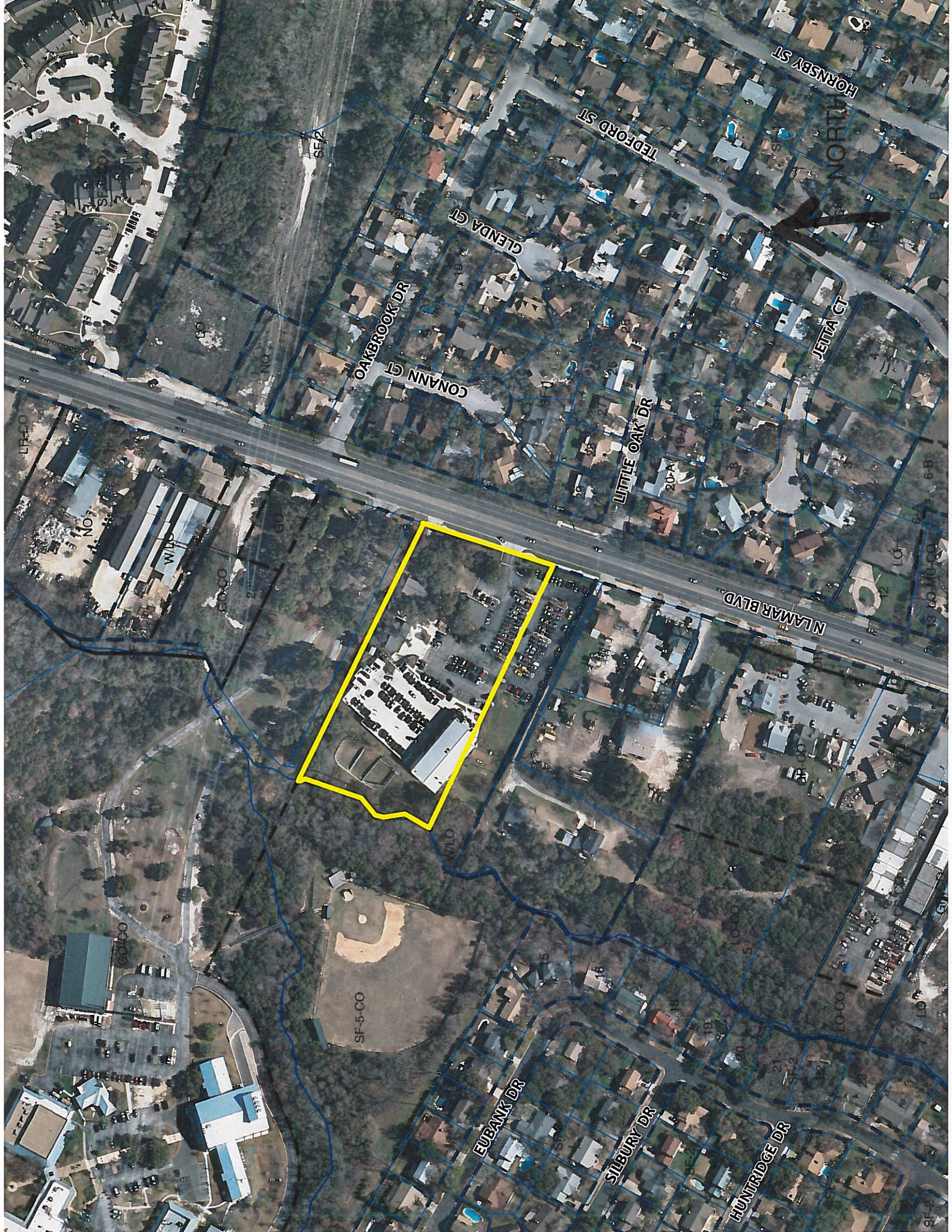
ZONING CASE#: C14-2015-0161



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for GO, General Office District, zoning.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

1. *The proposed zoning should be is consistent with the purpose statement of the district sought.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with the office zoning to the north and south of the site. The North Lamar Area Study calls for this property to be zoned for Office land use.

3. *Zoning should allow for reasonable use of the property.*

The proposed GO zoning will allow the applicant to develop office and civic uses on a property that fronts on and takes access to North Lamar Boulevard, an arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The site under consideration currently developed with a religious assembly use (North Austin Muslim Mosque and Community Center).

Comprehensive Planning

This zoning case is located on the west side of N. Lamar Boulevard, and contains a mosque and community center situated on a 5 acre lot. This property is not located within the boundaries of a neighborhood planning area with an approved neighborhood plan. Surrounding land uses includes a church and an affiliated private school and a baseball field to the north and west; a tire store and an electrician shop to the south; and a single family subdivision to the east. The site is also located across the street from a CapMetro transit stop. The proposal project is to rezone the pre-existing mosque and community center site to reflect the use on the site.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this portion of **N. Lamar Boulevard as an Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable:

- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes **designated redevelopment areas, corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Analysis and Conclusion

Although this property is located along an Activity Corridor, which supports locating houses of worship, the comparative scale of this site relative to other civic uses along N. Lamar Boulevard, falls below the scope of Imagine Austin and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to COA GIS there is a floodplain and Critical Water Quality Zone within a portion of the project location. Development within the floodplain and Critical Water Quality Zone is limited per LDC 25-8.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, 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%

Note: The most restrictive impervious cover limit applies.

Site Plan

Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*. Additional comments will be provided upon submittal of site plans by the applicant.

Compatibility standards are triggered by the SF-5-CO-zoned property adjoining the subject tract on the west. These standards include height and setback provisions, and other design regulations as indicated in *Article 10: Compatibility Standards* in the City of Austin Land Development Code.

Stormwater 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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

At this time a traffic impact analysis is not required for this case. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113. [LDC, 25-6-113]

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
N Lamar Blvd.	112 ft.	64 ft.	Arterial	Yes	Yes, Shared Lane	Yes

Complete Streets Review

It is recommended that a public pedestrian and bicycle access easement along the north property line be required during the site plan review when the property is redeveloped. This easement shall connect the N. Lamar Blvd right-of-way to the Northstar Greenbelt Trail located within the adjacent property. The public access easement design and construction details shall be determined and dedicated at the time of site plan and shall comply with the City of Austin Master Trail Plan.

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.

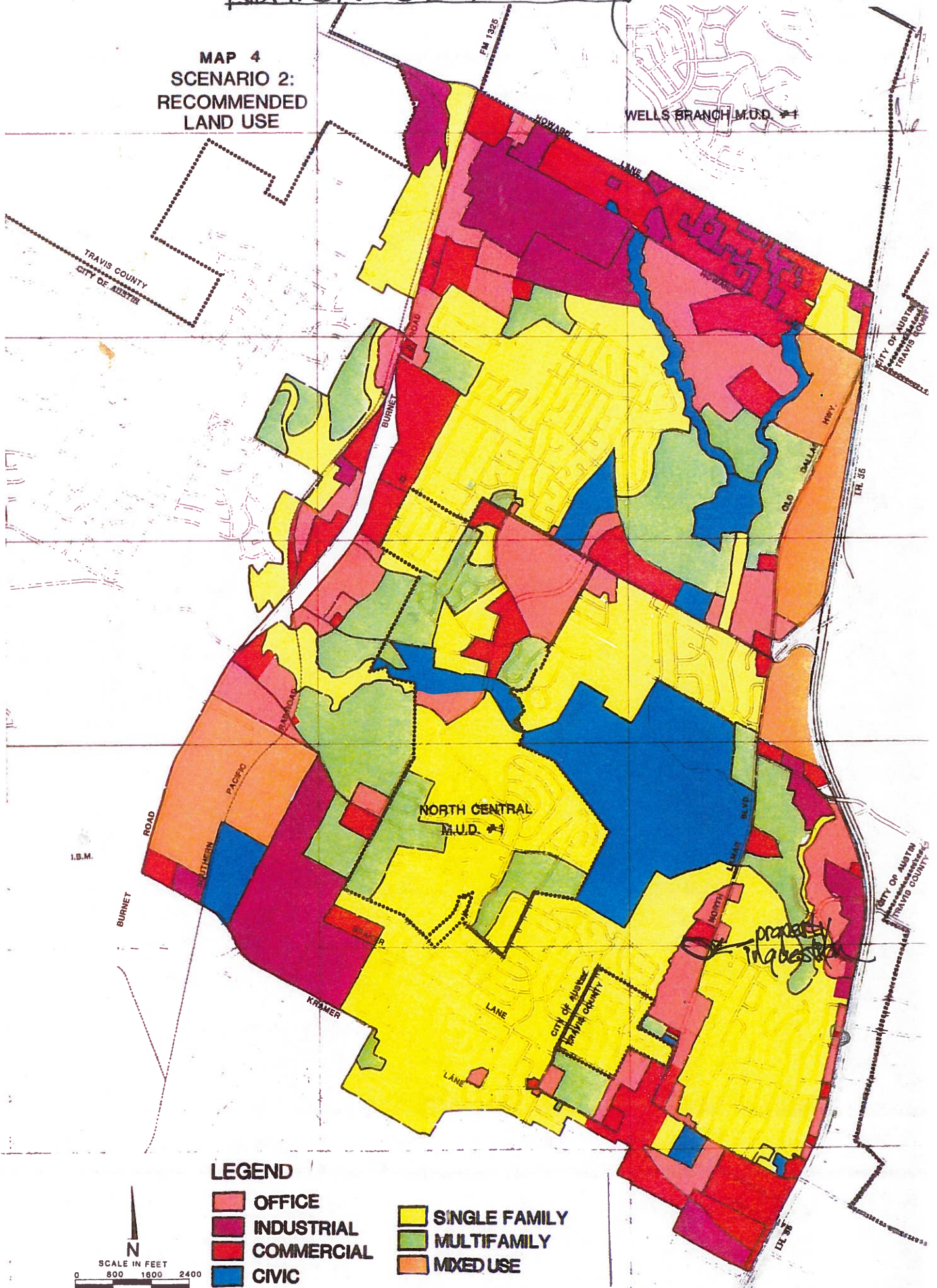
According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for N. Lamar Blvd.

Water and Wastewater

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

North Lamar Area Study

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE



PUBLIC HEARING INFORMATION

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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.

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: C14-2015-0161

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 16, 2016, Zoning and Platting Commission

Mar 24, 2016 City Council

Nader Elmarhawi
Your Name (please print)

11906 COMAN COURT 78753

Your address(es) affected by this application

Nader Elmarhawi 02-14-16
Signature Date

Daytime Telephone: _____

Comments:

As a guest at the address,
I'd like to say that I'm in
favor of the rezoning proposal.

I think it's a good addition
to this neighborhood.

Thank a bunch!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: Feb 16, 2016, Zoning and Platting Commission
Mar 24, 2016 City Council

CLAY CHIP SMITH

Your Name (please print)

11906 CONAN COURT 78753

Your address(es) affected by this application

Clay Chip Smith

Signature

Daytime Telephone: 512-589-7148

2016/02/11

Date

☒ I am in favor
☐ I object

Comments:

THE MOSQUE AT 11900 NORTH LAMAR IS A WELCOME NEIGHBOR. PLEASE PERMIT CHANGE TO ZONING TO "GO" WITHOUT ADDITIONAL RESTRICTIONS. THE DEVELOPMENT OF THE MOSQUE SHOULD BE GIVEN MAXIMUM FLEXIBILITY OF "GO" ZONING. AS A RELIGIOUS INSTITUTION, HAVE LIBERTY FROM GOVERNMENT ESTABLISHMENT & PROHIBITIONS UPON RELIGION IS A VITAL PART OF THE U.S.A. & TEXAS.

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

City of Austin
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P. O. Box 1088
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**Public Hearing: Feb 16, 2016, Zoning and Platting Commission
Mar 24, 2016 City Council**

Ayat Ghaly
Your Name (please print)

11905 Conann Court
Your address(es) affected by this application

☒ I am in favor
☐ I object

2/14/16
Date

Signature

512-624-0114
Daytime Telephone:

Comments: The People at the Mosque
are really genuine people. I
absolutely love when they
hold functions, all in all
they bring our community
together.

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

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

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Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: Feb 16, 2016, Zoning and Platting Commission
 Mar 24, 2016 City Council**

Nash Gholby

Your Name (please print)

1925 Lamon Court

Your address(es) affected by this application

Ng

Signature

02/18/16

Date

Daytime Telephone: _____

Comments:

This community helps promote a healthy society.

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

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 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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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: C14-2015-0161

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 16, 2016, Zoning and Platting Commission

Mar 24, 2016 City Council

Al-Harith Ghaity

Your Name (please print)

11905 Conann Court

Your address(es) affected by this application

Harith

Signature

Date

2-14-16

Daytime Telephone: _____

Comments:

The Islamic Center is a great Place.

☒ I am in favor
☐ I object

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

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

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.

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Case Number: C14-2015-0161

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 16, 2016, Zoning and Platting Commission

Mar 24, 2016 City Council

Nur Ghany

Your Name (please print)

11405 Connor Ct. Austin TX

Your address(es) affected by this application

NA

Signature

Daytime Telephone: 512-586-8442

2/14/16

Date

☒ I am in favor
☐ I object

Comments:

The people are pleasant and they will definitely help you in your time of need.

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

City of Austin
 Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0161

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 16, 2016, Zoning and Platting Commission

Mar 24, 2016 City Council

WINTER CHAU

Your Name (please print)

11905 COWANN COURT

Your address(es) affected by this application



Signature

2.14.2016

Date

Daytime Telephone: 512-586-8442

Comments: I AM IN FAVOR OF THE ZONING

CHANGE. THE ISLAMIC CENTER IS AN

ASSET TO OUR COMMUNITY.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0161

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Feb 16, 2016, Zoning and Platting Commission

Mar 24, 2016 City Council

Aicha AWToul

Your Name (please print)

11906 Conann Court Austin, TX 78753

Your address(es) affected by this application

Aicha AWToul

Signature

2016/02/11

Date

Daytime Telephone: 512-589-7148 (husband)

Comments: My husband and I live at 11906 Conann Court, which is across the street from the Mosque at 11900 North Lamar Boulevard.

Please let the Mosque be rezoned to "GO".
I trust the Mosque to do development with "GO" zoning in a way that will be appealing to the neighborhood.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810