



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: August 11, 2017

Case Number: C14-2017-0081

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	2005 S. Lamar Blvd.
Owner:	Michael J Kuhn
Applicant:	Metcalf Wolff Stuart & Williams, Michele R. Lynch, (512) 404-2251

Proposed Zoning Change:

From: SF-3 - FAMILY RESIDENCE-is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

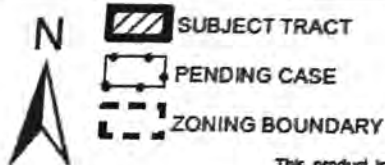
To: CS-V-General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. **V-Vertical Mixed Use Building (V) combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

This application is scheduled to be heard by the **Planning Commission** on **Aug 22, 2017**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at **6:00 p.m.**

This application is scheduled to be heard by the **City Council** on **Sep 28, 2017** at City Hall Council Chambers, 301 West 2nd street beginning at **2:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. If you have any questions concerning the zoning change application please contact, Andrew Moore of the Planning and Zoning Department at 512-974-7604 or via email at andrew.moore@austintexas.gov and refer to the Case Number at the top right of this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.



1" = 200'

ZONING

ZONING CASE#: C14-2017-0081

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.



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.

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: C14-2017-0081

Contact: Andrew Moore, 512-974-7604

Public Hearing: Aug 22, 2017, Planning Commission

Sep 28, 2017, City Council

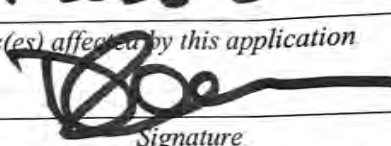
SHELDON DAVID KAHN

Your Name (please print)

2021 + 2023 S. LAMAR

☒ I am in favor
☐ I object

Your address(es) affected by this application



Signature

8/1/17
Date

Daytime Telephone:

512-426-5136

Comments:

**I AM 100% IN FAVOR.
THIS SF "LOT" IS IN THE
FLOOD PLAIN - NEVER HAS +
NEVER WILL BE A SF RESIDENCE.**

**IT WAS PROBABLY ZONED SF
AS A MISTAKE.**

THANKS + GOOD LUCK!

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