

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0085  
Montopolis - E. Ben White Zoning

**P.C. DATE:** 10/25/2016  
11/8/2016  
12/10/2016  
1/10/2017  
6/27/2017  
7/11/2017  
8/8/2017  
9/12/2017  
10/24/2017

**ADDRESS:** 2601 Montopolis Dr. & 6700 and 6800 E. Ben White Blvd **AREA:** 18.61 acres

**OWNER:** Ocampo Partners Ltd

**APPLICANT:** Coats Rose (John Joseph)

**ZONING FROM:** Light Industrial - neighborhood plan (LI-NP)

**ZONING TO:** General Commercial Services – Mixed Use - Neighborhood Plan (CS-MU-CO-NP) for tracts 1 & 2 and General Commercial Services – Neighborhood Plan (CS-CO-NP) for tract 3. The Conditional Overlay (CO) limits both tracts to a total of 2000 trips.

**NEIGHBORHOOD PLAN AREA:** Montopolis Neighborhood Plan Area

**SUMMARY STAFF RECOMMENDATION**

Not Recommended

**PLANNING COMMISSION ACTION:**

***OCTOBER 25, 2016: POSTPONED TO NOVEMBER 8, 2016 AT THE REQUEST OF THE MONTOPOLIS NEIGHBORHOOD ASSOCIATION ON CONSENT, VOTE 12-0 [J. SCHISSLER, P. SEEGER 2<sup>ND</sup>, J. SHIEH ABSENT].***

***NOVEMBER 8, 2016: POSTPONED TO DECEMBER 13, 2016 BY STAFF, VOTE 12-0 [P. SEEGER, F. KAZI 2<sup>ND</sup>, A. PINEYRO DEHOYOS ABSENT].***

***DECEMBER 13, 2016: POSTPONED TO JANUARY 10, 2017 BY STAFF, VOTE 9-0 [P. SEEGER 1<sup>ST</sup>, T. WHITE 2<sup>ND</sup>, A. PINEYRO DEHOYOS, T. NUCKOLS, J. SHIEH ABSENT].***

***JANUARY 10, 2017: INDEFINATE POSTPONEMENT AT THE REQUEST OF THE APPLICANT ON CONSENT, VOTE 13-0 [N. ZARAGOZA 1<sup>ST</sup>, F. KAZI 2<sup>ND</sup>].***

***JUNE 27, 2017: POSTPONED TO JULY 11, 2017 BY STAFF, VOTE 7-0 [J. SCHISSLER 1<sup>ST</sup>, J. SHIEH 2<sup>ND</sup>].***

***JULY 11, 2017: POSTPONED TO AUGUST 8, 2017 BY THE APPLICANT, VOTE 13-0 [J. SCHISSLER 1<sup>ST</sup>, P. SEEGER 2<sup>ND</sup>].***

***AUGUST 8, 2017: POSTPONED TO SEPTEMBER 12, 2017 BY THE APPLICANT, VOTE 10-0 [N. ZARAGOZA 1<sup>ST</sup>, P. SEEGER 2<sup>ND</sup>, J. VELA, K. McGRAW, T. WHITE ABSENT].***

***SEPTEMBER 12, 2017: POSTPONED TO OCTOBER 24, 2017 BY THE APPLICANT, VOTE 13-0 [P. SEEGER 1<sup>ST</sup>, J. SHIEH 2<sup>ND</sup>].***

**DEPARTMENTAL COMMENTS:**

This 18.6-acre parcel contains three undeveloped tracts which front E. Ben White Boulevard (tracts 1&2) and Montopolis Drive (tract 3) within the Montopolis Neighborhood Planning Area. The applicant amended the original request from CS-MU-CO-NP for all 3 tracts to CS-MU-CO-NP for tracts 1 & 2 and CS-CO-NP for tract 3 on June 28, 2017. This property was zoned limited industrial in 1979 and was affirmed as limited industrial in the Montopolis Neighborhood Plan. The applicant is requesting a down zoning to general commercial services - mixed use - neighborhood plan (CS-MU-NP) in order to potentially develop multifamily units. There is an associated neighborhood plan amendment NPA-2016-0005.01 as well as a restrictive covenant termination C14-78-220 (RCT) for these tracts.

The surrounding area is industrially zoned to the south and west. To the north are undeveloped commercial and commercial mixed use properties. To the east is a multifamily development zoned commercial mixed use. There also exists an active industrial use to the west (Praxair) which stores hazardous materials. The Austin Fire Department (AFD) recommends a 1000 foot buffer without residential use (see exhibit).

Recently, immediately to the north and northeast of this property there have been two zoning cases with similar requests (C14-2016-0113 & C14-2016-0070). These two properties are impacted by the 1000 foot Praxair buffer. Zoning staff did not support the change for 2509 Montopolis (C14-2016-0113) however, the City Council ultimately granted CS-MU-CO-NP but prohibited residential units within the Praxair buffer. In the Thrasher Lane case (C14-2016-0070), the southern tract was left as CS-CO-NP and the two northern tracts were given CS-MU-CO-NP. The southern tract is to serve as a buffer between the limited industrial zoned property and the potential for future residential development on the mixed use tracts (see exhibit). Council supported keeping the commercial buffer.

Imagine Austin has this property included in a Job Center (see attached Growth Concept Map). A job center is described as:

“Job centers accommodate those businesses not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase commuter options.” (Page 107)

The Montopolis Neighborhood Plan has this property designated as industrial in the Future Land Use Map (FLUM) which is consistent with Imagine Austin. The Neighborhood Plan Amendment staff is not recommending a change to the FLUM to allow mixed use.

In 2012, the zoning for the property to the east was changed from LI-NP & CS-NP to CS-MU-NP and was developed with multifamily units with future commercial fronting Ben White Boulevard. This case occurred prior to the adoption of Imagine Austin.

Because of the surrounding industrial uses, industrial zoning and Imagine Austin designation as Job Center, staff does not recommend a mixed use designation for these tracts. In addition,

AFD recommends prohibiting a residential use because of the quantity and types of hazardous materials stored at the Praxair site and the distance needed for evacuation in the case of an emergency.

**ISSUES:** Staff recommends denial of this request.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>Site</b>	CS-NP	Undeveloped
<b>North</b>	CS-NP & GR-MU-CO-NP	Single family & Undeveloped
<b>South</b>	LI-NP	Undeveloped and Praxair industrial materials supply
<b>East</b>	CS-MU-NP	Multi family
<b>West</b>	CS-MU-CO-NP & CS-NP	Single family & Personal services and vacant single family

**WATERSHED:** West Country Club Creek and Carson Creek Watersheds

**DESIRED DEVELOPMENT ZONE:** Yes

**TIA:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Montopolis Neighborhood Association  
 Save Our Springs Alliance  
 Austin Heritage Tree Foundation  
 Bike Austin  
 Montopolis Neighborhood Planning Contact Team  
 Sierra Club, Austin Regional Group  
 Austin Heritage Tree Foundation  
 SEL Texas  
 Friends of Austin Neighborhoods

**SCHOOLS:**

Austin Independent School District  
 Allison Elementary School                      Martin Middle School                      Eastside Memorial High School  
 Del Valle Independent School District  
 Smith Elementary School                      Del Valle Middle School                      Del Valle High School

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>	<b>Name</b>
Montopolis Drive	150 ft.	26 ft.	Arterial, Divided	Yes	Yes	Yes	Montopolis Drive

SH 71 E (E Ben White Blvd)	332 ft.	320 ft.	Freeway	Yes	No	No	
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**ZONING CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-78-220 2713-2517 Montopolis Drive	I-AA to DL	Recommended DL	Approved DL, April 5, 1979.
C14-01-0060 - 6700 E. Ben White Blvd (Montopolis NP)	LI to LI-NP	Recommended LI-NP	Approved LI-NP, September 21, 2001.

**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2016-0070 2500, 2508, 2514 Thrasher Lane	CS-NP to CS-MU-NP	Recommended CS-MU-CO-NP for Tract 1 & CS-CO-NP for Tract 2.	Approved CS-MU-CO-NP for Tract 1 & CS-CO-NP for Tract 2. April 3, 2017.
C14-2016-0113 – 2709 Montopolis Drive	CS-NP to CS-MU-NP	Recommended CS-CO-NP	Approved CS-CO-NP, June 22, 2017.

**CITY COUNCIL ACTION:** Scheduled for November 9, 2017**ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup> & 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604

e-mail address: andrew.moore@austintexas.gov

**STAFF RECOMMENDATION****C14-2016-0085**

To deny the requested zoning change.

**BASIS FOR LAND USE RECOMMENDATION*****Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and***

The request proposes to allow a residential use (mixed use) adjacent to industrial zoned property. It is also within 1000 feet of the Praxair site which the Austin Fire Department recommends not allowing a residential use because hazardous materials are stored there.

***Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***

The subject property is adjacent to limited-industrial (LI) zoned property. There also exists an active industrial use to the south (Praxair) which stores hazardous materials. The Austin Fire Department recommends a 1000 foot buffer without residential use.

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

The existing limited industrial zoning allows a reasonable use.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and***

The Montopolis Neighborhood Plan identifies this area for an industrial use and it is designated a Job Center in Imagine Austin.

***The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.***

A Neighborhood Plan Amendment (NPA) application accompanies this rezoning request (NPA-2013-0025.02). Staff and the Neighborhood Plan Contact Team do not recommend the requested changes because of the proximity to industrial uses and zoning and the conflict with Imagine Austin.

## EXISTING CONDITIONS & REVIEW COMMENTS

### Site Characteristics

The site is currently undeveloped. Topographically, the parcel slopes from south to north and the property as a whole sits above its adjacent boundary right of way. The site is heavily treed, but it is unknown at this time whether any trees are protected. Similarly, there are no known environmental features, and no known constraints to development.

## DSD Transportation Review - Natalia Rodriguez - 512-974-3099

TR1. Staff recommended a Traffic Impact Analysis to be completed in order to allow for higher density for the proposed CS-MU-NP zoning. However, the applicant wishes to limit the density to 2,000 vehicle trips per day for the entire 18.61 acres. Therefore, the Traffic Impact Analysis was waived for this case because the applicant wishes to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

TR2. FYI - The current block face along Montopolis Drive (from right-of-way to right-of-way) exceeds 3,300 feet, and the block face along SH 71 E (from right-of-way to right-of-way) exceeds 3,900 feet. According to the Land Development Code 25-4-153, block lengths may not exceed 1200 feet in length. It is recommended for 60 feet of right-of-way to be dedicated through the property, connecting Montopolis Drive and SH 71 E to comply with block length standards and provide for additional connectivity. [LDC, 25-4-153]. If a subdivision application is required, the right-of-way shall be required at that time.

TR3. The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for SH 71 E (East Ben White Blvd). If the requested zoning is granted for this site, then 75 feet of right-of-way should be dedicated and 125 feet of right-of-way should be reserved from the existing centerline for SH 71 E (East Ben White Blvd) according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

TR4. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR5. FYI – The sidewalks along Montopolis Drive shall be reconstructed to meet ADA and City of Austin standards for arterial roadways at the time of Site Plan Application. LDC, Sec. 25-6-352; TCM, 4.2.1.

TR6. FYI – Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC, 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. The existing driveway along SH 71 E shall be closed and/or reconstructed at the time of Site Plan Application should it not meet the LDC and TCM requirements.

TR7. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Montopolis Drive.

TR8. Chad Crager, 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.

**Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
Montopolis Drive	150 ft.	26 ft.	Arterial, Divided	Yes	Yes	Yes
SH 71 E (E Ben White Blvd)	332 ft.	320 ft.	Freeway	Yes (along existing bridges)	No	No

**NPZ Site Plan Review - Katie Wettick 512-974-3529**

SP1) Site plans will be required for any new development other than single-family or duplex residential.

- SP2) 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.
- SP3) The site is subject to compatibility standards. Along the **north** 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.
- SP 4) The Southwestern corner of the site falls within the Airport Zoning Conditional Overlay, Controlled Compatible Land Use Area and is subject to the regulations of the Land Development Code 25-13-41.
- SP 5) The southern portion of the site falls within the Scenic Roadway Overlay along East Ben White Blvd and is subject to the regulations of the Land Development Code 25-10-6.
- SP 6) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

## 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 and the County Club East Watershed of the Colorado River Basin, which are both classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. 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%

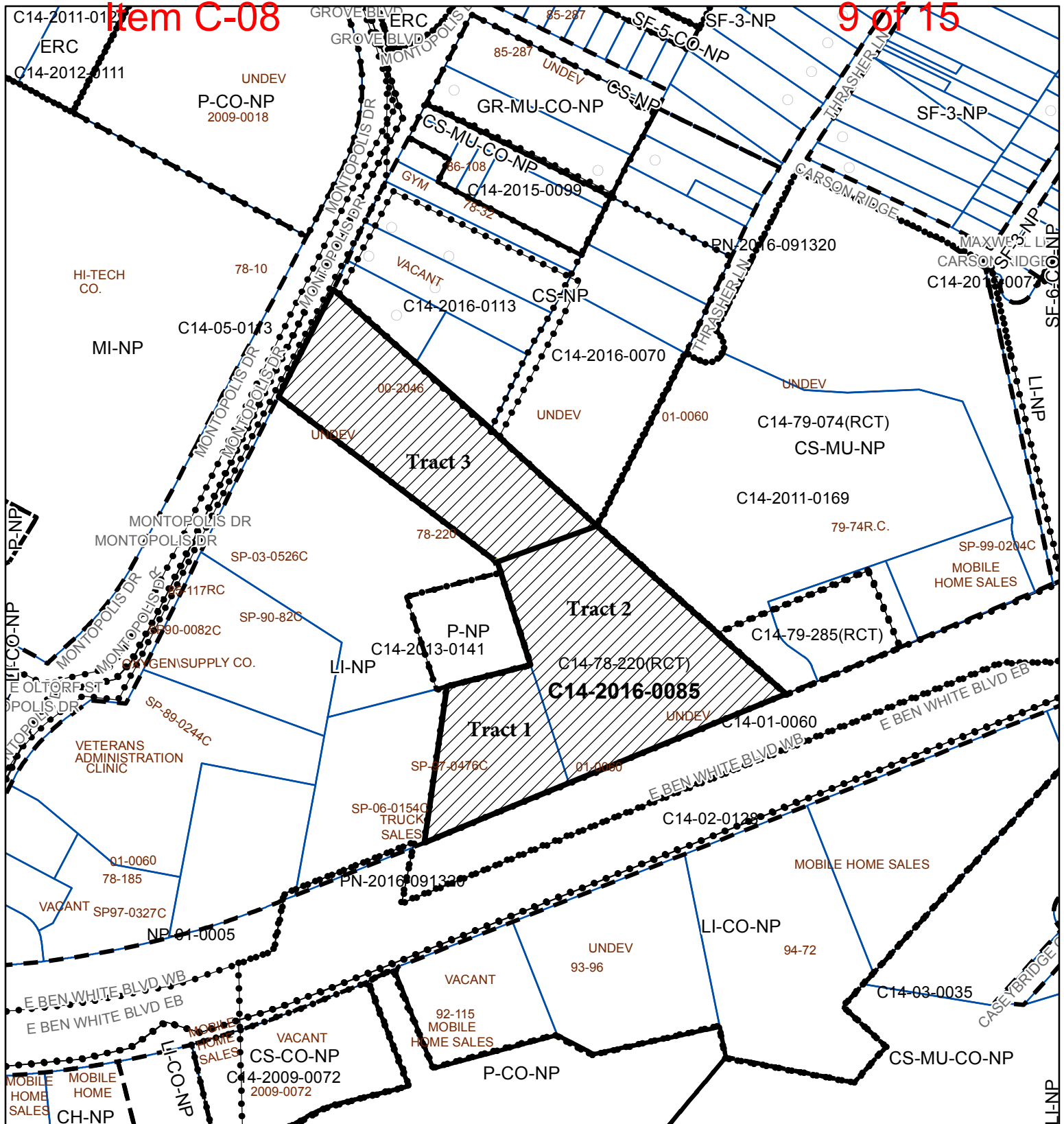
Commercial	80%	90%
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3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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.

### NPZ Austin Water Utility Review - Bradley Barron 512-972-0078

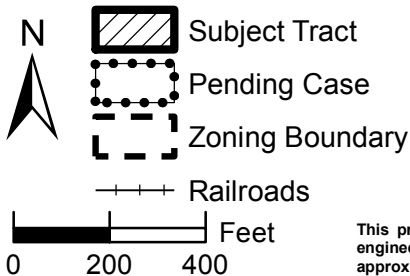
WW1. The landowner intends to serve the site with City of Austin water, reclaimed, and wastewater utilities. The landowner, at own expense, will be responsible for providing any water, reclaimed, and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water, reclaimed, and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water, reclaimed, and or wastewater service extension requests may be required. All water, reclaimed, 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, reclaimed, and wastewater utility tap permit.

WW2. Based on current public infrastructure configurations, service extension requests will be required to provide service to this site for both reclaimed and wastewater service. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> floor. Ph: 512-972-0211.



# ZONING

Case#: C14-2016-0085

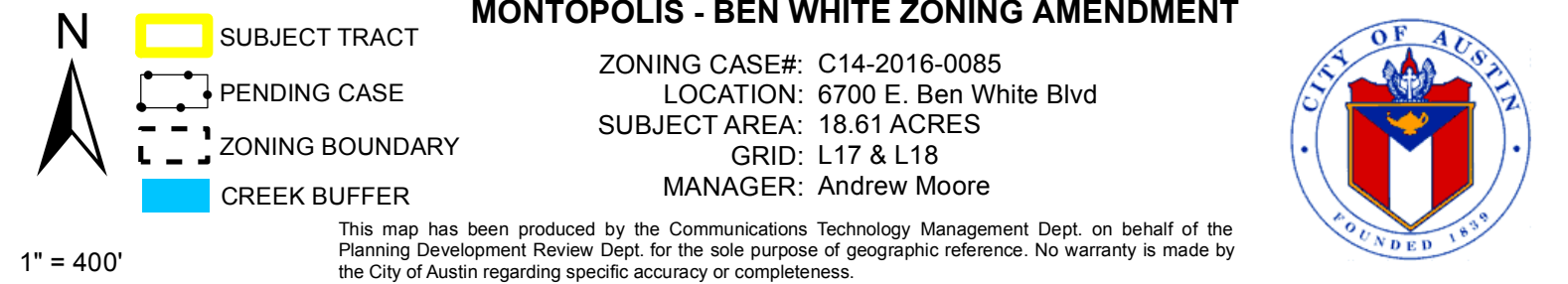


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Created: 3/22/2017**



**From:** [Vires, Rob](#)  
**To:** [Moore, Andrew](#)  
**Cc:** [Urgena, Cora](#); [White, Joe](#)  
**Subject:** Zoning Change - 6700 & 6800 E Ben White and 2601 Montopolis  
**Date:** Thursday, November 03, 2016 2:31:56 PM

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Mr. Moore,

Our AFD Engineering Services performed an analysis for the area which included:

- a records search of all the AFD Aboveground Hazmat Permitted (HMP) sites within 1000 feet (There are six sites)
  - o Included in the 6 sites are Praxair and a Semiconductor Facility, each of which have a significant amount of hazardous materials.
- a site visit of the general area
- a site inspection at Praxair

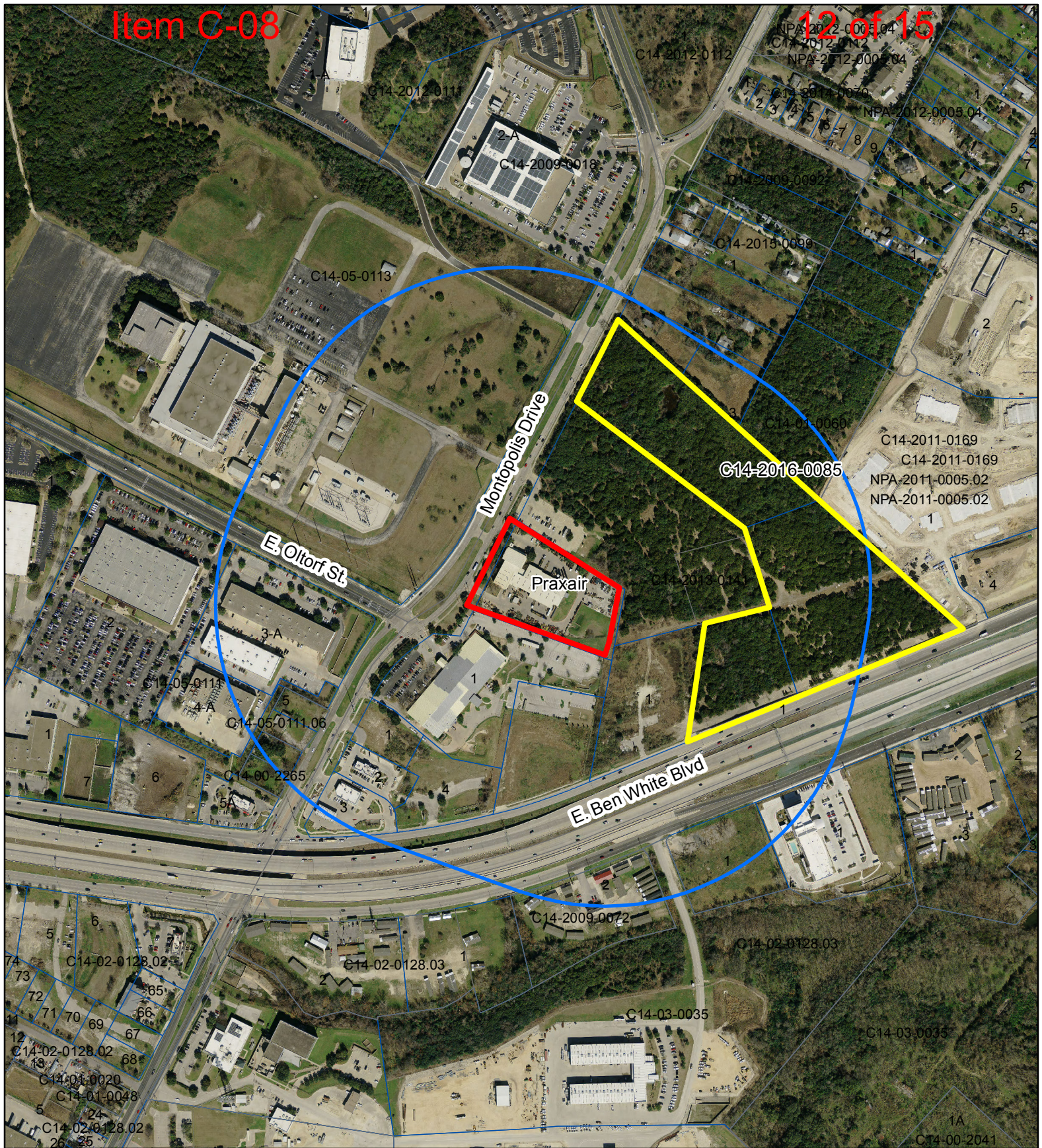
The recent site inspection at Praxair confirmed that a variety of toxic, corrosive, flammable, pyrophoric and oxidizing gases are currently stored at this facility. Per the 2016 Emergency Response Guidebook, the protective action distance for several of these gases is approximately 1000 feet for either a day or night release. Based on the available information, we recommend a 1000 foot setback between Praxair's property line and any properties zoned for residential use. This distance appears to be consistent with the setbacks currently provided from existing residential occupancies.

Since 6700/6800 E Ben White and 2601 Montopolis are less than 1000 feet from Praxair's property line, a zoning change from LI to CS-MU is not recommended.

Please let me know if we can provide any more assistance on this issue.



Division Chief Rob Vires  
Fire Marshal  
Austin Fire Department  
505 Barton Springs Rd  
Austin, TX 78704  
512-974-0266



## ZONING

ZONING CASE#: C14-2016-0085  
 LOCATION: Montopolis - Ben White Zoning  
 SUBJECT AREA: 18.61 ACRES  
 GRID: J19  
 MANAGER: ANDREW MOORE



N



SUBJECT TRACT



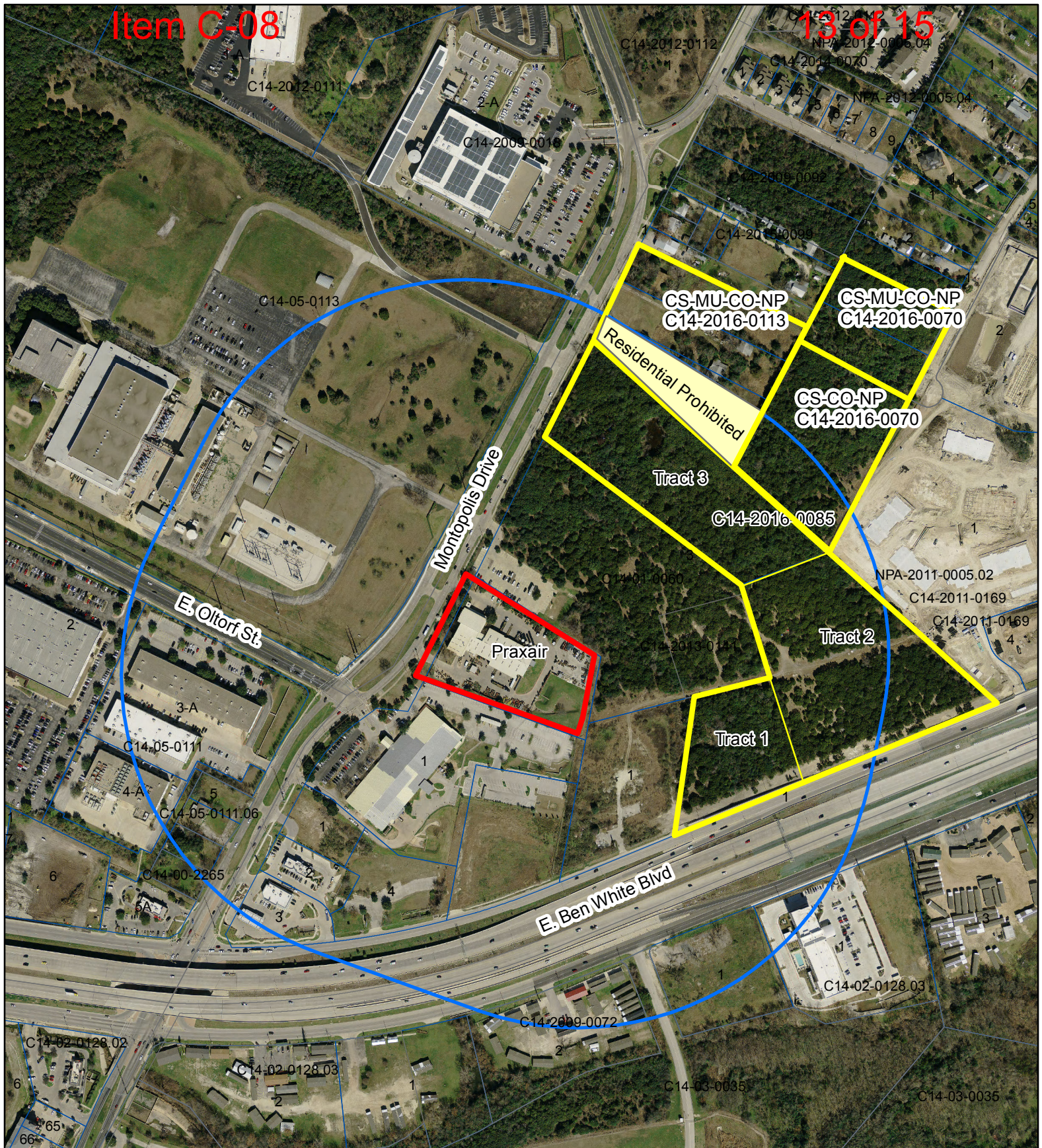
1000 FT BUFFER



ZONING BOUNDARY

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.



## ZONING

ZONING CASE#: C14-2016-0085  
 LOCATION: Montopolis - Ben White Zoning  
 SUBJECT AREA: 18.61 ACRES  
 GRID: J19  
 MANAGER: ANDREW MOORE



N



SUBJECT TRACT



1000 FT BUFFER



ZONING BOUNDARY

1" = 400'

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20, October 2016



James L Brown  
2501 Montopolis Dr. Austin, Texas 78741

Maureen Meredith  
PO Box 1088 Austin, Texas 78767-8810

I own the property at 2501 Montopolis Drive, and at this point in time, I object to any and all "mixed-use" amendments broadening the scope of the existing commercial and industrial sites between my property and the Praxair Company location. In essence, these developers are proposing to include housing units within these commercial and industrial sites, when within a 1,000 feet sits the industrial site, Praxair. To the best of my hearing, Praxair maintains an ongoing, and outdoor, graveyard shift beginning at about 2:00 A.M. each day. It is a noisy work shift and I am awakened by it regularly. My location is more like 2,000 feet away from Praxair, not at a 1,000'.

Praxair also off gasses on a regular bases. What they off-gas, I have no idea, but it certainly needs to be a part of any discussion in allowing residential to encroach on the Praxair industrial site. Hopefully, the off gassing is only air pressure.

I attended briefly the neighborhood hearings for these proposed "mixed-use" amendment changes when Maureen Meredith presented them to the local community. As it turns out, I was the only one representing the neighborhood. More importantly, Praxair was not represented. Just off hand, has anyone reading this letter taken the time to contact Praxair to get their input on the subject of encroaching residential? Can anyone on the Land Use Commission inform me what Praxair actually does off gas? This information is fundamental to any good decision making brought about by this particular zoning determination process.

I spoke to the regional manager at Praxair over the phone just a couple of weeks ago. I encouraged him to get involved in these zoning proceedings. He's a nice enough guy, but I received little or no feedback, or interest from him to be involved. In my opinion, he needs to be involved, especially on the subjects of off gassing, and the after hours noise pollution.

Lastly, about 15 years ago all of the zoning for this area was established after a development company proposed building multi-family housing next to, or close to the Praxair site. One of the arguments presented against the multi-family housing at the time was that the City of Austin had "learned it's lesson" from the Holly Street energy plant after it became engulfed by residential neighborhoods. The neighborhoods then organized in opposition to the plant's location. In the instance of Praxair fifteen years ago, the Land Use Commission and the City Council made some good zoning decisions to buffer the Praxair industrial site from residential development. If these undeveloped commercial and industrial sites in question are allowed the multi-use designation, the sites need to be atmospherically safe and reasonably quiet enough to allow for nighttime sleep. Right now, there is not adequate information in front of me to assure such a result. Therefore, I oppose these mixed-use rezoning proposals.

Respectfully,  
James L Brown

A handwritten signature in black ink, appearing to read "J. Brown", with a long horizontal flourish extending to the right.

## PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that 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 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

[www.austintexas.gov/department/neighborhood-planning](http://www.austintexas.gov/department/neighborhood-planning).

## PUBLIC HEARING COMMENT FORM

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

City of Austin  
Planning and Zoning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

RECEIVED  
10/25/16

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2016-0005.02

Contact: Maureen Meredith, phone: 512-974-2695

Public Hearings: Oct 25, 2016, Planning Commission  
Dec 8, 2016, City Council

JAMES L. BROWN

☐ I am in favor  
☒ I object

Your Name (please print)

2501 MONTOPOLIS DR AUSTIN TX 78741

Your address(es) affected by this application

Brown  
Signature

20, OCTOBER 2016  
Date

Comments:

PLEASE SEE ATTACHED LETTER