

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Brentwood/Highland (Brentwood) Combined

CASE#: NPA-2017-0018.01

DATE FILED: February 27, 2017 (In-cycle)

PROJECT NAME: Burnet Lane

PC DATES:

May 28, 2019

August 28, 2018

January 23, 2018

May 14, 2019

June 26, 2018

November 14, 2017

April 23, 2019

May 8, 2018

September 26, 2017

March 12, 2019

March 27, 2018

August 22, 2017

September 15, 2018

February 27, 2018

ADDRESS: 2106 Payne Avenue

DISTRICT AREA: 7

SITE AREA: 0.16 acs/7,082 sq. ft.

OWNER/APPLICANT: 2106 Payne Ventures, LLC.

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2019-0053

From: SF-3-NP

To: LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION:

June 11, 2019 – (pending)

May 14, 2019 – Postponed to June 11, 2019 at the request of the Applicant on the consent agenda. [J. Shieh – 1st; C. Kenny – 2nd] Vote: 13-0.

April 23, 2019- Postponed to May 14, 2019 at the request of Staff on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 11 – 0 [P. Seeger and J. Shieh absent].

March 12, 2019 – Postponed to April 23, 2019 at the request of Staff on the consent agenda. [P. Seeger – 1st; K. McGraw – 2nd] Vote: 12-0 [A. De Hoyos Hart absent].

September 25, 2018 – Granted the Applicant’s request for an indefinite postponement on the consent agenda. [G. Anderson – 1st; Y. Flores – 2nd] Vote: 10-0 [C. Kenny and K. Seeger absent. One vacancy].

August 28, 2018 – Postponed to September 25, 2018 at the request of Staff on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 12-0 [One vacancy].

July 24, 2018 – Postponed to August 28, 2019 at the request of Staff on the consent agenda. [G. Anderson – 1st; A. De Hoyos Hart – 2nd] Vote: 8-0 [J. Shieh, F. Kazi, J. Thompson and T. White absent. One vacancy].

June 26, 2018 – Postponed to July 25, 2018 at the request of Staff on the consent agenda. [F. Kazi – 1st; T. White – 2nd] Vote: 11-0 [J. Thompson absent. One vacancy].

May 8, 2018 – Postponed to June 26, 2018 at the request of Staff to June 26, 2019 on the consent agenda. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 13-0

March 27, 2018 – Postponed to May 8, 2018 at the request of Staff on the consent agenda. [G. Anderson- 1st; J. Thompson – 2nd] Vote: 12-0 [P. Seeger absent].

February 27, 2018 – Postponed to March 27, 2018 at the request of Staff on the consent agenda. [J. Schissler – 1st; J. Shieh – 2nd] Vote: 12-0 [J. Thompson absent].

January 23, 2018 – Postponed to February 27, 2018 at the request of Staff on the consent agenda. [P. Seeger – 1st; P. Seeger – 2nd] Vote: 10-0 [K. McGraw absent. A. De Hoyos Hart and J. Schissler off the dias].

November 14, 2017 – Postponed to January 23, 2018 at the request of Staff. [J. Shieh – 1st; T. White – 2nd] Vote: 13-0.

September 26, 2017 – Postponed to November 14, 2017 at the request of Staff on the consent agenda. [J. Schissler – 1st; J. Shieh] Vote: 10-0 [K. McGraw not present during consent agenda. Vice-Chair Kazi absent].

August 22, 2017 Postponed to September 26, 2019 at the request of Staff on the consent agenda. [J. Schissler – 1st; K. McGraw – 2nd] Vote: 11-0 [P. Seeger and T. Nuckols absent].

STAFF RECOMMENDATION: Staff recommends the applicant's request for Mixed Use/Office land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is located within 250 feet of Burnet Road, which is an activity corridor that has public transportation and numerous businesses within walking distance from the property. The applicant's request for Mixed Use/Office land use is appropriate for this location.

The plan document mentions the desire to preserve SF-3 zoning, but it also supports the creation of local-serving commercial uses.

Brentwood Land Use Objectives and Recommendations

Land Use Objective B1: Preserve single-family residential areas

Recommendations:

1. Established single-family areas should retain SF-3 zoning
2. Allow small-lot amnesty in the Brentwood neighborhood to make legally created small lots available for single-family development.

Land Use Objective B2: Allow single-family special use options that encourage affordable housing and preserves the character of the single-family residential areas

Recommendations:

1. Allow the secondary apartment special use option in the Brentwood Neighborhood
2. Allow the Urban home special use option in the Romeria Subdistrict

Land Use Objective B3: Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

Recommendations:

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

Land Use Objective B4: Encourage the development of neighborhood serving businesses and offices by maintaining and adding neighborhood commercial and limited office on smaller corridors and in transitional areas between corridors and residential areas where appropriate.

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Koenig and interior properties with commercial or office zoning.
2. Allow neighborhood serving commercial uses at intersections on Koenig west of Woodrow.
3. Allow neighborhood and community serving office uses on interior properties on Koenig west of Woodrow.
4. Allow neighborhood and community serving office uses on 49th Street between Burnet and Lamar
5. Allow neighborhood and community serving office uses and neighborhood serving commercial uses where appropriate in transitional areas between Burnet Road and the interior single-family residential areas.

Land Use Objective B5: Focus higher density uses on major corridors and add special use options to enhance the corridors

Recommendations:

1. Add the Mixed-Use (MU) Combining District on Burnet, Lamar, and Koenig Lane east of Woodrow.
2. Allow the Neighborhood Urban Center in the area between Burnet Road and Burnet Lane and south of Justin Lane.
3. Focus higher intensity uses on Burnet Road and Lamar Blvd.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is located within 250 feet of Burnet Road which is a commercial corridor that is designated as an Activity Corridor in the Imagine Austin Comprehensive Plan. Mixed Use/Office land use is appropriate for this***

location. The lot directly to the west is also Mixed Use/Office. Capital Metro has bus routes along Burnet Road where there a numerous businesses.

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located within 250 feet of Burnet Road which is a commercial corridor that is designated as an Activity Corridor in the Imagine Austin Comprehensive Plan. Mixed Use/Office land use is appropriate for this location. The lot directly to the west is also Mixed Use/Office. Capital Metro has bus routes along Burnet Road where there a numerous businesses.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***Mixed Use/Office land use appropriate for this location near an activity corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***Mixed Use/Office land use would provide opportunities for additional housing units. The property currently has one single family dwelling unit.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The applicant's request for Mixed Use/Land is is appropriate for this location near Burnet Road, which is an Activity Corridor. Mixed Use/Office land is appropriate on local streets next to commercial corridors.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located in an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***The property is within walking distance to numerous businesses along Burnet Road.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

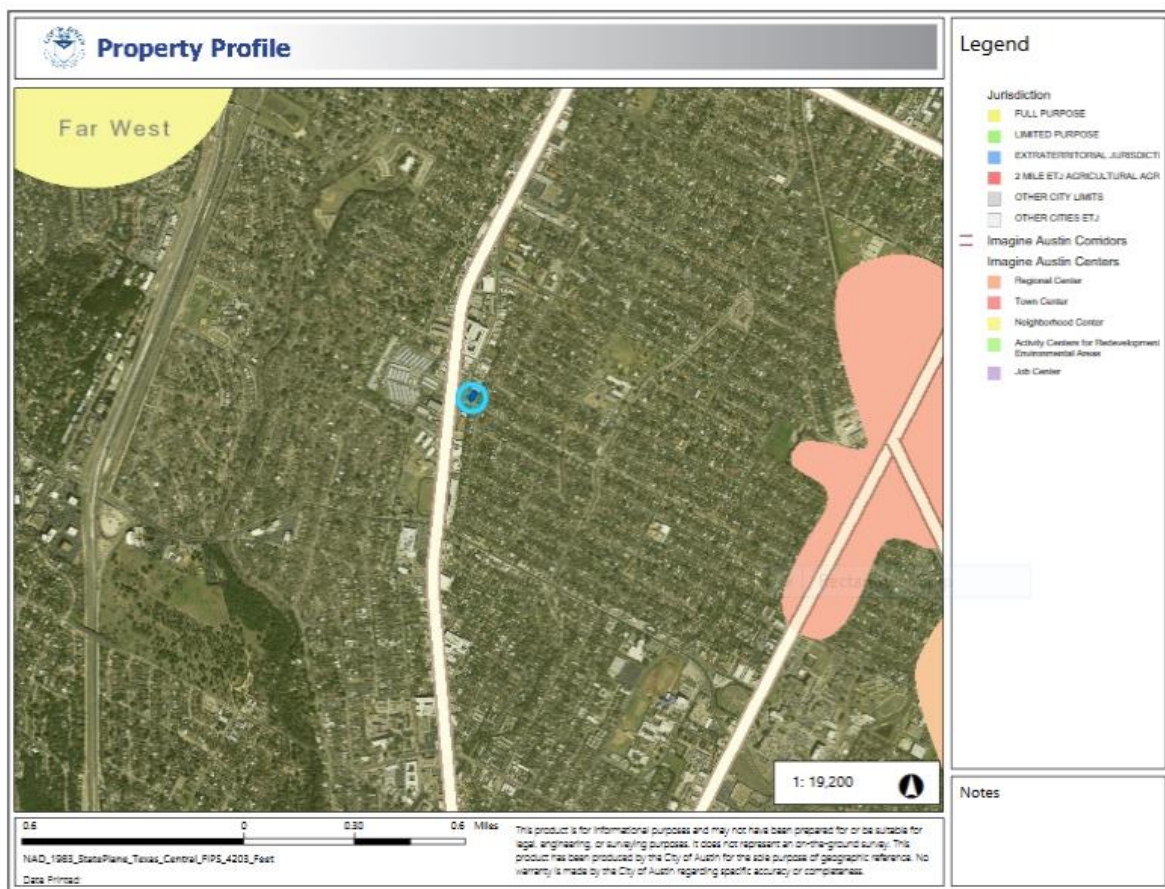
- *Not applicable.*

11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

- *Not applicable.*

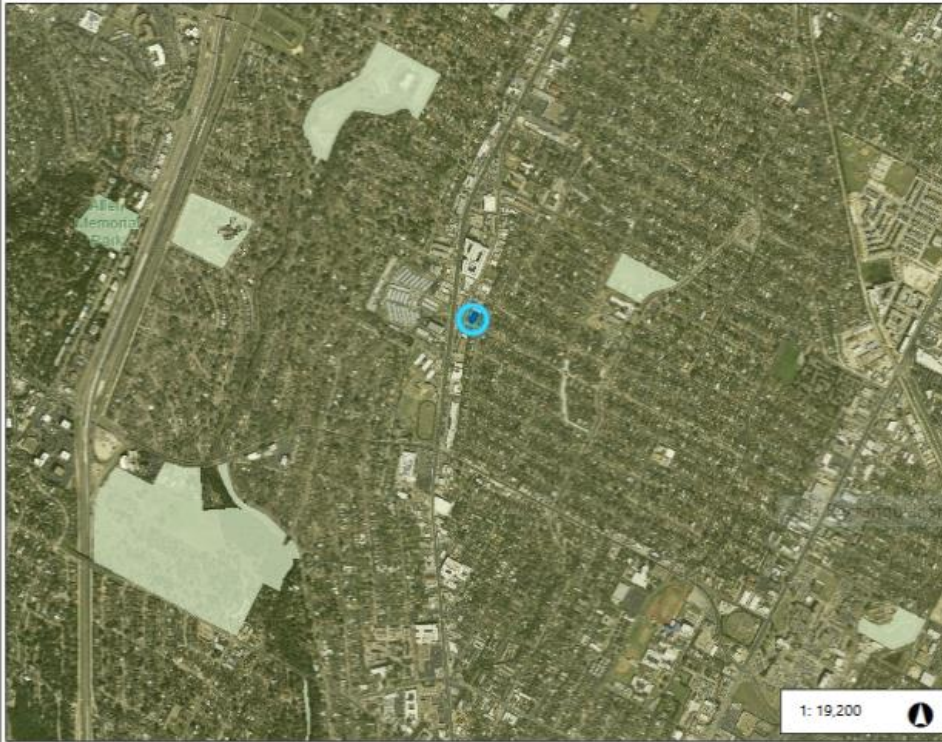
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- *Not applicable.*





Property Profile



1: 19,200

Legend

- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- City of Austin Parks
- Travis County Parks
- Texas State Parks

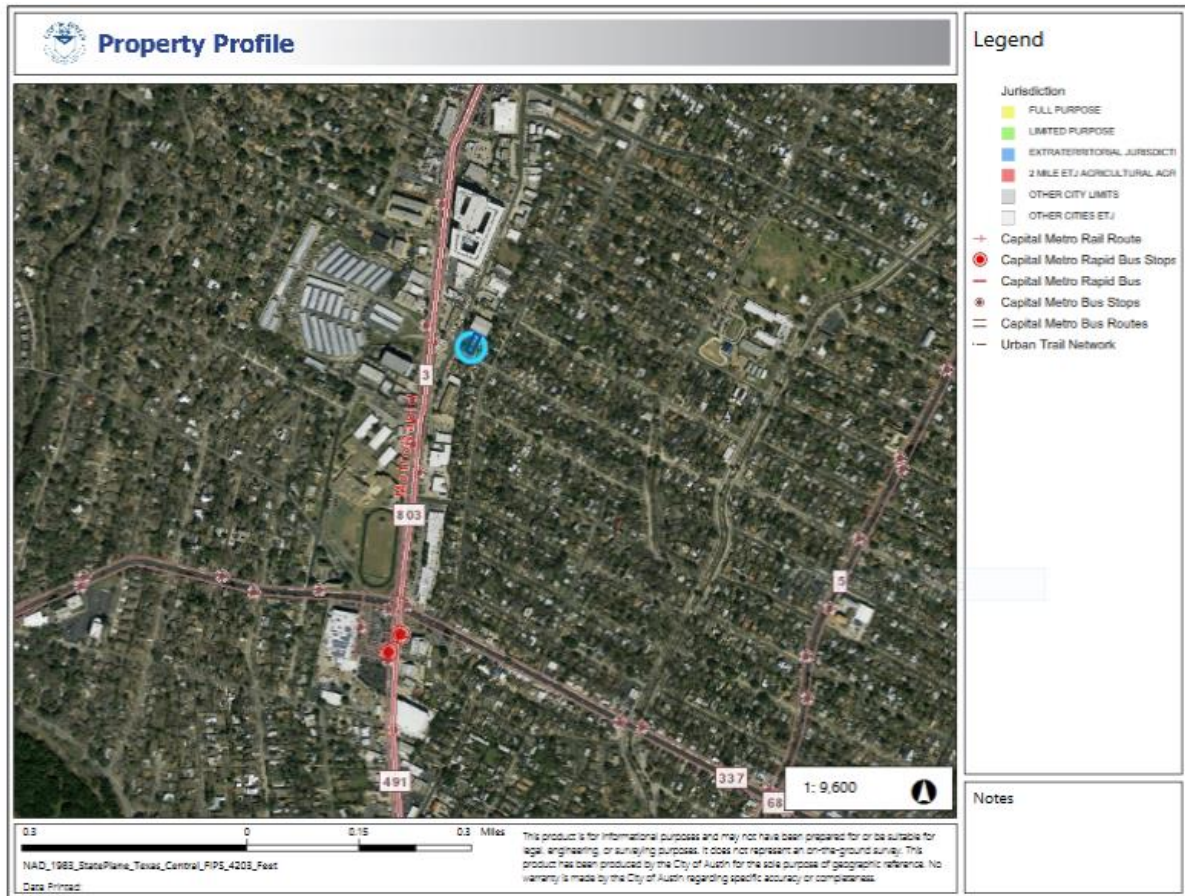
Notes

0.6 0 0.30 0.6 Miles

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Date Printed:

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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - 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.

Corridors - Activity corridors have a dual nature. They 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 also 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. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on February 27, 2017 which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the future land use on the property from Single Family to Mixed Use/Office.

The applicant proposes to change the zoning on the property from SF-3-NP to LO-MU-NP for a mixed use development. Please see case report C14-2019-0053 for more information.

PUBLIC MEETINGS: The ordinance required community meeting was held on April 15, 2019. Approximately 197 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area.

Amanda Swor, the applicant's agent, said they submitted the plan amendment application in 2017 for three tracts. They wanted LR and GR zoning for retail, restaurant uses. They had an initial meeting with the Brentwood Planning Contact Team who had concerns. They decided to put the case on hold. The home on 2106 Payne Avenue is a rental home. The corner property at 2108 Payne Avenue has an office use. The request for LO-MU on 2106 Payne Avenue is the same zoning on the 2108 Payne Avenue. They are asking for LO-MU because it will allow for the building to be used as a residential rental and also an office. There are no plans for construction. They said if they change the use on the property, we must show where the parking will be. An office use does not require as much parking as a restaurant use. The home is only 800 sq. ft.

After the applicant's presentation, the following questions were asked:

Q. I live at 2102 Payne Avenue and the businesses on Payne already have people blocking our driveways. Parking is already an issue. Your property could have a child care center and that would cause more parking problems.

A. If we were to get the zoning for LO-MU, a childcare center would have to prove they could provide enough parking on site. Right now it's just a land use issue.

Q. The city wants to remove parking requirements. Now since it's just a little house, there are no parking issues. You could sell the property.

A. The owner has had the property for a long time. They have no intention to sell.

Q. You could remove both houses and build a larger structure.

A. It could be a problem to remove both houses.

Q. What is the benefit to the neighborhood? We defined this line during the planning process.

A. We stopped the plan after hearing from the neighborhood. There are interests in small shops in the area to serve people in the neighborhood.

Q. Austin needs little houses where our children can live. This little house is exactly what people could use.

A. This could continue to operate as a single family home with LO-MU zoning. Compatibility standards would apply.

Q. What is the rational to move the single family line?

A. Burnet Lane has commercial uses and the property next door has office zoning. It would be consistent.

Q. CodeNext plans to remove all parking requirements and compatibility standards.
A. We started when CodeNext was happening and then it stopped. I don't have an answer about the future of CodeNext.

Q. Why not keep the property single family and get the rental money?
A. We want the zoning to match the property next door.

Q. Would the zoning allow for retail uses?
A. No, it would only be office uses.

Q. What inquiries have the owners had on the property?
A. Primarily for office uses, but I don't know the details.

Q. Would you ask for a site plan exemption? What about parking lot, detention pond?
A. I don't know yet. I'd have to ask the Engineer.

Comments:

- We need to preserve affordable housing. This neighborhood has affordable houses.
- There are office uses across the street and people in cars and trucks Park in front of our houses.
- People who live in the house provide neighborhood protection. Office uses leave at 5 pm and they are not interested in the neighborhood.

CITY COUNCIL DATE:

April 25, 2019

ACTION: Postponed to June 6, 2019 at the request of Staff.

June 6, 2019

ACTION: (pending)

Applicant Summary Letter from Original Application

Neighborhood Plan Amendment
SUMMARY LETTER

February 27, 2017

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Burnet Lane- Neighborhood Plan Amendment Application for a 0.5835 acre piece of property located at 2108 and 2106 Payne Avenue and 6431 Burnet Lane (the "Property"); Proposed Change of Use from Single Family and Mixed Use/Office to Mixed Use.

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, we respectfully submit the enclosed neighborhood plan amendment application package. The project is titled Burnet Lane and is located at 2108 and 2106 Payne Avenue and 6431 Burnet Lane. The requested change of use is from Single Family and Mixed Use/Office to Mixed Use Future Land Use Designation. A zoning application will be filed after the March 8, 2017 meeting with the Brentwood Neighborhood Plan Contact Team. The 2108 and 2106 Payne Avenue properties are currently developed with single family homes and 6431 Burnet Lane is developed with an office building. The owner intends to redevelop the property with a mixed use development.

The Property is located within the Brentwood/Highland Combined neighborhood planning area and is subject to review by the Planning Commission.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Amenda Smer

Applicant's Letter to Amend Application

From: Amanda Swor

Sent: Monday, February 25, 2019 2:20 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Drew Raffaele

Subject: NPA-2017-0018.01 - 2108 & 2106 Payne Ave, 6431 Burnet Lane

Hi Maureen,

Please accept this correspondence as an official modification to case NPA-2017-0018.01 for the properties located at 2108 Payne Avenue, 2106 Payne Avenue and 6431 Burnet Lane. The owners of the property will be moving forward with a Future Land Use Map ("FLUM") amendment request for the property located at 2106 Payne Avenue. The owners will no longer pursue a FLUM amendment for 2108 Payne Avenue or 6431 Burnet Lane.

In addition, the requested amendment is modified such that the request is a change of FLUM designation from Single Family to Mixed Use/Office. The associated rezoning request will be submitted next week and will request an amendment in zoning from SF-3-NP to LO-MU-NP.

Please let me know if you need any additional information from us to move forward.

Amanda W Swor, Director of Entitlements & Policy

Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2904 direct | 512-496-8573 cell | www.drennergrouppc.com

Letter of Recommendation from the Brentwood
Neighborhood Plan Contact Team

Brentwood Neighborhood Plan Contact Team

4/29/19
Maureen Meredith
City of Austin
Neighborhood Planning

RE: NPA-2017-0018.01_2106 Payne Avenue

Hello Maureen,

Upon review of the presentation by the applicant the Neighborhood Contact Team would like to formally oppose the requested change to the Neighborhood Plan for the following reasons:

1. Payne avenue suffers from overflow parking that disrupts the single-family residents and reduces their quality of life. This overflow parking often blocks driveways, and creates a safety hazard.
2. Current businesses at the intersection of Payne Avenue and Burnet Lane operate during non-business hours, with delivery and trash trucks often arriving at night, disrupting residential uses.
3. Further encroachment of commercial uses along Payne avenue and into the single-family neighborhood will only exacerbate the problems noted above.
4. The requested zoning would allow the development of the single-family lot into a large single-family home, that ignores compatibility setbacks, only to have the use changed at a later date. (example of this is directly across the street from the subject tract).

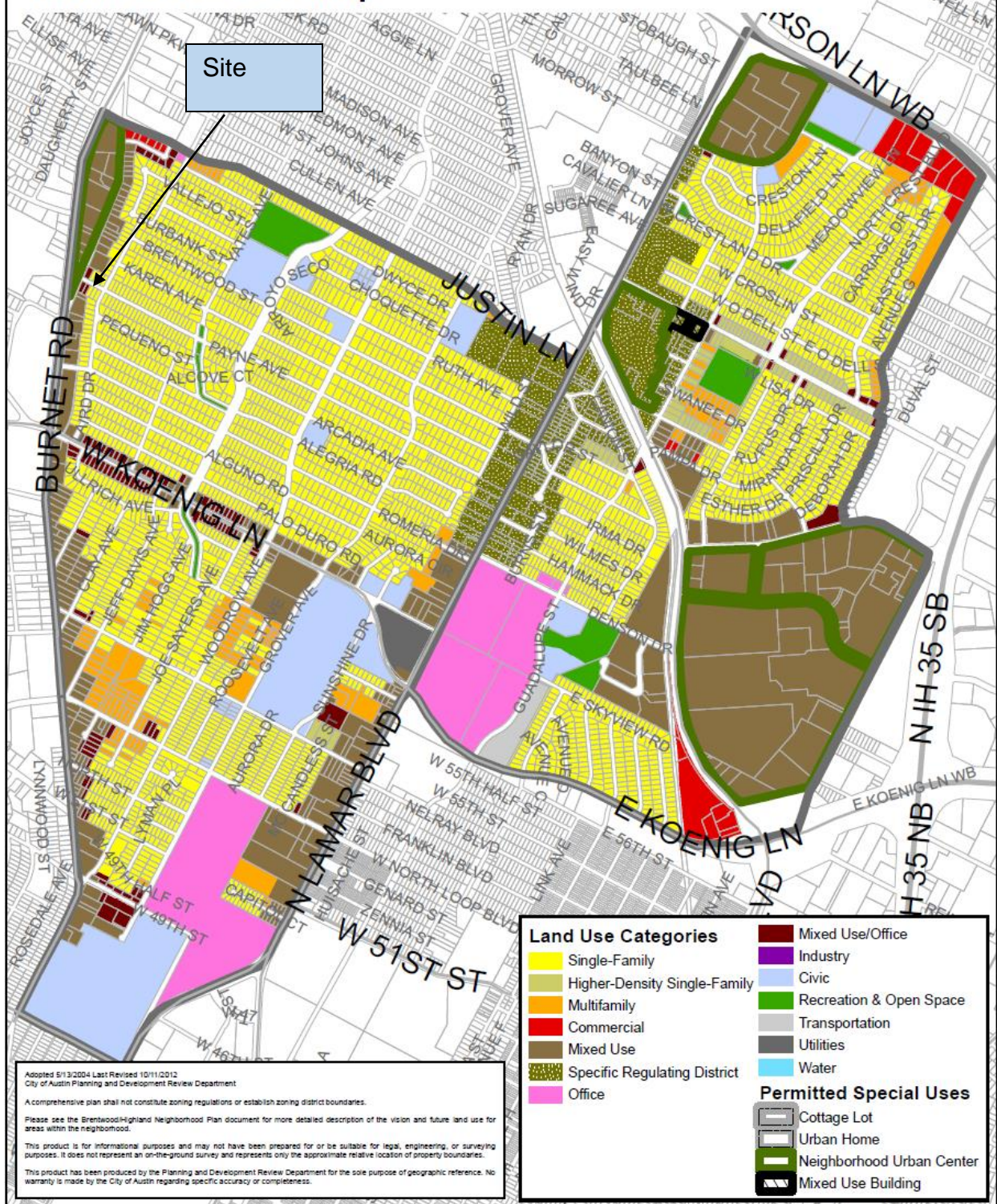
If the Planning Commission decides to ignore the Neighborhood's request to deny this "up zoning", then we request that they consider some conditional requirements:

1. Restrict access to the property, upon redevelopment, to Burnet Lane (no access to Payne avenue), to help mitigate the traffic on Payne Avenue.
2. Comply with all required Compatibility Requirements and be denied all waivers.
3. Require new Single-Family development to comply with Compatibility Requirements for commercial uses, since the "change of use" post development process seems to be the method preferred.
4. Restrict time of delivery and trash pick-up to regular business hours.
5. Provide sidewalks along Payne Avenue, upon any redevelopment or change of use.

Sincerely,

Travis G. Young, AIA
Chair
Brentwood Neighborhood Plan Contact Team

Brentwood/Highland Neighborhood Planning Area Future Land Use Map





Brentwood/Highland (Brentwood) Combined Neighborhood Planning Area NPA-2017-0018.01

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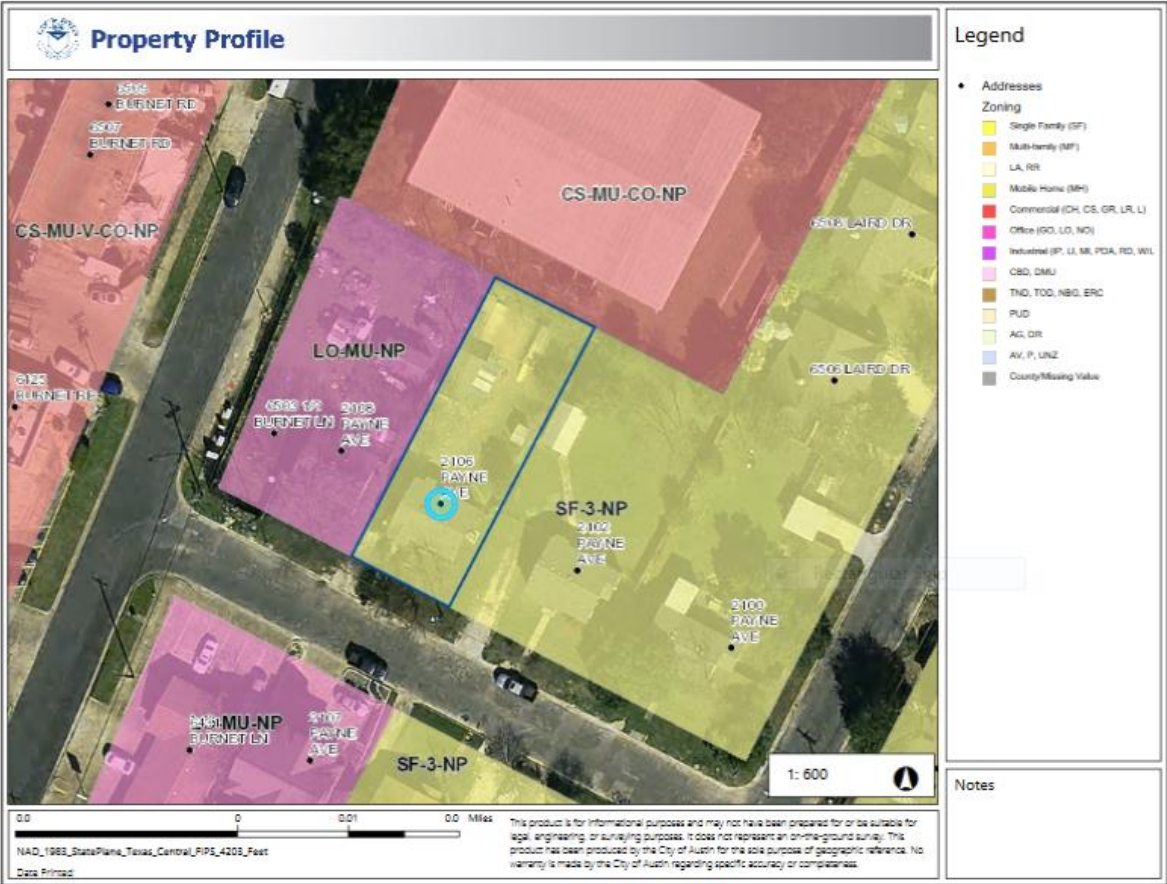
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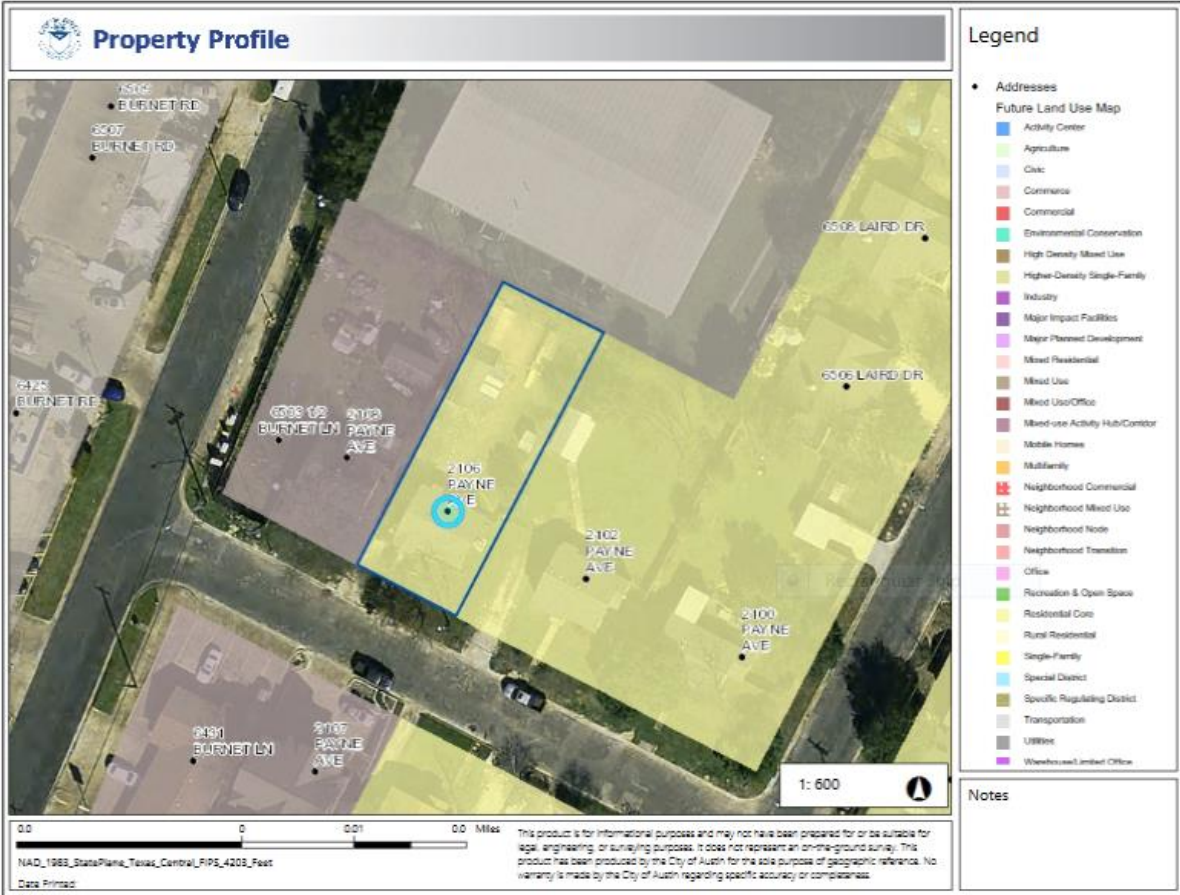


City of Austin
Planning and Zoning Department
Created on 2/26/2019, by: meredithm

Future Land Use

| | | | |
|--|-------------------------|--|-------------------------|
| | 500 ft. notif. boundary | | Mixed Use |
| | Subject Property | | Office |
| | Single-Family | | Mixed Use/Office |
| | Multi-Family | | Civic |
| | Commercial | | Recreation & Open Space |





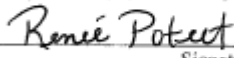
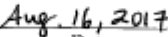








Comments Received from Citizens

| 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 | |
| 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-2017-0018.01 Contact: Maureen Meredith, Phone: 512-974-2695 Public Hearings: Planning Commission date: August 22, 2017 City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled) | |
| Reneé and Jim Poteet Your Name (please print) 2020 Payne Avenue, Austin, TX 78757 Your address(es) affected by this application  Signature | <input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object  Date |
| Comments: There is already too much vehicle traffic in this area. The addition of the condominiums (Marq on Burnet) and new restaurants created much more pedestrian traffic as well, and any more vehicle traffic is going to be a dangerous mix. Burnet Lane is already hardly navigable because of the cars parked in front of the Marq. This neighborhood would like to remain a neighborhood, and not another mixed use development. | |

From: Renee Poteet]

Sent: Tuesday, March 12, 2019 11:13 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 2106 Payne Avenue - Case No. NAP-2017-0018.01

Ms. Meredith,

I have heard that the owner of 2106 Payne Avenue is once again requesting a code change to Mixed Use/Office. The Case Number is: NAP-2017-0018.01. We have not received anything in the mail or any notice of this change or opportunity to protest. This neighborhood is already overcrowded and has too much traffic because of the Marq on Burnet and other developments on Burnet Road and throughout the neighborhood. The street parallel to Burnet Road, Burnet Lane, is dangerously overcrowded and barely navigable. A lot of people walk their dogs and children in this neighborhood, and the addition of more traffic is going to create a dangerous mix.

I urge you to reject this application. Thank you for your consideration.

Reneé Poteet

2020 Payne Avenue

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

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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Mar 12, 2019, Planning Commission
Apr 25, 2019, City Council

Your Name (please print) Cornelia DeBauer ☐ I am in favor ☒ I object

Your address(es) affected by this application 6512 Laird Drive Quetta Ave 3-1-19

Comments: While the form sent to us is not very clear about plans, I do have serious concerns about a zoning change. I walk past this property everyday & it is already dangerous with so many cars on that street and no side walk. Any additional traffic on that street is dangerous for the neighbors.

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

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

Your Name (please print) Cornelia DeBauer ☐ I am in favor ☒ I object

Your address(es) affected by this application 6512 Laird Drive Quetta Ave 8-17-17

Comments: They have not provided all the requested info to the neighborhood. This area is already very dangerous, I walk it daily. There would need to be off-site parking & complete sidewalks for the full block. I am also concerned that non-residential is creeping further into an established residential neighborhood.

From: Charlotte Spencer
Sent: Monday, June 12, 2017 2:49 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: NPA-2017-0018.01

Thank you, my comments are below:

Case Number: NPA-2017-0018.01

I am opposed to the requested neighborhood plan amendment. The proposal will allow commercial enterprises to replace residential homes in the block of Payne closest to Burnet Lane.

Payne is a through-street for the neighborhood to Burnet Lane/Burnet Road, which causes it to carry heavy traffic. The driveways are single car-width and, therefore, the street usually has cars parked in front of most of the houses. Add in the increased parking due to the new restaurants/shops/apartments on Burnet Road near the intersection with Payne and we have seen a huge increase in parking issues. I have had to ask people who were going to a free food event at El Chilito not to block access to my driveway, and they protested that they were only over a small portion of my driveway.

There are many locations for mixed use properties and/or businesses on Burnet Road and general vicinity along major streets in this area so I can't understand allowing businesses to come into a residential area that is already brimming with the stresses of increased development.

Charlotte Spencer, Property Owner of 2019 Payne Ave

FILE # 1117-2017-0001

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
8/23/17

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

Courtney DeBower
Your Name (please print)

☐ I am in favor
☒ I object

6512 Land Drive

Your address(es) affected by this application

Courtney DeBower

Signature

8-19-17

Date

Comments: They have not provided all the requested info to the neighborhood.

This area is already very dangerous, I walk it daily. There would need to be off-site parking + complete sidewalks for the full block. I am also concerned that non-residential is creeping further into an established residential neighborhood.

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

Rec'd 8/17/2017

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

CHARLOTTE SPENCER
Your Name (please print)

☐ I am in favor
☒ I object

2019 PAYNE AVE

Your address(es) affected by this application

Charlotte Spencer

Signature

8-15-17

Date

Comments:

This plot is already congested and I cannot understand why the City would allow commercial encroachment when there is plenty of available commercial space in the area

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

Rec'd 8/17/2017

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-2017-0018.01

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

Public Hearings: Planning Commission date: August 22, 2017

City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

☒ I am in favor
☐ I object

Edwin McHenry

Your Name (please print)

6318 Burnett Rd

Your address(es) affected by this application

Edwin McHenry

Signature

Date

Comments:

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

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-2017-0018.01

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

Public Hearings: Planning Commission date: August 22, 2017

City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

☐ I am in favor
☒ I object

Jerry N Davis

Your Name (please print)

6513 Burnett Lane Austin TX 78757

Your address(es) affected by this application

Jerry N Davis

Signature

Date

Comments:

Inadequate parking for employees and customers.

Employee parking of current businesses has created dangerous traffic conditions along Burnett Lane.

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
8/12/19

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-2017-0018.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Mar 12, 2019, Planning Commission
Apr 25, 2019, City Council

☐ I am in favor
☒ I object

CHARLOTTE SPENCER
Your Name (please print)

2019 PAYNE AVE
Your address(es) affected by this application

Charlotte Spencer
Signature

Date

3-5-2019

Comments: We are already very crowded Payne Ave is a Spunkin Street for the neighbors have got to Burnet, the driveway are single width so the street has a lot of cars parked on the street & allowing more commercial activity is a burden & safety hazard

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
8/13/17

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-2017-0018.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearings: Planning Commission date: August 22, 2017
City Council date: (Not scheduled at this time. A separate notice will be mailed once scheduled)

☐ I am in favor
☒ I object

Renee and Jim Poteet
Your Name (please print)

2020 Payne Avenue, Austin, TX 78757

Your address(es) affected by this application

Renee Poteet
Signature

Aug. 16, 2017
Date

Comments: There is already too much vehicle traffic in this area. The addition of the condominiums (Marq on Burnet) and new restaurants created much more pedestrian traffic as well, and any more vehicle traffic is going to be a dangerous mix. Burnet Lane is already hardly navigable because of the cars parked in front of the Marq. This neighborhood would like to remain a neighborhood, and not another mixed use development.