

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0111 (Vineyard Christian Fellowship of Austin, Texas, Inc.)

DISTRICT: 6

ZONING FROM: I-RR

TO: Tract 1: MF-2  
Tract 2: GR

ADDRESS: 13208 Morris Road

SITE AREA: 8.47 acres (368,953.2 sq. ft.)

PROPERTY OWNER: Vineyard Christian Fellowship of Austin, Texas, Inc.  
(Benjamin Koch)

AGENT: Mathias Company (Richard Mathias)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends MF-2, Multifamily Residence-Low Density District, zoning for Tract 1 and LO-MU, Limited Office-Mixed Use Combining District, zoning for Tract 2.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:  
**November 17, 2020**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

The applicant provided the following additional information regarding the property (Exhibit C):

1. This property was subdivided in 2008 (C8J-2008-0107.0A - *please see Related Cases below*) and dedicated nearly 17 feet of land area for the future expansion of Morris Road. This dedication was to accommodate a planned 70-foot ROW for Morris Road and included 35 feet from the existing centerline.
2. At the time of Plat, a sidewalk was required along the entire frontage of Morris Road. This sidewalk has been built and is existing.
3. At the time of Plat, the owner of the property posted fiscal for future improvements to Morris Road.
4. The Plat that was approved by the City of Austin restricts land uses to non-residential only. See plat note 22. The applicant will be re-subdividing this property and that note will be removed or amended to allow the multi-family portion to be developed.

CASE MANAGER COMMENTS:

The property in question consists of two tracts of land that front onto Morris Road. Tract 1 (4.91 acres) is an undeveloped area and Tract 2 (3.25 acres) is developed with a religious assembly use with associated parking. To the north of the property there is an Outdoor Sports and Recreation (Town & Country Sports - Miracle Field) that does not have permanent zoning (I-RR). The lot to the south is zoned GR-CO and is developed with a commercial retail center. The properties to the east and west are developed with single family/duplex residential uses (I-SF-2).

The staff recommends MF-2, Multifamily Residence-Low Density District, zoning for Tract 1 and LO-MU, Limited Office-Mixed Use Combining District, zoning for Tract 2. The property in question is located on Level 1, residential street and does not have frontage on Anderson Mill Road. Therefore, LO-MU zoning and MF-2 zoning will provide for a transition in the intensity of uses from the existing GR-CO zoning property fronting Anderson Mill Road along Morris Road to the north into the residential neighborhood. The proposed zoning will permit the applicant to develop additional housing in this area on Tract 1 and will allow for the expansion of the religious assembly use to include a day care facility on Tract 2.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Multifamily Residence (Low Density) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single-family neighborhoods, and in selected areas where low density multifamily use is desirable.

Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial and residential uses within a single development.

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

The proposed LO-MU zoning and MF-2 zoning will provide for a transition in the intensity of uses from the exiting commercial use/GR-CO zoning property fronting Anderson Mill Road along Morris Road to the north into the residential neighborhood. The proposed MF-2 zoning on Tract 1 will provide for additional housing opportunities in this area.

*3. The proposed zoning should allow for a reasonable use of the property.*

The proposed would allow for a fair and reasonable use of the site as it will permit the applicant to develop up to 83 residential units on Tract and to retain the existing church and construct a daycare center on Tract 2. The proposed rezoning will allow for an increase in density on a property that is located on a 22-foot wide residential street (Morris Road).

EXISTING ZONING AND LAND USES:

|              | ZONING | LAND USES                                                                                                                                                     |
|--------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Site</i>  | I-RR   | Undeveloped Area, Religious Assembly (Austin Vineyard Church)                                                                                                 |
| <i>North</i> | I-RR   | Outdoor Sports and Recreation (Town & Country Sports - Miracle Field)                                                                                         |
| <i>East</i>  | I-SF-2 | Single-Family and Duplex Residences                                                                                                                           |
| <i>South</i> | GR-CO  | Commercial Retail Center (Dakota Plaza: MaxiM, Aim & Focus Karate, Anderson Day Spa, Esquire Liquor, Central Donut, Best Cuts, Jing Massage, Anytime Fitness) |
| <i>West</i>  | I-SF-2 | Single Family Residences                                                                                                                                      |

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

Live Oak Elementary School  
Deerpark Middle School  
McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Association of Southwest Williamson County

Neighborhood Empowerment Foundation  
 SELTEXAS  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

| NUMBER                                                               | REQUEST      | COMMISSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CITY COUNCIL                                                                                                                                                                                            |
|----------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-2019-0124<br>(Ramendu Complex at Lyndon Lane: 12303 Morris Road) | I-RR to SF-6 | 11/05/19: Motion made to approve SF-6-CO zoning, with a maximum of 12 residential units, B. Evans-1st, A. Tatkow-2nd.<br><br>Substitute motion made to approve SF-6-CO zoning, with a maximum of 11 residential units (8-1, D. King-No); A. Denkler-1st, J. Kiobassa-2nd.                                                                                                                                                                                                                                            | 2/06/20: Approved SF-6 zoning on 1st reading only, with direction to work on tree mitigation (7-0, L. Pool and A. Alter-abstain; K. Tovo and G. Casar-off the dais); J. Flannigan-1st, P. Renteria-2nd. |
| C14-2015-0110<br>(Dakota Plaza: 8516 Anderson Mill Road)             | I-RR to GR   | 9/15/15: Approved staff's recommendation of GR-CO district zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day, to allow for Personal Improvement Services as the only permitted GR district use, to allow for all other LR district permitted uses and will limit the site to LR district site development standards and with a clarification that no additional ROW is required at this time, on consent (11-0); T. Weber-1 <sup>st</sup> , L. Brinsmade-2 <sup>nd</sup> . | 11/12/15: Approved GR-CO zoning on consent on all 3 readings (11-0); D. Zimmerman-1 <sup>st</sup> , S. Gallo-2 <sup>nd</sup> .                                                                          |

|                                                                          |                                           |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-2014-0107<br>(Fredrickson 1.5:<br>8410 Anderson Mill<br>Road)        | I-RR to W/LO                              | 8/05/14: Approved staff recommendation of W/LO-CO zoning with ROW condition by consent (5-0, C. Banks and R. McDaniel-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .                                                                                                                                                                                                                      | 8/28/14: Approved W/LO-CO zoning, with conditions, on consent on first reading (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .<br><br>9/25/14: Approved W/LO-CO zoning, with conditions, on consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> . |
| C14-2011-0073<br>(Villages at Turtle<br>Rock: 12800 Turtle<br>Rock Road) | I-RR to MF-3                              | 8/16/11: Approved staff's recommendation of MF-3-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeios-2 <sup>nd</sup> .                                                                                                                                                                | 9/22/11: Approved MF-3-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .                                                                                                                                                                                                      |
| C14-2011-0072<br>(8915 Anderson Mill<br>Road)                            | I-RR to GR-MU                             | 8/16/11: Approved staff's recommendation of LR-MU-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeios-2 <sup>nd</sup> .                                                                                                                                                               | 9/22/11: Approved LR-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .                                                                                                                                                                                                     |
| C14-06-0236 (13201<br>Pond Springs Road)                                 | I-RR to CS-1                              | 5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)                                                                                                                                                                                                                                                                                                                                                      | 6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); all 3 readings                                                                                                                                                                                                                                                   |
| C14-06-0157 (Pond<br>Springs Plaza –<br>13233 Pond Springs<br>Road)      | I-SF-2 to Tract<br>1: CS Tract 2:<br>CS-1 | 9/05/06: 1 <sup>st</sup> Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .<br><br>2 <sup>nd</sup> Motion: To rescind and reconsider 1 <sup>st</sup> motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); | 12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).<br><br>4/12/06: Approved GR-CO zoning for Tract 1,               |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                         |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|  |  | <p>J. Gohil-1<sup>st</sup>, K. Jackson-2<sup>nd</sup>.</p> <p>3rd Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd.</p> <p>9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1st, J. Shieh-2nd.</p> <p>10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent); J. Martinez-1st, S. Hale-2nd.</p> <p>11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as,</p> | <p>CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2nd/3rd readings</p> |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <p>“Employee Parking Only”. To construct an 8-foot masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh-1st, S. Hale-2nd.</p> |  |
|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

RELATED CASES:

SP-2008-0138D – Site Plan Case  
C8J-2008-0107.0A – Subdivision Case

EXISTING STREET CHARACTERISTICS:

| Name       | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|------------|-----|----------|----------------|-----------|---------------|-------------------------------|
| Morris Rd. | 41’ | 22’      | ASMP level 1   | No        | No            | No                            |

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the west side of Morris Road on a ‘U’ shaped lot that is 8.159 acres in size, which contains a church and vacant land. The property is not located within the boundaries of a neighborhood planning area. It is 200 feet north of Anderson Mill Road and approximately 0.75 miles from an Activity Corridor. Surrounding land uses include sports fields to the north; to the south is a fitness center and an apartment complex; to the east are single family houses and an auction house; to the west are single family houses. Proposal:

Retain the existing church and construct a daycare center and a multifamily apartment building with 83 units.

**Connectivity:**

- ☐ Public sidewalks are located intermittently along Morris Road.
- ☐ Public sidewalks and unprotected bike lanes are located along both sides of Anderson Mill Road.
- ☐ There are no public transit stops within a half of a mile of the subject property.
- ☐ A public elementary and middle school are located approximately 0.50 miles away on the south side of Anderson Mill Road, which is accessible along a public sidewalk and lighted crosswalk.

**Imagine Austin.**

The property is located approximately 0.75 mile from West Parmer Lane, a nascent **Activity Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

The following Imagine Austin policies are also applicable to this case:

- ☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities **for transit, bicycle, and pedestrian** travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- ☐ **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- ☐ **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and **access to schools, retail, employment, community services, and parks and recreation options.**

Based upon Anderson Mill Lane being a major arterial corridor, which has some mobility options and civic uses, and the Imagine Austin housing policies above that supports a mix of housing types/choices; this project partially supports the Imagine Austin Comprehensive Plan.

**Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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 Residential<br>(min. lot size 5750 sq. ft.) | 45%                         | 50%                                        |
| One or Two Family Residential (lot size < 5750 sq. ft.)   | 55%                         | 60%                                        |



|                         |     |     |
|-------------------------|-----|-----|
| Multifamily Residential | 60% | 65% |
| Commercial              | 65% | 70% |

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

At this time, site specific information is unavailable regarding 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 ls that preempt current water quality or Code requirements.

#### Fire

Approved. No comments.

#### Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed with this application, MF-2, per City Code § 25-1-601, as amended.

The site and surrounding neighborhood areas as currently park deficient, defined as being outside walking distance to existing parks. As such, this requirement may be met with onsite parkland dedication, should the site meet the criteria and standards outlined in City Code Title 25, Article 14. The criteria to assess whether onsite dedication may be required include, but are not limited to, public access, sufficient acreage available, encumbrances that affect park development, and improved connectivity.

If there are any fees in-lieu required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

### Site Plan

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

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the western property line, 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 property zoned SF-5 or more restrictive.
- ☐ 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Along the eastern property line, the following standards apply:

- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the single family development located to the east of the property.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

### **Zoning**

MF-2 zoning has density restrictions outlined in 25-2-561.

### **Demolition and Historic Resources**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies existing right-of-way as sufficient for Morris Road. A traffic impact analysis should also be deferred to the site plan application when the land uses and intensities will be finalized.

| Name        | Existing ROW | ASMP Required ROW | Pavement | ASMP Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-------------|--------------|-------------------|----------|---------------------|-----------|---------------|-------------------------------|
| Morris Road | 63'          | Existing          | ~24'     | 1                   | Yes       | No            | No                            |

### Water Utility

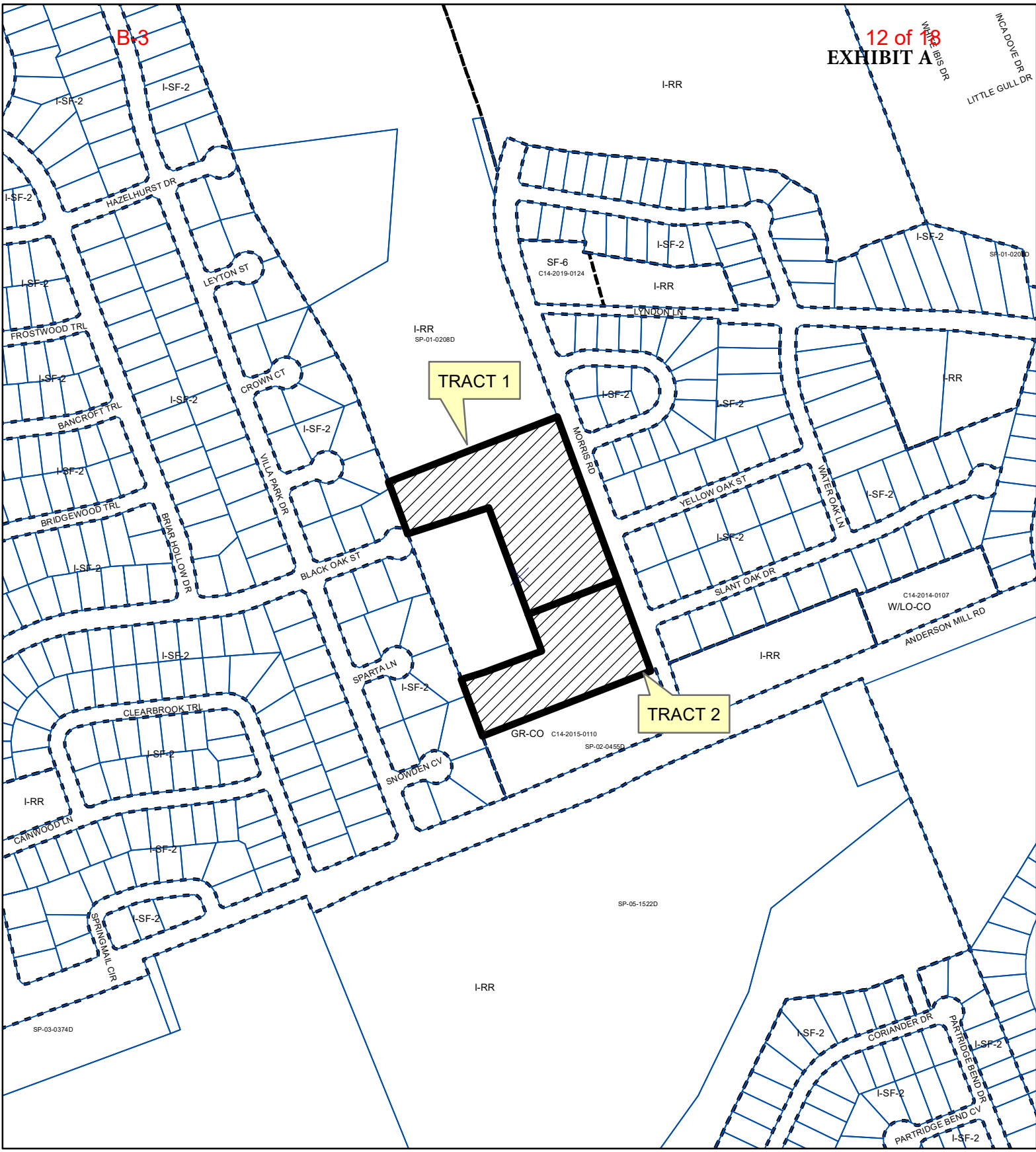
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.




Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Map
- C. Additional Information Provided by the Applicant
- D. Correspondence from Interested Parties



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2020-0111

1" = 400'

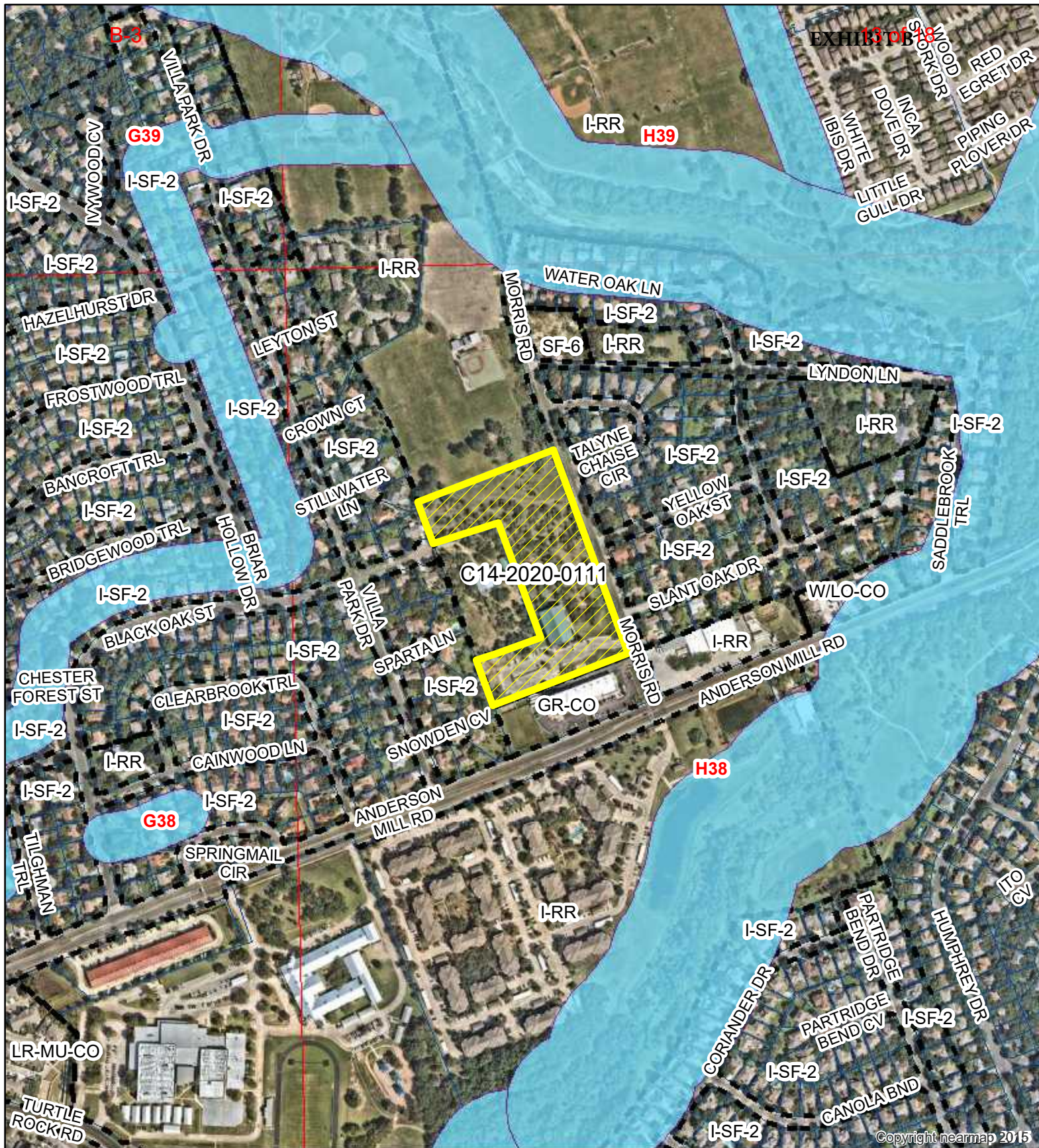
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 10/28/2020





**Vineyard Christian Fellowship  
of Austin Texas Inc.**

ZONING CASE#: C14-2020-0111  
 LOCATION: 13208 Morris Rd.  
 SUBJECT AREA: 8.159 ACRES  
 GRID: H38  
 MANAGER: Sherri Sirwaitis

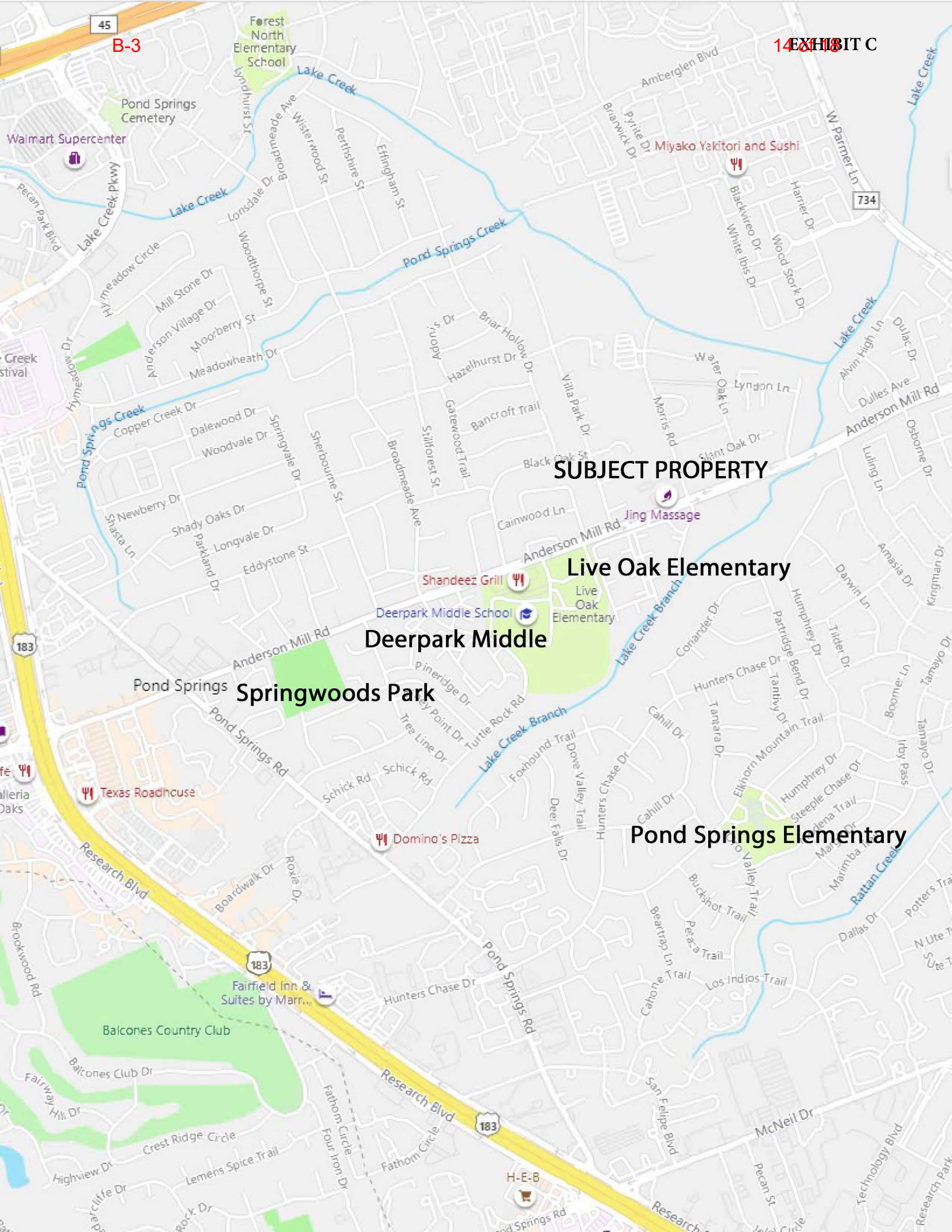


- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

1" = 500'

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.





B-3

EXHIBIT C

SUBJECT PROPERTY

Live Oak Elementary

Deerpark Middle

Springwoods Park

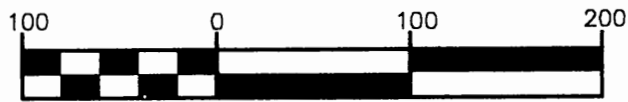
Pond Springs Elementary



PHOTOGRAPHIC MYLAR

VINEYARD CHRISTIAN  
FELLOWSHIP SUBDIVISION

GRAPHIC SCALE



( IN FEET )

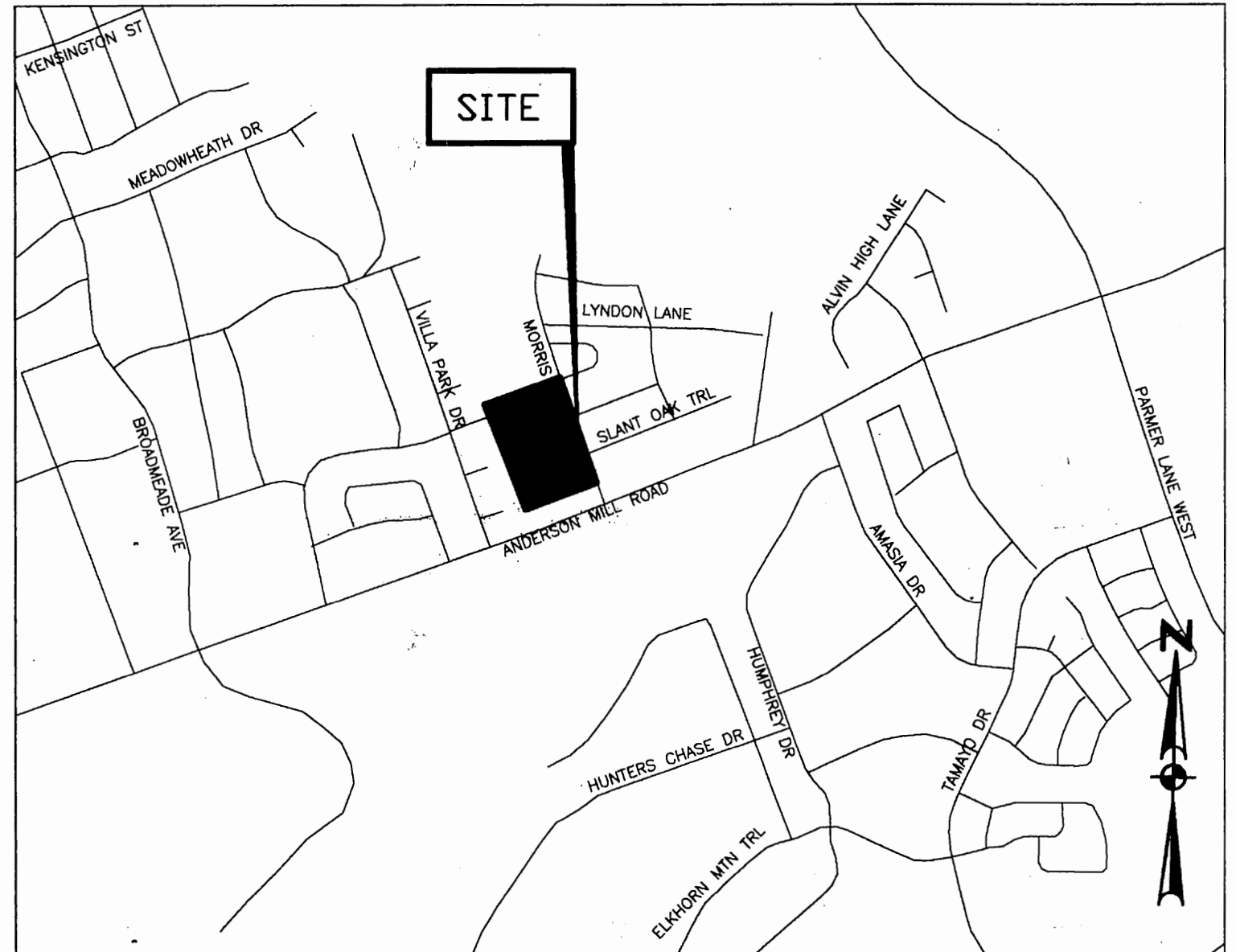
1 inch = 100ft.

## LEGEND

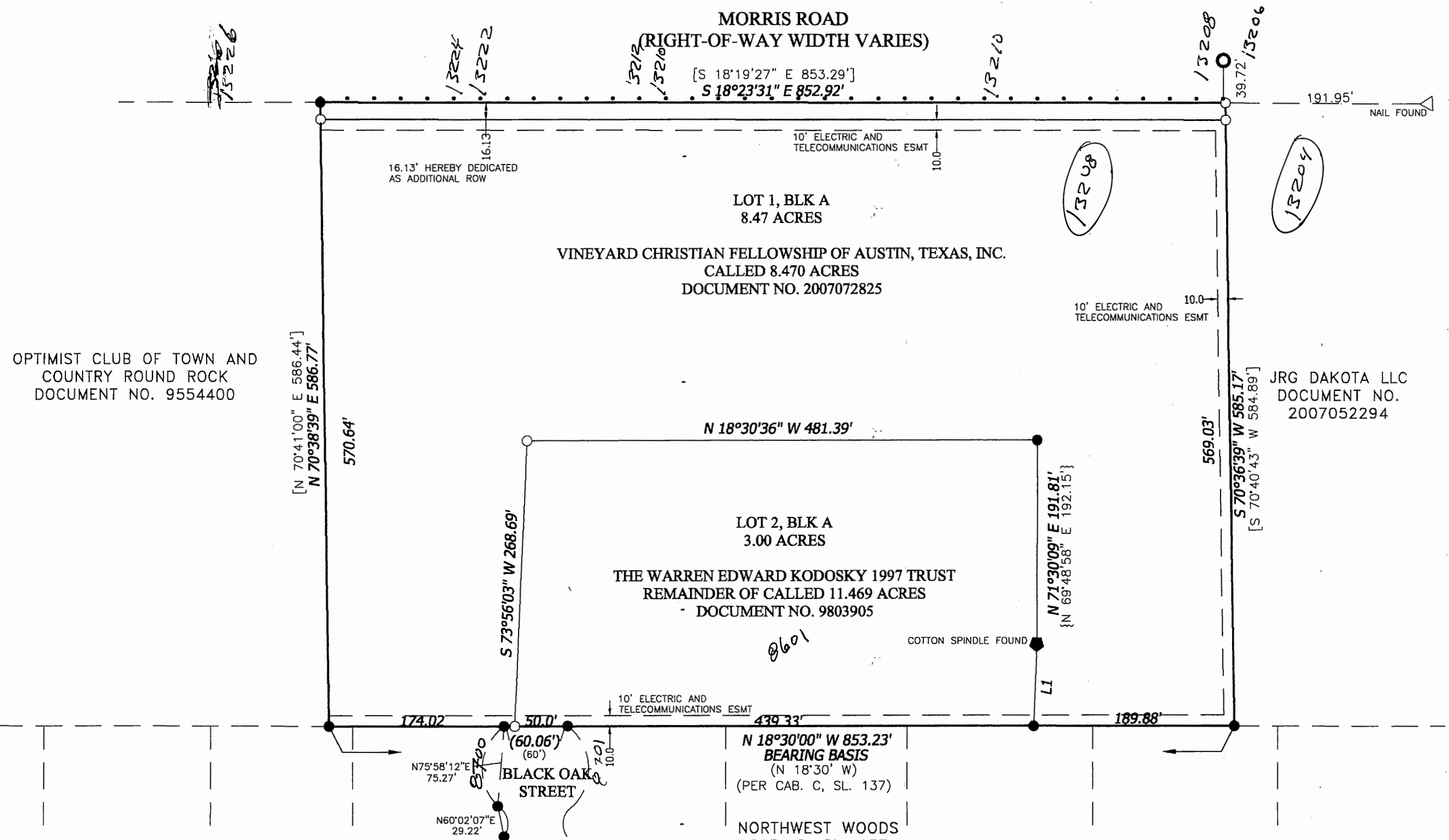
- I.R.S. = IRON ROD SET  
● I.R.F. = IRON ROD FOUND  
● I.P.F. = IRON PIPE FOUND  
● = CONC MONUMENT SET  
B.L. = BUILDING LINE  
P.U.E. = PUBLIC UTILITY EASEMENT  
..... = PROPOSED SIDEWALK  
( ) = CAB. C, SL. 137  
[ ] = V.13090 P.2569  
{ } = DOC #2007072825

1. SURVEYED BY:  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78759  
PHONE: (512) 249-8149  
FAX: (512) 331-5217
2. TOTAL ACRES: 11.47
3. TOTAL NUMBER OF LOTS: 2
4. ZONING: N/A
5. NO PORTION OF THIS PLAT IS WITHIN THE 100  
YEAR FLOOD PLAIN FIRM PANEL  
NO. 48491C0325 E, DATED 01 JAN, 1997

| LOT INFORMATION |         |      |
|-----------------|---------|------|
|                 | SF      | AC   |
| LOT 1           | 368,593 | 8.47 |
| LOT 2           | 130,680 | 3.00 |



NOT TO SCALE



BEING 11.47 ACRES OF LAND, MORE OR LESS, OUT OF THE M. M. HORNSBY SURVEY, ABSTRACT NUMBER 280, WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN VINEYARD CHRISTIAN FELLOWSHIP OF AUSTIN, TEXAS, INC. CALLED 8.470 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007072825, OFFICIAL PUBLIC RECORDS, SAID COUNTY, AND THAT CERTAIN THE WARREN EDWARD KODOSKY 1997 TRUST REMAINDER OF A CALLED 11.469 ACRE TRACT RECORDED IN DOCUMENT NUMBER 9803905, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAID 11.47 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS as follows:

BEGINNING at an iron rod found for corner at the Northeast corner of the called 8.47 acre tract of land, said corner being on the West RIGHT-OF-WAY line of Morris Road (right-of-way width varies), said corner being the Southeast corner of that certain Optimist Club of Town and Country Round Rock, Texas called 11.47 acre tract recorded in Document No. 9554400 Official Public Records, said county;

THENCE, South 18 degrees 23 minutes 31 seconds East, with the West right-of-way line of said Morris Road and the east line of said 8.47 acre tract, a distance of 852.92 feet to an iron rod set on the southeast corner of said 8.47 acre tract, same being the northeast corner of that certain JRG Dakota LLC called 2.727 acre tract recorded in Document No. 2007052294 Official Public Records, said county;

THENCE, South 70 degrees 36 minutes 39 seconds West, departing the west right-of-way line of said Morris Road, with the south line of said 8.47 acre tract and the north line of said 2.727 acre tract, a distance of 585.17 feet to an iron rod found on the southwest corner of said 8.47 acre tract and the northwest corner of said 2.727 acre tract, same being a point on the east line of Northwest Woods, a subdivision recorded in Cabinet C, Slide 137, Plat Records, said county;

THENCE, North 18 degrees 30 minutes 00 seconds West, with the east line of said Northwest Woods and in part with the west line of said 8.47 acre tract and said remainder of 11.469 acre tract, a distance of 853.23 feet to an iron rod found on the northwest corner of said 8.47 acre tract and the southwest corner of said 11.47 acre tract;

THENCE, North 70 degrees 38 minutes 39 seconds East, with the north line of said 8.47 acre tract and the south line of said 11.47 acre tract, a distance of 586.77 feet to the POINT OF BEGINNING and containing 11.47 acres of land, more or less. These field notes to be used only with attached survey.

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE       | LENGTH  | BEARING       |
| L1         | 76.81   | S74°04'48"W   |
|            | {76.43} | {S72°03'50"W} |



PHOTOGRAPHIC MYLAR

# VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION

STATE OF TEXAS )(  
COUNTY OF TRAVIS )(  
)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, VINEYARD CHRISTIAN FELLOWSHIP OF AUSTIN, TEXAS, INC., OWNER OF 8.470 ACRES OF LAND AS RECORDED IN DOCUMENT # 2007072825, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND THE WARREN EDWARD KODOSKY 1997 TRUST, OWNER OF THE REMAINDER OF 11.469 ACRES OF LAND RECORDED IN DOCUMENT NUMBER 9803905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THAT CERTAIN THE WARREN EDWARD KODOSKY 1997 TRUST 11.469 ACRE TRACT RECORDED IN DOCUMENT NUMBER 9803905, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 11.47 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

VINEYARD CHRISTIAN FELLOWSHIP SUBDIVISION,

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS, THIS THE 7 DAY OF August, 2008, A.D.

JEFF NEWMAN  
VINEYARD CHRISTIAN FELLOWSHIP OF AUSTIN, TEXAS, INC.  
10401 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78750

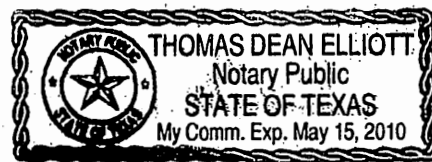
THE STATE OF TEXAS )(  
COUNTY OF TRAVIS )(  
)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th DAY OF August, 2008, A.D. BY VINEYARD CHRISTIAN FELLOWSHIP OF AUSTIN, TEXAS, INC.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF August, 2008, A.D.

NOTARY PUBLIC IN AND FOR  
TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES:



WITNESS OUR HANDS, THIS THE 19 DAY OF August, 2008, A.D.

WARREN EDWARD KODOSKY  
THE WARREN EDWARD KODOSKY 1997 TRUST  
8700 SPARTA LANE  
AUSTIN, TEXAS 78729

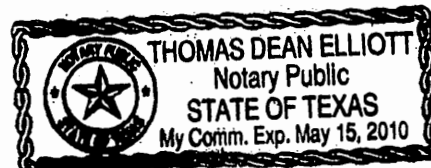
THE STATE OF TEXAS )(  
COUNTY OF TRAVIS )(  
)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19 DAY OF August, 2008, A.D. BY THE WARREN EDWARD KODOSKY 1997 TRUST

WITNESS MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF August, 2008, A.D.

NOTARY PUBLIC IN AND FOR  
TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES:



APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 11th DAY OF August, 2008, AD.

VICTORIA LI, P.E., DIRECTOR  
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

NOTE:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE 11th OF August, 2008.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS )(  
COUNTY OF WILLIAMSON )(  
)

I, NANCY RISTER, CLERK OF THE COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF SEPTEMBER, 2008, A.D. AT 9:55 O'CLOCK A.M. AND DULY RECORDED ON THE 15th DAY OF SEPTEMBER, 2008, A.D. AT 10:57 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET FF, SLIDE(S) 62 AND 63.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: William Wehling  
DEPUTY WILLIAM WEHLING



ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 20 DAY OF August, 2008.

CHAIRPERSON

SECRETARY

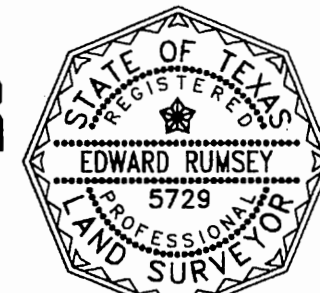
NOTES:

- 1) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 2) THIS PROJECT IS LOCATED OVER THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE.
- 3) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 4) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 5) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 6) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 7) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8.
- 8) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
- 9) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 10) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: (MORRIS ROAD) THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351
- 11) PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 AND LOT 2, BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 12) THIS SUBDIVISION IS LOCATED WITHIN THE LAKE CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE CHAPTER 25-8.
- 13) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- 14) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 15) THE PROPERTY OWNER AND/OR HIS /HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 16) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 17) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- 18) THIS SUBDIVISION CONTAINS NO SLOPES GREATER THAN 15%.
- 19) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- 20) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER A DEVELOPMENT PERMIT.
- 21) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 22) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL.
- 23) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- 24) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS. (LDC, 25-4-132(B)).

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:

**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78759  
(512)249-8149



EDWARD RUMSEY, RPLS # 5729

FLOOD PLAIN NOTE:  
THIS TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN OF ANY WATER WAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C0325 E, DATED JAN 1, 1997, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEERED BY:  
AJ GHADDAR & ASSOCIATES  
2524 BEE CAVES ROAD  
BLDG. 2, STE. B  
AUSTIN, TEXAS 78735

AJ GHADDAR, P.E. 34749



CABINET FF

SLIDE 63

13579



## 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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2020-0111**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: November 17, 2020, Zoning and Platting Commission**

Marcia Spillers

Your Name (please print)

13210 Villa Park Dr. 78729

Your address(es) affected by this application

Marcia Spillers

Signature

☐ I am in favor  
☒ I object

11-11-2020

Date

Daytime Telephone: 512-217-0989

Comments: I am against this rezoning to multi-family due to traffic increase. This area is small, as are the roads. Villa Park fronts out to Anderson Mill Road, and the traffic is over-crowded and dangerous on this road. The impact of an apartment complex is this small area would cause a huge traffic problem that would be dangerous to drivers and residents.

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

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

**From:** Jane Downing  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number C14-2020-0111  
**Date:** Wednesday, November 11, 2020 6:24:44 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Case Number C14-2020-0111  
Contact Sherri Sirwaitis, 512-974-3057  
Public Hearing: November 17, 2020, Zoning and Platting Commission

**I OBJECT**

Brenda Jane Downing  
8704 Black Oak Street, Austin, TX 78729  
512-657-6915

**Comments:**

This is a Rural Residence District intended for very low density residential use. The homes next to the proposed rezoning tracts are very low density single family homes. Changing the adjacent property to multifamily and Community Commercial would alter the character of the neighboring area. Increased traffic, reduced tree canopy, and diminished privacy all alter the area character. Development that exceeds the size and scale of typical properties in the vicinity alter the area character. It is the duty of the zoning commission to preserve the area character. If the zoning change is not granted the property is not left with no reasonable use by remaining zoned rural residence.

Signed by/ Brenda Jane Downing

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).