



City of Austin Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF CITY COUNCIL PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: January 28, 2003

File Number: C14-02-0189

The Neighborhood Planning & Zoning Department has received the following described application for a zoning change. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

Address And/Or Legal Description of Proposed Zoning Change: (See map) 2403 S. Lamar Blvd.

Proposed Zoning Change:

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

TO: GR--Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

OWNER: W.O. Harper & Honey Bear (Gonzalo G. Gonzales, V.P.)

PHONE: (512) 397-2583

AGENT: Crocker Consulting (Sarah Crocker)

PHONE: (512) 476-6598

CITY COUNCIL HEARING DATE: February 13, 2003

TIME: 4:00 PM

LOCATION: Lower Colorado River Authority's Hancock Bldg., 3700 Lake Austin Blvd.

As a property owner within 300 feet, you are not required to attend this hearing, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

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

If you have any questions concerning this notice, please contact Annick Beaudet at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-2975. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call.