



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

NOTICE OF ZONING & PLATTING COMMISSION 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: July 3, 2003
Mailing Date of First Notice: June 4, 2003

File Number: C14-03-0088

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 1704 Fortview

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: CS--General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

OWNER: Oyster Investment Corporation (Stephen Oyster) PHONE: (512) 789-4000

AGENT: Crocker Consultants (Sarah Crocker) PHONE: (512) 476-6598

ZONING & PLATTING COMMISSION HEARING DATE: July 15, 2003 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

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. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0088-AB

Zoning & Platting Commission Hearing Date: July 15, 2003

Name (please print) _____

I am in favor
(Estoy de acuerdo)

Address _____

I object
(No estoy de acuerdo)



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INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning & Zoning Department has received an application for zoning/rezoning. 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.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Zoning & Platting Commission (see first page) and then before the City Council. After a public hearing, the Zoning & Platting Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. As soon as the City Council public hearing is scheduled, you will be notified.

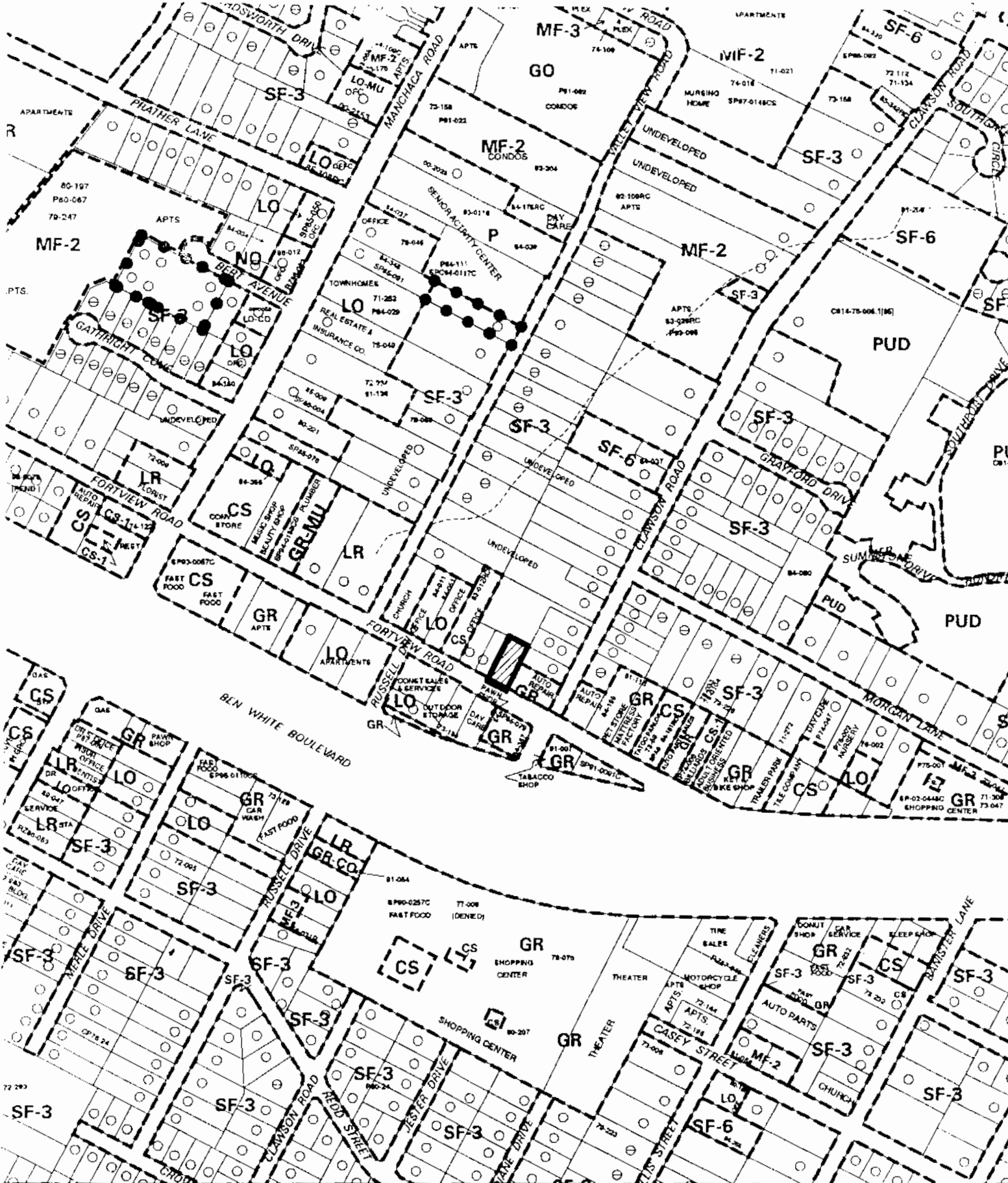
If you have any questions concerning this notice, please contact the City of Austin, Neighborhood Planning & Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:


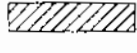

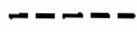
- by attending the Zoning & Platting Commission hearing and conveying your concerns at that meeting
- by writing, using the form provided
- by writing to the city contact

You will also have an opportunity to attend the City Council meeting at which you may speak if you wish. The City Council may grant or deny a zoning request or it may 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 City Council may add the MU (MIXED USE) 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. Therefore, the MU COMBINING DISTRICT allows the combination of office, retail, commercial, and residential uses within a single development.

As a property owner within 300 feet, you are not required to attend these hearings, 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.

You may also wish to contact any neighborhood or environmental organizations which have expressed an interest in cases affecting your neighborhood.



 1" = 400'	SUBJECT TRACT 	ZONING	CITY GRID REFERENCE NUMBER G19		
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: A. BEAUDET			CASE #: C14-03-0088	DATE: 03-06
	ADDRESS: 1704 FORT VIEW RD			SUBJECT AREA (acres): 0.256	INTLS: \$M