



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: July 13, 2004

File Number: C14-04-0060

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) 2409 South Lamar & 0 Bluebonnet Lane

Proposed Zoning Change:

FROM: 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. 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: FOR TRACT 1: LR--Neighborhood Commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood. FOR TRACT 2: LO--Limited Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

OWNER: Village Trailer Park, Inc. (Gene Charlesworth Payne)

PHONE: (512) 339-9325

AGENT: Drenner Stuart Wolff Metcalfe von Kreisler (Michele Haussmann)

PHONE: (512) 404-2233

CITY COUNCIL HEARING DATE: July 29, 2004

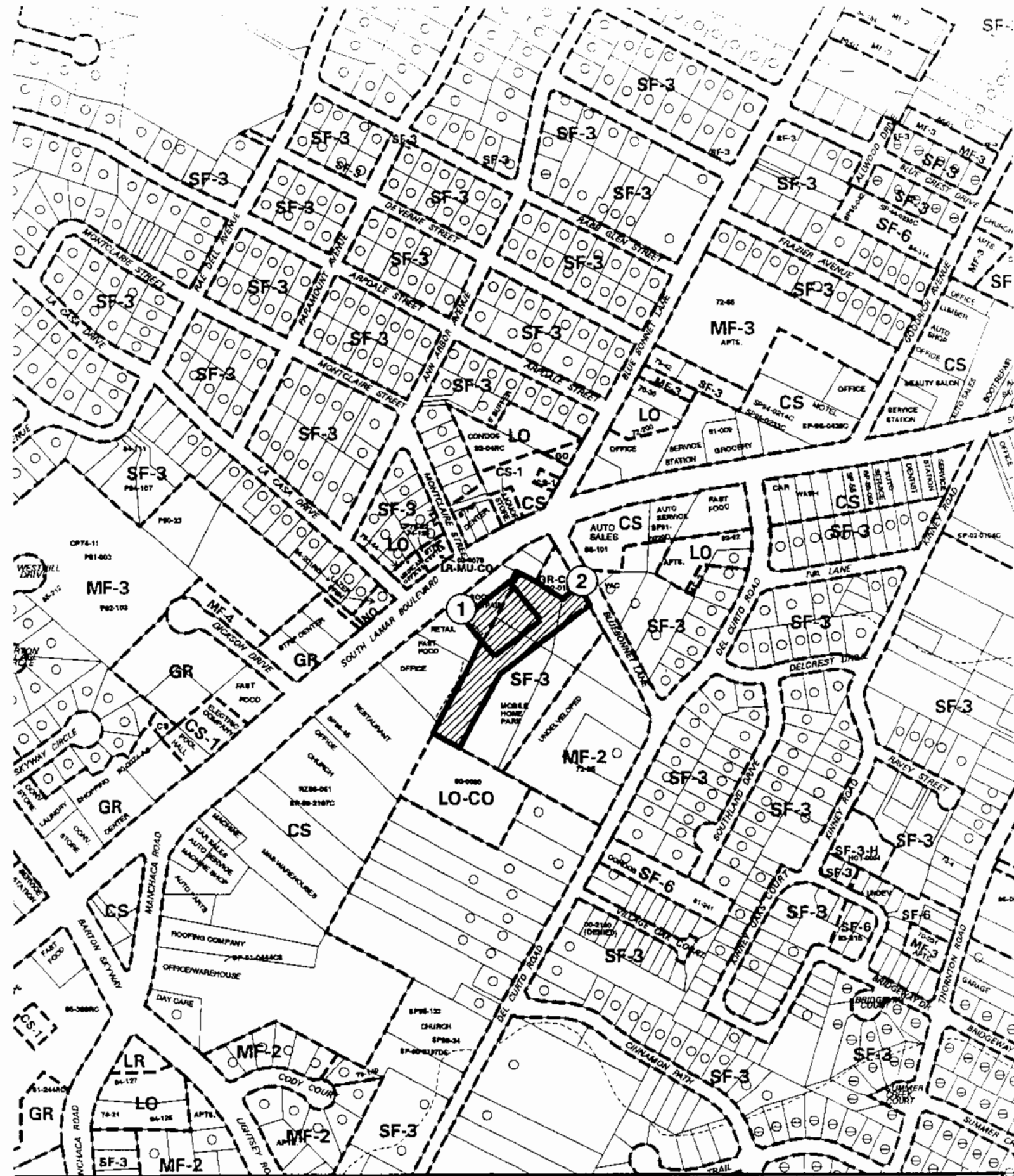
TIME: 4:00 PM

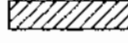

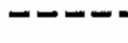
LOCATION: Lower Colorado River Authority's Hancock Bldg., 3700 Lake Austin Blvd.

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 Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. 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.



N
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

ZONING
 CASE #: C14-04-0060
 ADDRESS: 2409 S LAMAR BLVD & 0
 BLUEBONNET LANE
 SUBJECT AREA (acres): 2.180

DATE: 04-05
 INTLS: SM
 CITY GRID REFERENCE NUMBER
 G20

1" = 400'