



NOTICE OF PUBLIC HEARING REZONING

Mailing Date: April 22, 2005

Case Number: C14-05-0033

Please be advised that the City of Austin has received an application for a zoning change.

Owner: Gene Charlesworth Payne

Telephone: 512-339-9325

Agent: Jim Bennett Consulting (Jim Bennett)

Telephone: 512-784-4961

Address and/or Legal Description:
2525 South Lamar

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 LR-MU-CO- **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. MU – **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. The MU combining district is intended for use in combination with the NO base district only when its use will further the purposes and intent of the NO base district. CO – **Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

This application is scheduled to be heard by the Zoning and Platting Commission on May 3, 2005. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 PM.

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Robert Heil of the Neighborhood Planning and Zoning Department at (512) 974-2330 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

Este aviso debe informarle de una audiencia pública que sobre un cambia de division por zonas dentro de 300 pies de su propiedad. Si usted desea tener una copia de este aviso en español, por favor llame (512) 974-7668.

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

ZONING

CASE #: C14-05-0033
ADDRESS: 2525 S LAMAR BLVD
SUBJECT AREA (acres): 2.139

DATE: 05-03
INTLS: SM

CITY GRID
REFERENCE
NUMBER
G20

1" = 400'

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. 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.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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: C14-05-0033

Contact: Robert Heil, (512) 974-2330

Public Hearing:

May 3, 2005 Zoning and Platting Commission

Your Name (*please print*) _____

☐ I am in favor
☐ I object

Your address(es) affected by this application _____

Signature _____

Date _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810