



NOTICE OF PUBLIC HEARING REZONING

Mailing Date: June 24, 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:

2529 South Lamar; also known the property located on Bluebonnet Lane beginning approximately 285 feet southwest of the intersection of Bluebonnet Lane and South 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 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 July 5, 2005. The meeting will be held at One Texas Center, 505 Barton Springs Road, Room 325 beginning at 6:00 PM.

* This application is scheduled to be heard by the City Council on July 28, 2005. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 4:00 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.

