



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

Mailing Date: March 14, 2016

Case Number: C14-2016-0023.SH

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	3400 & 3302 Oak Creek Drive
Owner:	John K. Condon, (512) 329-8282
Applicant	Waeltz & Prete, Inc., Antonio A. Prete, (512) 423-8730

Proposed Zoning Change:

From: IP-CO – Industrial Park district is intended as an area for limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, and typically are located on large sites or in planned industrial centers. 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.

RR – Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

To: MF-4-CO – Multifamily Residence (Moderate-High Density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable. 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.

You can find more information on this application by inserting the case number at the following Web site:
https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp.

If you have any questions concerning the zoning change application, please contact the case manager, Sherri Sirwaitis, at 512-974-3057 or via e-mail at sherri.sirwaitis@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at:
www.austintexas.gov/planning

