

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.austintexas.gov

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: C14-2014-0010

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: March 4, 2014, Zoning and Platting Commission
March 27, 2014, City Council**

Judy Rock
Your Name (please print)

☐ I am in favor
☒ I object

2005 Boyds Way, Austin, 78748
Your address(es) affected by this application

Judy Rock
Signature

2/27/14
Date

Daytime Telephone: *672-771-9963*

Comments:

Rezoning the subject tract, Case #C14-2014-0010 raises the following concerns: Increased traffic on Manchaca Road which is already out of control. Rezoning the property would probably set a precedent for the adjoining undeveloped property to be rezoned as well. Light Office - businesses and retail stores would only add to the traffic problem that exists on Manchaca Road which has become a speedway for cars, trucks, and motorcycles, and sometimes the road noise makes it unbearable to go outside my home. I'm also concerned that businesses will lead to an increase in crime in the area. The church currently using the subject tract has a flood light on their sign and the light shines in my windows facing the street. On weekends there is additional traffic created by this facility. **Given the above reasons, I strongly object to rezoning the property.**

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810