



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: May 7, 2020

Case Number: C14-2020-0046

Este aviso le informa de una audiencia pública 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.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. 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.

Project Location:	12182 Jollyville Road
Owner:	Jollyville Development LLC, David Spatz, (415) 370-3417
Applicant:	Jollyville Development LLC, David Spatz, (415) 370-3417

Proposed Zoning Change:

From: SF-2 – Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

To: MF-3 – Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable.

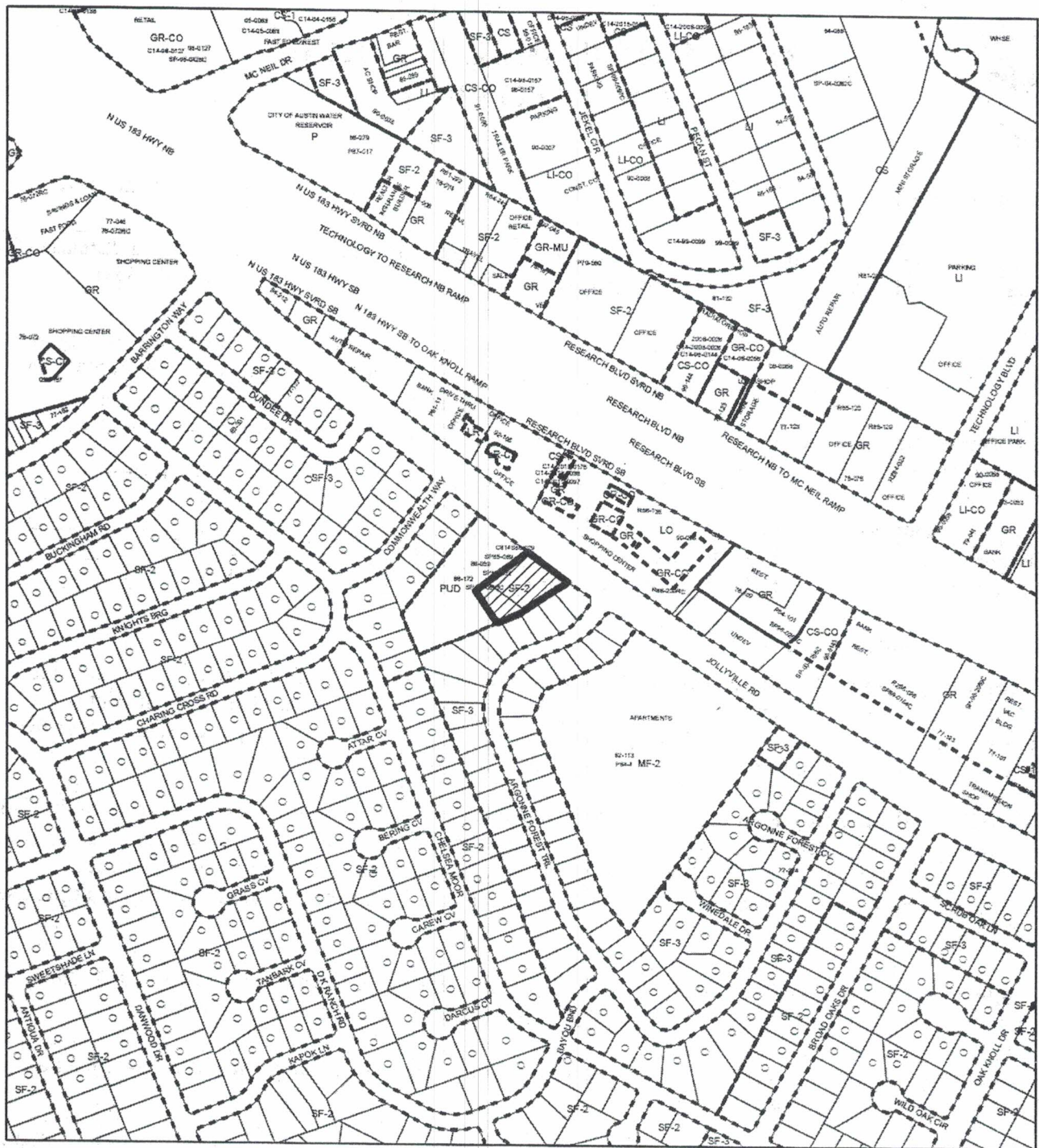
This application is scheduled to be heard by the **Zoning and Platting Commission** on **May 19, 2020**. The meeting will be held **online** and viewable at <http://www.atxn.tv> beginning at **6:00 p.m.**




To find out how to participate in the meeting, please contact the case manager listed below by email or phone or go to the following website:

Zoning and Platting Commission: <http://www.austintexas.gov/content/zoning-and-platting-commission>

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, Sherri Sirwaitis of the Planning and Zoning Department at 512-974-3057 or via email at sherri.sirwaitis@austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

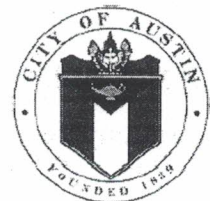
1" = 400'

ZONING

ZONING CASE#: C14-2020-0046

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 4/2/2020

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2020-0046

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 19, 2020, Zoning and Platting Commission

Ruby J. Anderson Trust

Rick F. Anderson, Trustee, Executor

Your Name (please print)

7506 Chelsea Moor, Austin TX 78759

Your address(es) affected by this application

Rick F. Anderson

Signature

May 17, 2020

Date

Daytime Telephone: 817-430-1552 strandersoninc@verizon.net

Comments: I and Keith A. Anderson, co-owner object

to this rezoning. SEE ATTACHED LETTER DATED 5/17/20

☐ I am in favor
☒ I object

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

City of Austin, Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov

Ruby J Anderson Trust
Rick F. Anderson, Trustee, Executor
Keith A. Anderson, Trustee
7506 Chelsea Moor
Austin, Texas 78759

Austin Planning and Zoning Commission & Austin City Council
Proposed zoning change Case Number C14-2020-0046
From SF-2 to MF-3

May 17, 2020

Dear Sirs/MS.

I am sorry for the delay on responding, but I had cancer surgery on 5-15-2020 and had my left kidney removed.

I and my co-trustee, Keith A. Anderson as well as my renters are totally against this rezoning application.

Please consider the following:

- 1. In the past this has been a green belt with only a branch operation of Austin Telco on the property and the rest green belt.**
- 2. SF-2 zoning the square footage per acre is 5,750 square feet per acre for a total number of units equaling 7.56 units per acre.**
- 3. MF-3 would allow 36 units per acre, with an average square feet per unit of 1,210 This would allow very small units, that would indicate multi-story apartment construction. This project would cover 34,919 square feet and allow for 20 to 26 units and allow for 2 and 3 story construction,**

4. No current resident within 500 feet of this proposed construction site would want multi-family units overlooking their privacy fences into their backyards and resident's windows.
5. This Jolleyville Apartments with two and three story construction will eliminate current family privacy! My property has a swimming pool and multi- story construction in this area with eliminate all privacy!
6. There are no MF-3 units in this area of, SF-1 and SF-2 single floor construction and I can see no need for multi-story construction in a historically single and duplex residence, SF-2/SF-3 residential area with single floor construction.
7. This would significantly increase the population density of the area if rezoned to MF-3 and have a negative effect on existing residences in the immediate area.
8. This rezoning application will have a very negative effect on property values and thus on Austin and school district taxes.

Sincerely,



Rick F. Anderson

817-430-1552

srandersoninc@verizon.net