

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: C14-2020-0078

Contact: Mark Graham, 512-974-3574

**Public Hearing: April 20, 2021, Zoning and Platting Commission
May 6, 2021, City Council**

Kristina Marta Rossi

Your Name (please print)

☒ I am in favor
☐ I object

11203 Ranch Road 2222 APT 2504

Your address(es) affected by this application

KTR

Signature

April 7, 2021

Date

Daytime Telephone: 262-355-5779

Comments:

I am in favor per the
mutual benefits to the
community and increased
property value

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

City of Austin, Housing and Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.graham@austintexas.gov

From: [K.J. Bartosh](#)
To: [Graham, Mark](#)
Cc: [John Males](#); [michael baziw](#); [Richard Mathias](#)
Subject: Comments for C14-2020-0078
Date: Monday, April 19, 2021 9:26:08 PM

*** External Email - Exercise Caution ***

Mark,

These comments are in reference to case #: C14-2020-0078.

I am the President of the Alicante Condominium Townhomes Homeowners Association. Our property located at 11203 FM 2222, abuts the property referenced in this case. The Homeowner's Association's position in this case is strongly in favor of the zoning change to add the MU combining district to the property, which will permit the construction of apartments on the tract.

We are pleased that land will now be used for residential development, instead of retail. The planned multi-family residential is a much more compatible use, in our estimation, than its current zoning restrictions allow. We also believe the planned luxury apartments for the site will have a greater positive impact on our property values, as well as work to help alleviate the current housing shortage in Austin.

Trinsic Residential and their agents have worked in good faith with us to mitigate any and all concerns that we presented to them. We will be creating a private restrictive covenant to memorialize these agreements. In light of the considerations they have made, we have no reservations about providing our full support of the zoning change.

We hope that the Zoning and Platting Commission will approve the request for the zoning change.

Respectfully,
K.J. Bartosh, President
Alicante Condominium Townhomes, Inc.

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