

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2021-0100 (Luby's Site)

DISTRICT: 10

ADDRESS: 8176 North MoPac Expressway

ZONING FROM: LR

TO: MF-6

SITE AREA: 2.38 acres

PROPERTY OWNER: Luby's Fuddruckers Restaurants, LLC (Bill Gordon)

AGENT: Armbrust & Brown, PLLC (Michael Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends MF-6, Multifamily Residence-Highest Density district, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**August 3, 2021**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 2.38 acre lot that contains a restaurant use (Luby's Cafeteria) located on the southwest corner of the Mopac Expressway Service Road and Steck Avenue. The tracts of land to the north and south are zoned LO/LR and are developed with office complexes. To the east is a highway, North MoPac Expressway. The lot to the west is developed with a multifamily use (La Montreaux Apartments). In this application, the applicant is requesting to rezone this property from LR, Neighborhood Commercial district, zoning to MF-6, Multifamily Residence-Highest Density district, zoning to redevelop this site with a 275-unit multifamily apartment complex, which would include 10 percent of total units (28 units) available as long-term Affordable housing units at 80 percent of Median Family Income (MFI) (*Please see Applicant's Request Letter – Exhibit C*).

The staff recommends MF-6, Multifamily Residence-Highest Density district, zoning because the site under consideration meets this intent of the MF-6 district as it is located at the southwest corner of the intersection of an arterial roadway, Steck Avenue, and a highway, North MoPac Expressway and is near a designated 'Neighborhood Activity Center' in the Image Austin Comprehensive Plan. The proposed MF-6 zoning would be compatible and consistent with the surrounding uses because this property is adjacent to office and commercial zoning to the north and south and multifamily zoning to the west. The surrounding zoning permits office and commercial services that can be utilized by the residents of this proposed residential development. MF-6 district zoning will provide for additional housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

BASIS FOR RECOMMENDATION:

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily Residence (Highest Density) district is intended to accommodate multifamily and group residential use. This district is appropriate for highest 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 highest density multifamily use is desirable.

*2. The proposed zoning should promote consistency and orderly planning.*

MF-6 zoning would be compatible and consistent with the surrounding uses because this property is located adjacent to LO and LR zoning to the north and south and MF-2 zoning to the west. The surrounding zoning permits office and commercial services that can be utilized by the residents of this proposed development. In addition, the site fronts onto the service road for North MoPac Expressway and there is a bus stop is located directly in front of the subject property, on Steck Avenue.

3. *Intensive multi-family zoning should be located on major arterials and highways.*

The property in question is located at the southwest corner of the intersection of an arterial roadway, Steck Avenue, and a highway, North MoPac Expressway. The site is also located near, a 'Neighborhood Activity Center' (the Anderson Lane Neighborhood Center), as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Restaurant (General)
<i>North</i>	LO, LR	Office (Oak Point Office Complex)
<i>South</i>	LO	Office (Westpark Office Complex)
<i>East</i>	ROW	North MoPac Expressway
<i>West</i>	MF-2	Multifamily (Le Montreaux Concierge Community)

AREA STUDY: N/A

TIA: Deferred to Site Plan

WATERSHED: Shoal Creek

SCHOOLS: Austin I.S.D.

Hill Elementary School  
Murchison Middle School  
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
Friends of Austin Neighborhoods  
Friends of North Shoal Creek  
Homeless Neighborhood Association  
Lemontrux of Spicewood Forest  
Neighborhood Empowerment Foundation  
North Austin Civic Association  
North Austin Neighborhood Alliance  
North Shoal Creek Neighborhood Association  
North Shoal Creek Neighborhood Plan Contact Team  
NW Austin Neighbors  
SELTEXAS

Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group  
 TNR BCP – Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0056 (8240 N. Mopac Rezoning)	LO to LR	7/07/15: Approved staff's recommendation of LR zoning on consent (9-0, D. Breihaupt-1 <sup>st</sup> and S. Lavani-absent); L. Brinsmade-1 <sup>st</sup> , A. Denkler-2 <sup>nd</sup> .	8/13/15: Approved LR zoning on consent on all 3 readings (11-0); L. Pool-1 <sup>st</sup> , D. Zimmerman-2 <sup>nd</sup> .
C14-2012-0149 (8200 North MoPac Rezoning: 8200 North Mopac Expressway South Bound)	LO to LR	1/15/13: Approved the staff's recommendation of LR zoning by consent (6-0, P. Seeger-absent); G. Rojas-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	2/14/13: Approved LR zoning on consent on all 3 readings (7-0); S. Cole-1 <sup>st</sup> , B. Spelman-2 <sup>nd</sup> .
C14-2010-0164 (8610 North Mopac Expressway South Bound)	LR-CO to GR	11/16/10: Approved GR-CO zoning on consent, with the following additional conditions offered by the applicant: No Pawn Shop Services use and a public restrictive covenant to state that business will be closed during the hours of 10:00 p.m. to 6:00 a.m. (6-0, Banks-absent); P. Seeger-1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	12/09/10: Approved GR-CO zoning on consent on all 3 readings (7-0); Spelman-1 <sup>st</sup> , Martinez-2 <sup>nd</sup> .

RELATED CASES:

C8J-2008-0107.0A – Subdivision Case

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Mopac Expressway SRVG SB	190'	Defer to TxDOT	47'	4	Yes	Yes	Yes
Steck Avenue	80'	64'	48'	2	Yes	Yes	Yes

## OTHER STAFF COMMENTS:

### Comprehensive Planning

This zoning case is located on the southwest corner of the Mopac Expressway Service Road and Steck Avenue on a 2.38 acre site, which contains a restaurant. The property is located adjacent to the Anderson Lane Neighborhood Center, which is to the south and is not in a small area planning area. Surrounding uses include an office building to the north; to the south are office buildings and a shoe repair shop; to the east is the Mopac Expressway; and to the west is a large apartment complex. The proposed use is a 275 unit multifamily apartment complex, which would include 10 percent of total units (28 units) available as long-term Affordable housing units at 80 percent of Median Family Income (MFI).

### **Connectivity**

A public sidewalk is located partially along this portion of Steck Avenue and along the Mopac Expressway frontage road. Unprotected bikes lanes are located along Steck Avenue. There is also a signalized crosswalk at Steck and the Mopac frontage road. A bus stop is located directly in front of the subject property, which is on Steck Avenue. Mobility options are average while connectivity options are fair, due to the lack of parks, schools and goods and services within a half a mile radius of the site.

### **Imagine Austin**

This project is located near a Neighborhood Activity Center. A Neighborhood Center is the smallest Center in the Imagine Austin Comprehensive Plan, which is supposed to have a more local focus. Neighborhood Centers are intended for doctors and dentist offices, retail shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses to generally serve the center and surrounding neighborhoods. Imagine Austin Centers are represented by a circle or globular shape that reflects the general location where a 'center' should be located in the future. The center's actual boundaries would need to be refined and clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit.

The following IACP policies are also relevant to this case:

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing, and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

The project is located near a **Neighborhood Center**, which supports multifamily uses. There are also average mobility options in the area (public sidewalks, unprotected bike lanes,

signalized crosswalks and a public transit stop) but the area lacks nearby civic uses and retail and commercial uses in the vicinity. Based upon a Neighborhood Center supporting multifamily uses, average mobility options, setting aside 10 percent of the units as an affordable housing component, but below average connectivity options in this area, this project partially supports the policies of the Imagine Austin Comprehensive Plan.

### Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification. According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Fire

No comment.

### Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov).

### Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards along the south property line.

Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Steck Avenue and Mopac Expressway.

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan/subdivision application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

### Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

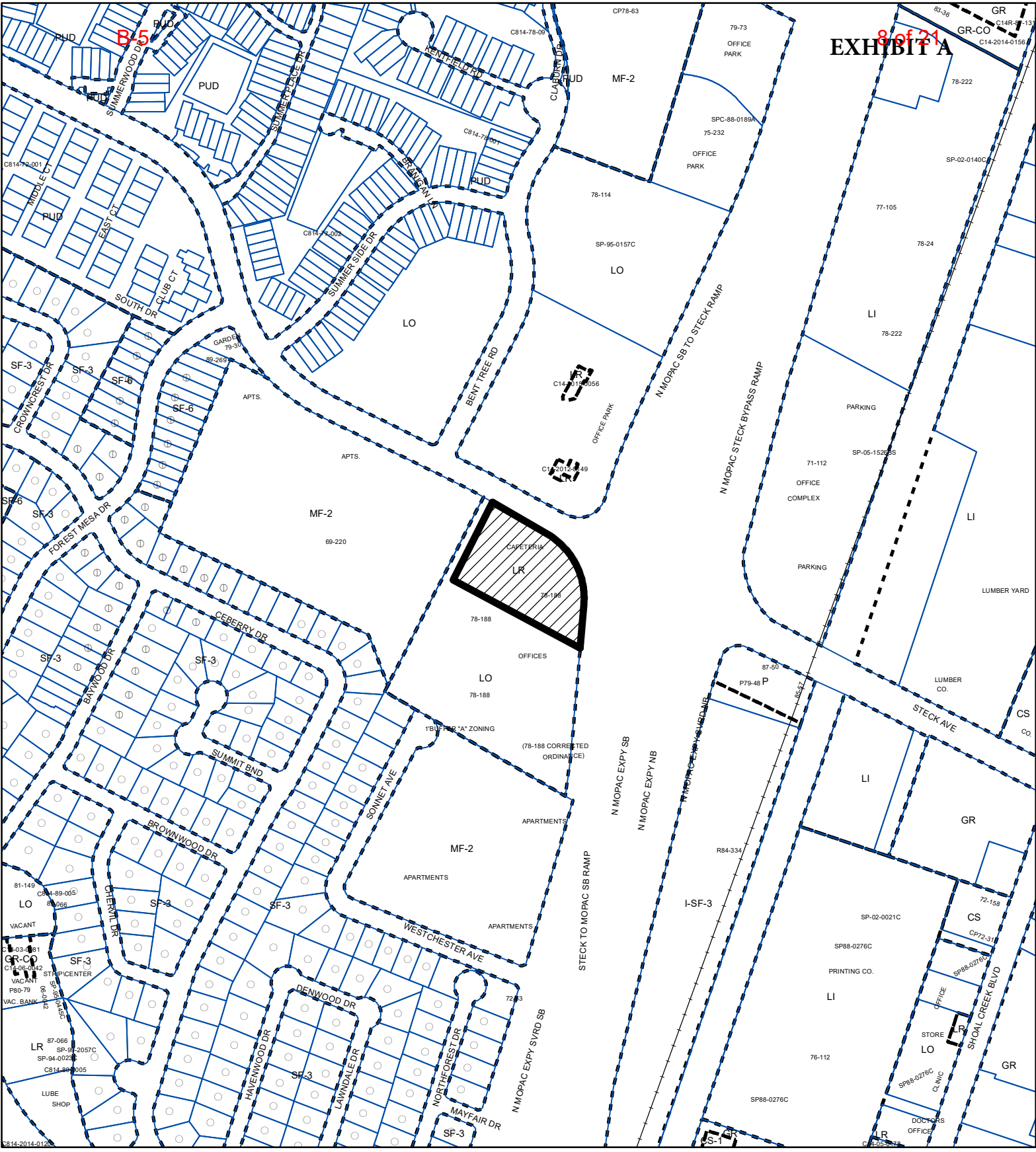
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Education Impact Analysis
- E. Correspondence from Interested Parties








### ZONING

ZONING CASE#: C14-2021-0100



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

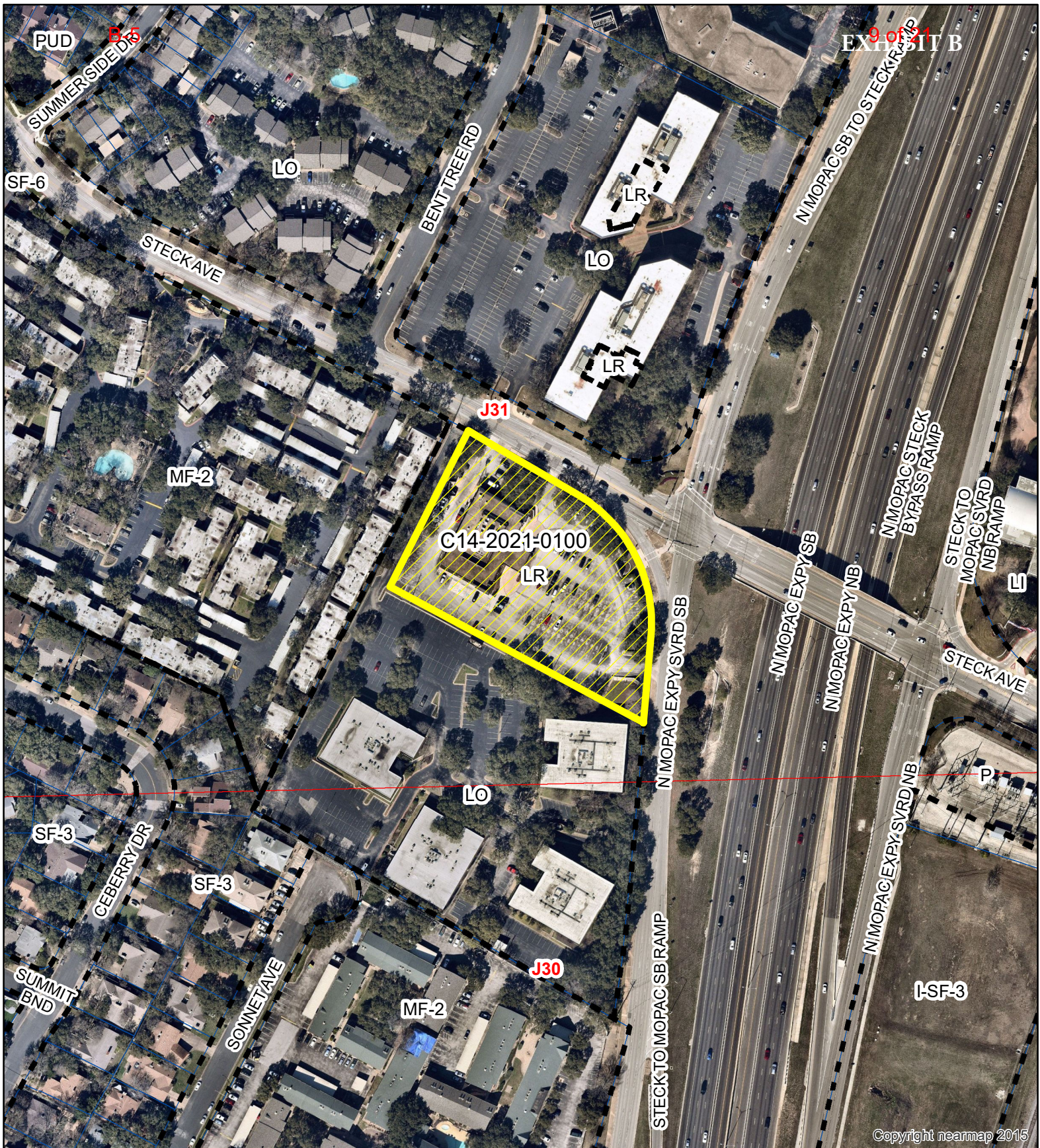
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This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/10/2021





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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 200'

### Luby's Site

ZONING CASE#: C14-2021-0100  
 LOCATION: 8176 N. MoPac Expy SR SB  
 SUBJECT AREA: 2.3792 Acres  
 GRID: J31  
 MANAGER: Sherri Sirwaitis



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

April 14, 2021

Jerry Rusthoven, Assistant Director  
City of Austin  
Housing and Planning Department  
1000 E. 11th St.  
Austin, Texas 78702

Re: Rezoning application for TCAD Parcel No. 0242020462 (the "Property")

Dear Mr. Rusthoven:

I am submitting an application to rezone the Property to MF-6 in order to develop a multi-family project with roughly 275 total units, including 10 percent of total units available as long-term Affordable housing units at 80 percent of Median Family Income (MFI).

The Property is located along MoPac Expressway, at its intersection with Steck Avenue, and is surrounded by sites zoned for office and multi-family. It is currently zoned for Neighborhood Commercial ("LR") and operates as a Luby's restaurant.

We believe that the Property is an appropriate location for a multi-family project including income-restricted Affordable units. It is in a high-opportunity area with access to Hill Elementary School, Murchison Middle School, and Anderson High School, and would meaningfully contribute to Affordable housing capacity within District 10. The Austin Strategic Housing Blueprint establishes a goal of 8,456 Affordable units up to 80 percent MFI in District 10 by 2028, though there are only 24 such units available to date, according to city figures. This project would provide 10 percent of total units at 80 percent MFI, or roughly 28 new Affordable units – more than the total number of Affordable units currently available in District 10.

To deliver on this vision, we are requesting MF-6 zoning, which would allow a multi-family project as well as the additional height and units needed to commit to the affordability levels outlined above. Approving MF-6 at this location would maintain the same impervious cover limitation already allowed today, while also allowing additional height at an appropriate location along the MoPac corridor. The Property is surrounded by office and multi-family sites as well as MoPac Expressway, all which provide buffers between the Property and interior neighborhoods. The project would also be built in full compliance with compatibility standards, further ensuring that the additional height is accomplished in an appropriate manner.

I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,



Michael J. Whellan

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



**PROJECT NAME:** Luby's Site

**ADDRESS/LOCATION:** 8176 N. MoPac Expwy.

**CASE #:** C14-2021-0100

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 275 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.02 Middle School: .014 High School: 0.02

## IMPACT ON SCHOOLS

The student yield factor of 0.054 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer.

The proposed 275-unit multifamily development is projected to add approximately 15 students across all grade levels to the projected student population. It is estimated that of the 15 students, 6 will be assigned to Hill Elementary School, 4 to Murchison Middle School, and 5 to Anderson High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be over the optimal utilization target range of 85-110% at Hill ES (130%), within the target range at Murchison MS (87%), and below the target range at Anderson HS (78%). In August 2021, an addition with eight new classrooms will be opening at Hill ES to address overcrowding at the campus.

## TRANSPORTATION IMPACT

Students attending Hill ES and Anderson HS will not qualify for transportation unless a hazardous route is identified. Students attending Murchison MS qualify for transportation and no additional buses would be needed.

## SAFETY IMPACT

There are not any identified safety impacts at this time.

**Date Prepared:** 07/28/2021

**Executive Director:**

DocuSigned by:

*Ben Wilson*

38E0989C305B4F8...

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

### ELEMENTARY SCHOOL: Hill

ADDRESS: 8601 Tallwood Drive

PERMANENT CAPACITY: 690

MOBILITY RATE: +2.5%

#### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	852	871	877
% of Permanent Capacity	123%	126%	128%

#### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	873	892	898
% of Permanent Capacity	127%	129%	130%

### MIDDLE SCHOOL: Murchison

ADDRESS: 3700 N. Hills Drive

PERMANENT CAPACITY: 1,301

MOBILITY RATE: -3.6%

#### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,294	1,181	1,185
% of Permanent Capacity	99%	91%	91%

#### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,247	1,127	1,131
% of Permanent Capacity	96%	87%	87%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## HIGH SCHOOL: Anderson

ADDRESS: 8403 Mesa Drive

PERMANENT CAPACITY: 2,478

MOBILITY RATE: 3.4%

### POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,168	1,862	1,867
% of Permanent Capacity	87%	75%	75%

### ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,242	1,935	1,940
% of Permanent Capacity	90%	78%	78%

**From:** Liz Petropoulos  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2021-0100  
**Date:** Thursday, July 15, 2021 6:36:49 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Hello Sherri Sirwaitis,

I am a resident of The Arbors located at 8210 Bent Tree Road in Austin, TX, essentially across the street from the subject property.

As a longtime resident, specifically at 8215 Summer Side Drive, I am very familiar with the traffic in the area included in the subject case. When I return home from work from 4:20 to 5:00 PM on weekdays when Anderson High School is in session, Steck Avenue is a parking lot (going to MoPac from Mesa Drive). It did not used to be that way but over the last two years that is what has developed by way of traffic. Adding 275 units at the intersection of the MoPac frontage road and Steck Avenue corner would be a colossal mistake as traffic would surge and make an already busy intersection worse. The ingress and egress to the subject property would need to be changed or a light put in similar to Far West and MoPac.

The long and the short of this is that there are already too many cars on Steck Avenue and adding 275 units would not only be detrimental to existing residents but difficult for the residents of the 275 units.

I appreciate your consideration in this matter.

Thank you,

Elizabeth Petropoulos

812-604-5102

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**From:** Patricia Bancroft  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case #C14-2021-0100  
**Date:** Monday, June 28, 2021 10:04:33 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Good morning.

My concern for this application is traffic impact. Steck Avenue at that location is already difficult to access and high density residential will only increase that traffic.

I understand there will be a hearing and I will be very interested to know how this will be addressed, during construction and upon completion as well.

Thank you

Patricia Bancroft

Sent from my iPhone

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**B-5 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](http://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: C14-2020-0100**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: August 3, Zoning and Platting Commission**

HUGH HIGGINS

Your Name (please print)

8115 E. COURT, 78759

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor  
☒ I object

7-24-21  
Date

Daytime Telephone: 512-775-9872

Comments:

I DO NOT OPPOSE/OBJECT  
TO THE NEW ZONING.

HOWEVER, MY APPROVAL IS  
SUBJECT TO MAKING ALL  
INGRESS AND EGRESS VEHICLE  
TRAFFIC BE LIMITED TO THE  
NO PM SERVICE ROAD = NOT STECK

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](mailto:sherri.sirwaitis@austintexas.gov)

City of Austin

JUL 27 2021

NHCD / AHFC



## PUBLIC HEARING INFORMATION

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**Case Number: C14-2020-0100**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: August 3, Zoning and Platting Commission**

SALVATORE GALATI

Your Name (please print)

8210 BENT TREE RD #130

Your address(es) affected by this application

S. Sirwaitis

Signature

☐ I am in favor  
☒ I object

7/24/21  
 Date

Daytime Telephone: 512 584 5312

Comments: I am AFRAID this is a  
speculative development proposal,  
that may lower the quality of  
the neighborhood

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**



## PUBLIC HEARING INFORMATION

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**Case Number: C14-2020-0100**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: August 3, Zoning and Platting Commission**

HAMID NIZOUMAND-RAD

Your Name (please print)

☐ I am in favor  
☒ I object

8210 BENT TREE Rd. #125

Your address(es) affected by this application

Hamid Rad

Signature

7/23/21

Date

Daytime Telephone: 512-587-9400

Comments: already crowded

intersection of Steak &  
MO-Pac. too many cars  
making it unsafe for  
all of us.

If you use this form to comment, it may be returned to **City of Austin**  
City of Austin, Planning & Zoning Department

**Sherri Sirwaitis**

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

Or email to:

**sherri.sirwaitis@austintexas.gov**

**JUL 27 2021**

**NHCD / AHFC**



## B-5 INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo en línea a través de internet y tiene la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para información sobre cómo participar en la audiencia pública en línea a través de internet. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión ~~19 of 21~~ persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

**Numero de caso: C14-2021-0100**

**Persona designada: Sherri Sirwaitis, 512-974-3057**

**Audiencia Publica: Augusto 3, 2021, Comisión de Zonificación y Platting**

*Su nombre (en letra de molde)*

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

*Su domicilio(s) afectado(s) por esta solicitud*

*Firma*

*Fecha*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin, Planning & Zoning Department

**Sherri Sirwaitis**

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

O por correo electrónico a:

**[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)**



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**Case Number: C14-2020-0100**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: August 3, Zoning and Platting Commission**

GAYLON O. DAVIDSON

Your Name (please print)

8107 CLUB COURT, AUSTIN, TX 78759

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Gaylon O. Davidson

Signature

1/24/21  
Date

Daytime Telephone: 512 291-2273

Comments: I OBJECT TO MF DESIGNATION  
FOR THIS PROPERTY

City of Austin

JUL 28 2021

NHCD / AHFC

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](mailto:sherri.sirwaitis@austintexas.gov)



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**Case Number: C14-2020-0100**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: August 3, Zoning and Platting Commission**

*John Fisher*

Your Name (please print)

*8210 Bent Tree Rd. 222<sup>nd</sup> Austin TX 78759*

Your address(es) affected by this application

*John Fisher*

Signature

☐ I am in favor  
☒ I object

*7-25-2021*

Date

Daytime Telephone: \_\_\_\_\_

Comments: *Don't Change the Zoning.*

*City of Austin*

*JUL 28 2021*

*NHCD / AHFC*

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**Sherri Sirwaitis**

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