

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 both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0122.SH
Contact: Heather Chaffin, 512-974-2122
Public Hearing: March 23, 2023 City Council

Marc
Your Name (please print)

I am in favor
 I object

1716 Hillcrest
Your address(es) affected by this application (optional)

Marc
Signature

3/10/23
Date

Daytime Telephone (Optional): _____

Comments: Increased traffic & COA wont allow owners the discretion needed to protect the neighborhoods.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Heather Chaffin
P. O. Box 1088, Austin, TX 78767
Or email to:
Heather.chaffin@austintexas.gov

Case Number: C14-2022-0133
Contract: Heather Chaffin
Public Hearing: March 21, 2023, Zoning and Platting Committee

Name: Robert Michael McCauley
Address: 10601 Dessau Rd, Austin, TX 78754
Mail: PO Box 144904, Austin, TX 78714
Telephone: 512-568-6645

I object to the rezoning of 10701 Dessau Rd, Austin, TX

Comments:

I strongly object to the rezoning of the above property.

“Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan.” “Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.” MF-4 moderate high-density housing is not in compliance with the single-family housing and churches surrounding this property to the North, East and West. The properties to the south of the property are zoned ETJ and SF-2 with rural residences.

The property is on the edge of a major water shed and definitely requires an EPA study. **Our property is lower than this property and run off would be a serious issue for us and Walnut Creek.** Erosion, pollution and wastewater runoff are all concerns.

The property has many heritage trees which should be preserved as much as possible.

Congestion, noise and pollution are also high concerns. Dessau has been designated a high crash roadway. The intersection of Dessau and Braker already exceeds the traffic flow it can reasonably handle. There is a combined curve and steep grade south of the property and a blind curve to the north of the property on Dessau. The likelihood of traffic accidents are inevitable when traffic flow increases at that site. The strain on public schools and city/emergency services with the influx of 300 families cannot be overlooked.

We are extremely concerned about our privacy with a large MF unit being built beside our rural residence.



Robert Michael McCauley
3/9/2023

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Case Number: C14-2022-0076
Contact: Nancy Estrada, 512-974-7617
Public Hearing: March 23, 2022, City Council

TERESA CLARK

Your Name (please print)

I am in favor
 I object

608 West 31st 1/2 Street

Your address(es) affected by this application (optional)

Teresa Clark

3/10/2023

Signature

Date

Daytime Telephone (Optional): (512) 577-6500

Comments:

NO CS1 ZONING

OPPOSED

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Nancy Estrada
P. O. Box 1088, Austin, TX 78767
Or email to:
nancy.estrada@austintexas.gov