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HPD

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

JAY FARRELL, ARCHITECT
Your Name (please print)

☐ I am in favor
☒ I object

616 WEST 31½ STREET 78705
Your address(es) affected by this application ***(optional)***

Jay Farrell
Signature

MARCH 9 '23
Date

Daytime Telephone **(Optional)**: 512 695-7245

Comments: CS-1 ZONING "GENERALLY INCOMPATIBLE WITH RESIDENTIAL USE." - CITY OF AUSTIN. • CS-1 WILL BE MONETIZED VIA ALCOHOL SALES. — A WINDFALL FOR OWNER WHO HAS DEMONSTRATED NO HARDSHIP OR SPECIAL CIRCUMSTANCE. • MONETIZATION WILL DISINCENTIVIZE FUTURE TRANSITION TO DENSE RESIDENTIAL USE ALONG THIS TRANSPORTATION CORRIDOR. (HERITAGE NBRD SUPPORTS DENSE RESIDENTIAL ON CORRIDORS - NBRHD PLAN ADOPTED 2004.) • WILL ENCOURAGE OTHER OWNERS TO SEEK SAME ENTITLEMENT. • AT SAME TIME WILL RISK NUISANCE/HARM TO NEIGHBORHOOD. PLEASE VOTE NO ON THIS ZONING REQUEST. Thank You.

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

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

Kisla Jimenez
Your Name (please print)

☐ **I am in favor**
☒ **I object**

3012 West Ave.
Your address(es) affected by this application ***(optional)***

Kisla Jimenez
Signature

3/9/2023
Date

Daytime Telephone **(Optional)**:

Comments:

My family and I have lived in this neighborhood for over 20 years. We enjoy the diversity of residents and businesses. This property (3100 Guadalupe Street) should keep its current zoning which is ample enough to open several types of businesses, including a restaurant with a bar. We are opposed to having a zoning change that will allow outdoor cocktail lounge with amplified music. Thank you. Kisla Jimenez

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