

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: C14-2022-0143
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: April 4, 2023, Zoning and Platting Commission

JOSEPH GATTI

Your Name (please print)

I am in favor
 I object

7404 ROCKBERRY COVE

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

Joseph Gatti

Signature

3/27/23

Date

Daytime Telephone (Optional): 202 290 9276

Comments: Townhomes and Condominiums
would be out of character in
the location indicated. One
driveway is the only access
point.

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

From: [Elizabeth Read](#)
To: [Sirwaitis, Sherri](#)
Subject: Case #C14-2023-0010
Date: Monday, April 3, 2023 4:46:15 PM

You don't often get email from elizabethread32@gmail.com. [Learn why this is important](#)

*** External Email - Exercise Caution ***

Ms. Sirwaitis,

As a resident of a nearby neighborhood I would like to register a comment on a zoning change for Case #C14-2023-0010. I was unable to use the link given on the letter mailed to me because the case number was not selectable.

CASE NUMBER: C14-2023-0010
NAME: Elizabeth Read
ADDRESS: 11617 Medallion Ln, Austin, TX
ZIP CODE: 78750
POSITION: I object
PHONE: 512-736-8710

COMMENTS:

The residents who utilize Anderson Mill Road worked long and hard alongside the city to campaign for enhanced roadway and sidewalk features. After many years of planning and construction, we are now able to enjoy improvements including a sidewalk along Anderson Mill Road. The sidewalk connects pedestrians like myself to bus stops and restaurants, and also allows children in one particular subdivision to walk/cycle to their elementary school.

A used car business is not an ideal neighbor along this pedestrian route due to increased vehicle traffic turning in and out (vehicle test drives, deliveries, etc.). Furthermore, a used car business directly in front of one church and directly across from another church will change the character of the area. I have seen the used car business in its current location, with barbed wire fencing around many vehicles. I believe it will have a negative impact on our residential area in terms of desirability and property value. Thank you for your consideration.

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From: [Prado](#)
To: [Sirwaitis, Sherri](#)
Subject: Case numberC14-2023-0010
Date: Tuesday, April 4, 2023 11:55:03 AM

*** External Email - Exercise Caution ***

Dear Sherri,

I have been trying to get a comment before 12:00 to the zoning commission and have been unable to understand from the website how to do that. I am therefore writing to you in the hopes that it will be used. We cannot make the meeting tonight.

My husband and I live in the neighborhood off of Anderson Mill road which would be affected by the change in zoning. The stretch of Anderson Mill Road from Bethany Church and Unity Church to the freeway is a small area and has just seen a side walk and bike lane put in. It already has a lot of congestion because it hits Highway 183. Changing the zoning to General Commercial changes the landscape of this small area in a negative way. It will add to the congestion and most importantly, it would set a precedent for the future.

Spicewood Elementary is down the street. We have the two churches and the funeral home, as well as, the residential home. There are a few small businesses also. A used car lot does not fit well here. Please ask the commission to vote against this change of zoning.

Sincerely,

Theresa and Javier Prado
512-258-3942
10104 Hosta Cove
Austin, Texas 78750

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From: [John Blackhall](#)
To: [Sirwaitis, Sherri](#)
Subject: Zoning change
Date: Tuesday, April 4, 2023 9:50:59 AM

*** External Email - Exercise Caution ***

We live at 9909 Liriope Cv near the proposed zoning change on Anderson Mill. We are opposed. Thank you.

John and Becky Blackhall

Sent from my iPhone

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commission's name, the scheduled date of the public hearing, the case number and the contact person listed on the notice.

* Required

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

Select your answer



2. Your name (providing this information will be part of the public record and will be available online)

Andrew Jackson

3. Your address (providing this information will be part of the public record and will be available online)

11512 Tin Cup Dr

4. Your zip code (providing this information will be part of the public record and will be available online)

78750

5. Position on Zoning/Rezoning *

I object 

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

5126281591

7. Comments

There is a church behind this property, and housing within a few hundred feet on either side. Thus the rezoning will have an adverse effect on the nearby residential property values. In addition rezoning to CS would increase traffic on Anderson Mill Road, which is already quite congested



Submit

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