

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0143 (7611 Jester Boulevard Rezone) DISTRICT: 10

ADDRESS: 7611 Jester Boulevard

ZONING FROM: SF-2, ~~SF-6~~

TO: SF-6*

*On March 9, 2023, the property owner amended their application to reduce the rezoning case area from 11.929 acres to 0.8647 acres. The zoning case map has been updated to reflect the current rezoning request area.

SITE AREA: ~~11.929 acres (519,627 sq. ft.)~~ 0.8647 acres (37,666 sq. ft.)

PROPERTY OWNER: Bandali Builders (Aman Bandali)

AGENT: Keepers Land Planning (Ricca Keepers)

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

STAFF RECOMMEDATION:

Staff recommends SF-5, Urban Family Residence district, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 4, 2023: Approved SF-5-CO zoning, with a conditional overlay to limit the property to two residential units (10-0, C. Acosta-absent); L. Stern-1st, B. Greenberg-2nd.

CITY COUNCIL ACTION:

May 4, 2023

ORDINANCE NUMBER:

ISSUES:

Under the current zoning, one single family residence can be constructed on the lot. The applicant has stated their intent to retain the existing single-family residence and add an accessory dwelling unit (ADU).

CASE MANAGER COMMENTS:

The property in question is currently developed with a single-family residence with outbuildings (barn, shed). There are single-family residences to the north, south and west and undeveloped land with slopes to the east. In this application, the owner is requesting SF-6 zoning to add a second single family residence to the property.

BASIS OF RECOMMENDATION:

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

Urban Family Residence district is intended as an area predominately for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. In appropriate locations, limited two family, duplex, townhouse, and condominium residential use is permitted under standards which maintain single-family neighborhood characteristics. The SF-5 district is appropriate to facilitate the implementation of the city's adopted affordable housing programs.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

SF-5 zoning is compatible with the single-family residences surrounding the property to the north, south and west. The property in question fronts onto and takes access to a Jester Boulevard, a Level 2/collector roadway. According to LDC Secs. 25-2-775 and 25-2-776, residential development in the Urban Family Residence district is intended to access more than a residential street (Level 2 and above) and is limited to a maximum of 10 residential units.

3. *Zoning should allow for reasonable use of the property.*

The proposed SF-5 zoning will bring permit the applicant to develop an additional single-family residence on the property to provide housing for a family member. The addition of a residential units on this site would be consistent with the goals of the City Council as outlined in the Strategic Housing Blueprint and other Council approved actions.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6, SF-2	Single-Family Residence, with Outbuilding/Barn
<i>North</i>	SF-2	Single-Family Residence
<i>South</i>	SF-2	Single-Family Residence
<i>East</i>	SF-6	Undeveloped
<i>West</i>	SF-1	Single-Family Residence

NEIGHBORHOOD PLANNING AREA: N/ATIA: N/AWATERSHED: Bull CreekSCHOOLS: Austin I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Bull Creek Foundation
 Bull Creek Homeowners Association
 Canyon Creek H.O.A.
 Friends of Austin Neighborhoods
 Jester Homeowners Association, Inc.
 Lake Austin Collective
 Lakewood Homeowners Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & Phase III Homeowners Association, Inc.
 Mountain Neighborhood Association (MNA)
 River Place HOA
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP-Travis County Natural Resources
 2222 Coalition of Neighborhood Associations, Inc.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-88-0046 (Jester Estates: 7603 Jester Boulevard)		5/11/89: Expired	N/A

C14-85-170 (Howard Burris, Jr.: Lakewood Drive and Jester Estates Boulevard)	I-SF-2 and I-RR to LR, SF-3 and SF-6	8/13/85: Approved LR, SF-3, & SF-6 zonings (7-0)	9/05/85: Approved LR, SF-3, SF-6 zoning (6-0); 1 st reading 8/28/86: Approved LR, SF-3 and SF-6 zoning, with public RC conditions (6-0, Council Member Rose out of the room); 2 nd /3 rd readings 4/09/87: To correct field notes description (6-0 Vote, Council Member Rose out of the room); Council Member Trevino- 1 st , Council Member Humphrey-2 nd .
--	--	---	--

RELATED CASES:

C14-85-170 - Previous Rezoning Case

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Routes	Cap Metro (within ¼ mile)
Jester Blvd	2	84	84	60 feet	Yes	Yes, on both sides of road	No

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 7611 JESTER BLVD. C14-2022-0143. 11.929 acres from SF-2 to SF-6. Renovating and adding a second single-family home for his elderly mother to live on the property. Oct 10, 2022

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane (sidewalk and bike lanes)
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
2	Total Number of "Yes's"

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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 comments.

Site Plan

No comments at this time. Proposed use is stated to be two-family residential, which does not require the submission of a site plan.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Jester Boulevard. It is recommended that 42 feet of right-of-way from the existing future centerline should be dedicated

for Jester Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Water Utility

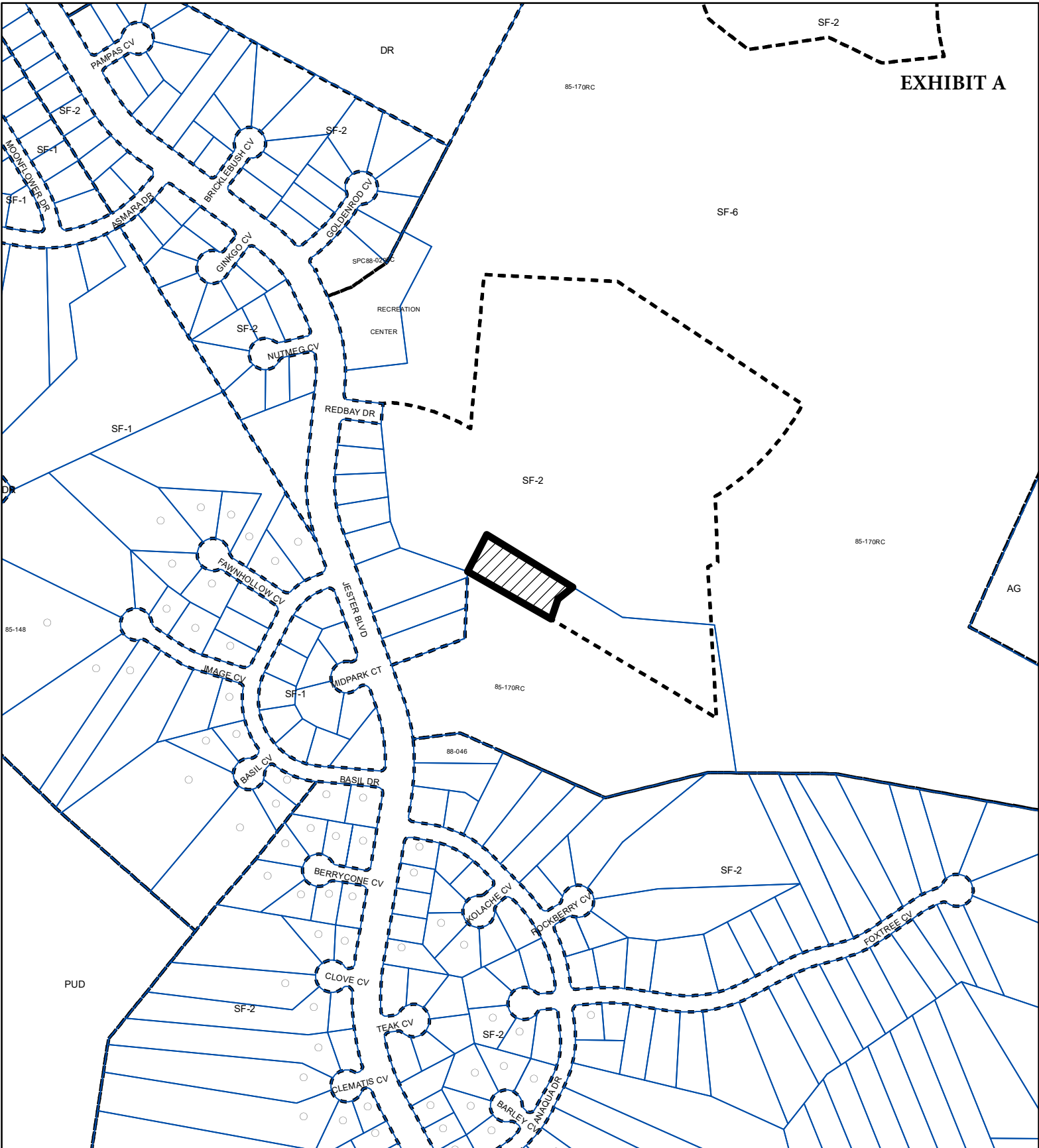
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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. Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2022-0143



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 3/9/2023



7611 Jester Blvd



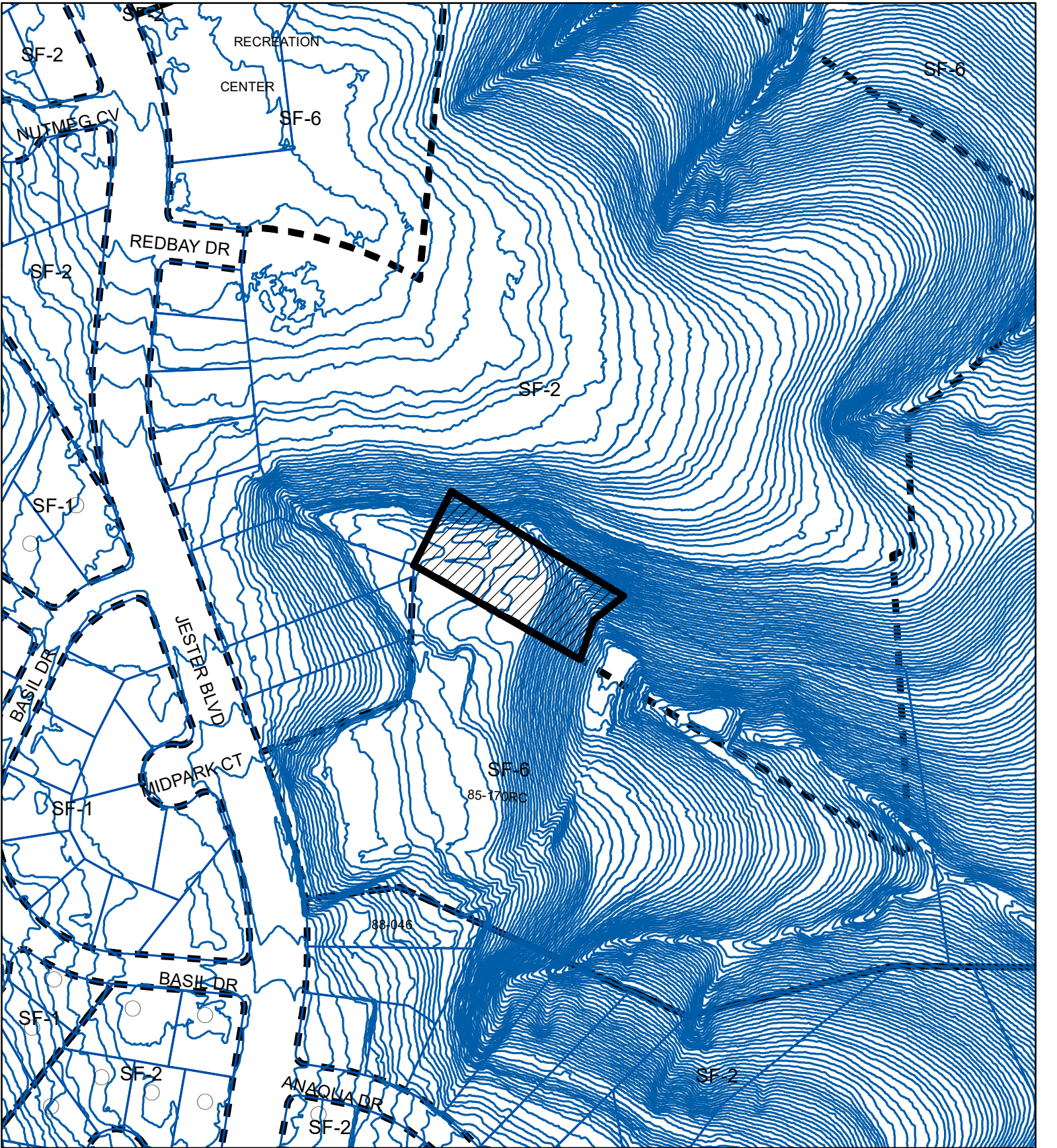
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0143
 LOCATION: 7611 Jester Boulevard
 SUBJECT AREA: 0.8647
 GRID: F32
 MANAGER: Sherri Sirwaitis






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 completeness.

Created: 3/28/2023



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2022-0143

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 4/3/2023

From: Lynne & Jim Weber
To: [Sirwaitis, Sherri](#)
Subject: Case Number C14-2022-0143
Date: Tuesday, October 25, 2022 7:46:58 AM

*** External Email - Exercise Caution ***

Sherri,

We are 30 year residents of Jester Estates who are very concerned about this filing of application for Rezoning. If approved, the rezoning to SF-6 allows for a very broad range of options, from moderate density single family homes to condominiums. What assurance is there that the developers 'intend' to build only a few structures but then switch to a much more dense development, as would be allowed by the rezoning?

Since its inception, Jester Estates has only been zoned for single family, and the residents would like it to stay that way.

Further, Bandali Builders has no discernible track record, has not engaged the Jester HOA, and it is a red flag that they have hired a consultant to push this through the rezoning process.

More specifically, we OPPOSE this re-zoning case which changes a 12-acre single family home lot (SF-2) with one home on it in the middle of a quiet neighborhood surrounded by preserve into a Townhouse and Condominium Residence District (SF-6) . If approved, it will:

- Greatly increase traffic on Jester Boulevard which is already being scrutinized by the city for excess speeding
- Increase wildfire risk by adding to the wildland-urban interface
- Negatively impact the bordering Forest Ridge BCP tract, which is the most productive part of the preserve for the endangered Golden-cheeked Warbler
- Further burden the current aging infrastructure, and put more structures on an old construction debris landfill
- Reduce quality of life for all current single family home residents, not just those within 500 feet

If many structures are built, they could violate impervious cover, require more fill to level out the canyon upon which they would be built, and potentially damage or remove heritage trees.

Frankly, as long-time residents of Jester and volunteers for the BCP for 25 years, we are appalled at this proposed change. We have notified our BCP contacts at both the city and the county, our Mayor Pro Team, and the Co-Commissioners of the BCP Coordinating Committee of this pending change.

We ask that you inform us of the date/time/place of the public hearing so that we and other concerned residents can attend to voice our concerns.

Jim & Lynne Weber
6808 Jester Wild Drive
Austin, TX 78750

From: Liad Levinson
To: [Sirwaitis, Sherri](#)
Subject: 7611 JESTER BLD - Case Number: C14-2022-0143
Date: Tuesday, October 25, 2022 6:01:55 PM

*** External Email - Exercise Caution ***

Opposing: SF-6-Townhouse and Condominium Residence District

Dear Ms. Sirwaitis,

I write as a concerned citizen and homeowner in the neighborhood of the project location.

I strongly oppose the rezoning application in the case number above. This would be an unacceptable aberration of the look and feel of the Jester neighborhood, which is exclusively single-family residences.

I would also urge the city to take note of the existing fire safety issues in this neighborhood. Evacuation is already extremely problematic based on the professional modeling performed by fire safety experts, since there is only one road out of the community. Any action to increase housing density in this neighborhood places all existing residents at increased risk and would be grossly irresponsible for the city to approve. Please keep me informed of all public hearings in this regard.

Thank you,

Liad
8213 Crabtree Dr, Austin, TX 78750

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: Kelly David
To: [Sirwaitis, Sherri](#)
Subject: Case Number C14-2022-0143
Date: Wednesday, October 26, 2022 4:52:12 PM

*** External Email - Exercise Caution ***

Hello,

I am writing to express my concerns about the request to re-zone 7611 Jester Blvd Austin, TX 78750 from a SF-2 to SF-6.

The Jester neighborhood is surrounded on 3 sides by the protected Balcones Canyonland. We have 8 different endangered species that live in the protected area. We are a "green" certified community and take building in this area very seriously. We must continue to protect this area by not overloading it with development.

The zoning change would result in increased density and additional unnecessary impervious cover that ultimately will result in additional pollutants and run-off into Bull Creek.

Jester is at an elevated risk for fire. We are surrounded by naturally unkempt land that includes steep terrain. Additional density housing will provide more fuel for potential fires. If a fire were to occur in this area, there are a limited number of City of Austin resources to respond. This could result in a major disaster.

We have limited entry/exit points. Additional traffic within the neighborhood will create safety challenges for any evacuation occurrences. We have many walkers, runners and bikers of all ages. More traffic on the main road will present a daily safety hazard. Furthermore, RR 2222 and Hwy 360 are already overloaded with traffic. We don't need any more housing to add to this overload. There is *plenty* of condominium, apartment and duplex housing right next to Jester Estates. We don't need the option for this type of housing *inside* the neighborhood.

Many Jester homes have experienced issues with water pressure. We have frequent road repair on Jester hill. Added traffic will potentially add to the repair frequency. Additional housing will further strain our infrastructure.

Our public schools are already overpopulated. Austin ISD has limited funding to expand and maintain the schools. Can we please not add to the strain with more housing? Can we solve one problem (overpopulated schools) before we add even more housing?

From what I understand, we can request that there is a "conditional overlay" added to the rezoning permit that states ONLY 2 single family homes can be built on the site. This would help satisfy both the builder and the community that surrounds the lot.

Respectfully,

Kelly David
8121 Vailview Cove

From: Sarah Wallis
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2022-0143
Date: Wednesday, October 26, 2022 8:50:52 PM

*** External Email - Exercise Caution ***

Dear Ms. Sirwaitis,

As a Jester neighborhood resident, I am very concerned about the requested rezoning of 7611 Jester Blvd from SF-2 to SF-6 (Case Number: C14-2022-0143). Jester includes approximately 900 homes and is surrounded on three sides by the protected Balcones Canyonlands. This is one of the nation's largest urban preserves that contains eight endangered species. As Jester is a "green" certified community, we must continue to protect this area by not overloading it with development.

The neighborhood has only two main access points - one on 2222 and one on 360. It has one main road, Jester Blvd, which is the only street in our neighborhood with designated bike and pedestrian lanes and is heavily used by residents of all ages on bike and on foot at all times of day. The property in question is a large site on Jester Blvd purchased by a developer several months ago. It currently holds one single family home. We understand that the zoning request is to change it from single family to multifamily townhome/condo use.

In addition to the traffic safety concerns of adding dense housing along Jester Blvd, the zoning change would result in additional unnecessary impervious cover that ultimately will result in additional pollutants and run-off into Bull Creek, further damaging our protected areas. Also, Jester is at an elevated risk for wildfires. We are surrounded by natural unkept land that includes steep terrain. It is our responsibility to protect our neighborhood and the surrounding canyonlands as much as possible. Additional high density housing perched on the edge of the preserve will only provide fuel for potential wildfires and create safety challenges for any evacuations. If a fire were to occur in this area, there are a limited number of City of Austin resources to respond. This could result in a major disaster.

There is already an abundance of multifamily housing adjacent to the neighborhood on 2222, which is a road that is better equipped to handle the additional traffic and noise that accompanies this type of development. Condos, townhomes, apartments and the like do not belong in the middle of a single family neighborhood, especially one that does not have the infrastructure to support it. By re-zoning one property here, we are setting the precedent for other potential developments of this nature within the neighborhood. Our neighborhood is not an area where transition from single family to multifamily use is appropriate.

Please help us save the natural beauty and safety that our residents hold so dear by fighting against the rezoning of 7611 Jester Blvd.

Thanks for your time,
Sarah Wallis
8003 High Hollow Cove
Austin 78750

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

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

7611 Jester Rezoning

C14-2022-0143

Property Profile



From <https://maps.austintexas.gov/GIS/PropertyProfile/>

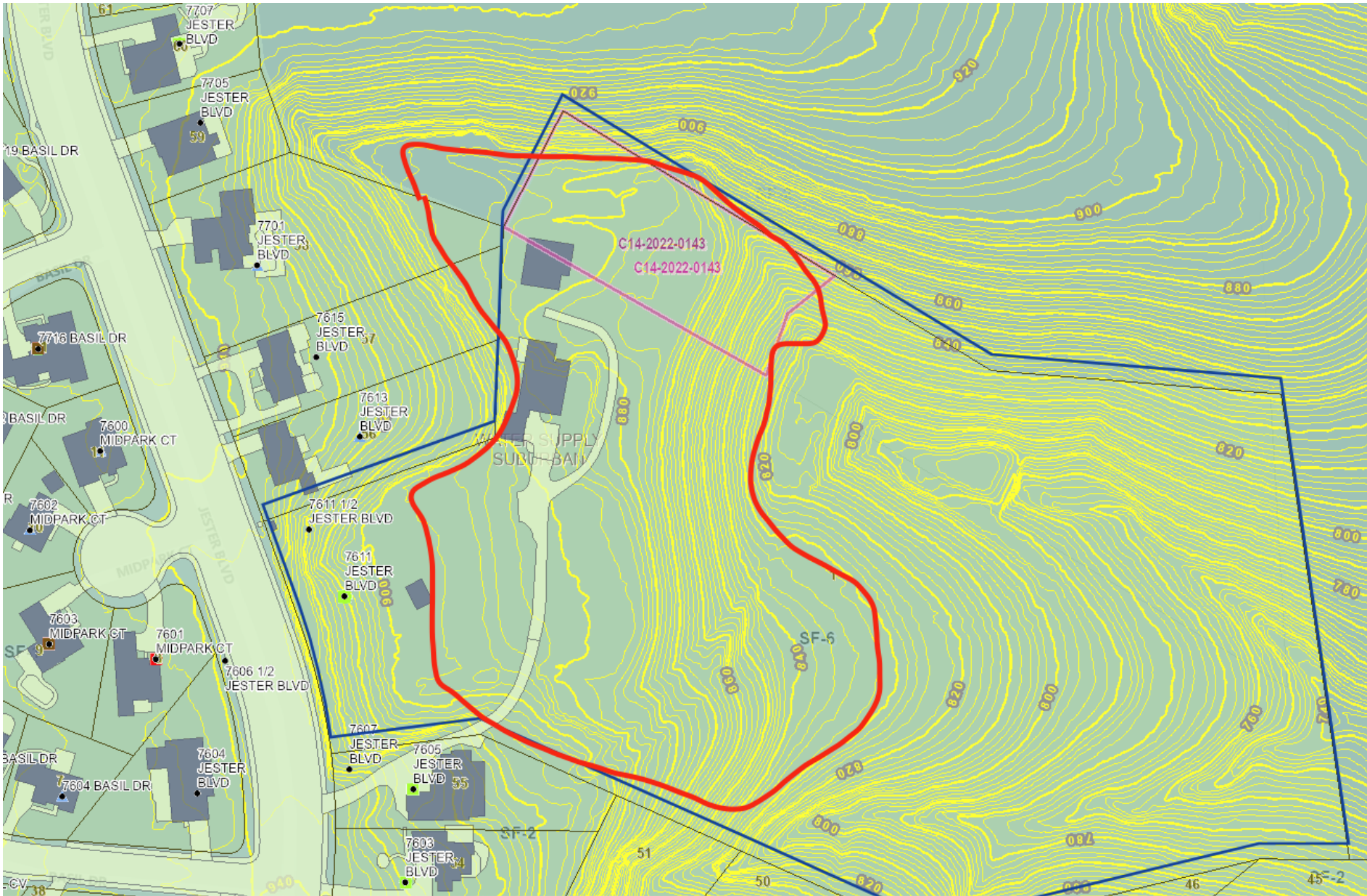
Key Points - Neighborhood

- The tract represents an **extreme fire risk** to existing homes in Jester because of the prevailing southerly winds and steep slopes that channel the winds.
- The **north** and **east** boundaries of 7611 Jester are the **Austin Wildlands tract of the Balcones Canyonland Conservation Lands**
- The area proposed for the zoning change is **contiguous with a steep slope of Austin Wildlands** and is not suitable for any construction

Key Points - Tract

- **40+ vertical foot elevation drop** from Jester Blvd to the 900 contour boundary, in less than 80 feet.
Roughly a 50% slope
- Access blocked by a guardrail running the full width of 7611 Jester's boundary with Jester Blvd.
- Access via an **easement** with the owners of 7605 Jester,
 - a narrow driveway running within 5 feet of the neighbor's house
- Existing storm drain at 7606 ½ Jester empties down the steep slope and flows across the driveway of 7611
- Owner must carry his trash, compost, recycling to curb using easement driveway today
- Owner is attempting also attempting to build a **2400 square foot ADU** (exceeding of Austin rules) for a **single person** to occupy

Property Profile + Layer Showing 1986-1991 Jester Land Management Landfill



Key Points - Landfill Consequences

- The area in **red boundary** is the approximate outline of the fill area
- Jester Land Management deposited more than **80 vertical feet of soil, rocks, trees, trunks brush** in an un-engineered landfill on 7611 Jester Blvd from about 1986 stopping about 1991
 - Buried organics, no packing or compression, no control over materials
- Jester Land Management buried the back of lot 58 (7701 Jester) in more than **30 feet of vertical fill**
 - This is acknowledged in **Travis County Records document 89004385**
 - Jester Land Management bound the tract to limits on fill and grade per agreement in that document
- Any flat contours exist only because a bulldozer drove over the top of the landfill
- The **existing house sits on cement columns 25' to 45' feet deep.**
 - It was the only way original home owner could have a stable slab
 - The only reason those columns were not longer, was because the **house was jammed up on the west edge** of the lot near the unspoiled natural land, sacrificing the view
- The only reason there is already SF6 zoning, is because Jester Land Management inherited it from the 1980s zoning and nobody ever changed it when 7611 was formed as a lot from the landfill and sold to Kehne
- The ADU the new owner is requesting will also be sited on the fill area and require extensive slab columns or other foundation safety

Risks of Concentrated Zoning (SF-5 SF-6 MF) and the Landfill

- **Dangerous ingress and egress.** Basically none except through a narrow easement
- **Even worse wildfire risks** to the existing neighbor, that worsens if more houses are concentrated in the fire generation area
- **Unsafe foundations** that will be built on poorly packed, organic laden fill in an undocumented landfill
- **No way for fire trucks to enter the property** today past the house on 7605 via the easement
- **Hard for city services like police to find the current house** on the narrow easement driveway
- **Hugely expensive grading and slope development** to allow access for fire trucks, sanitation trucks, delivery trucks, and all the other vehicles that would serve an SF-6 undertaking
- **Hugely expensive sewer, water, electric development** for new houses due to poor landfill

Recommendations

- This is **no place** for townhouses, condos, ADUs, short term rentals, bed and breakfast
- **The landfill area is unsuitable** for pavement or for addition of water and sewer lines
- **Deny** the requested zoning change
- **Change to SF-2 the rest of the lot**, which incorrectly inherited SF-6 zoning on the other parts of the 7611
- **Remove the SF-6 zoning of the Austin Wildlands tracts** to something that reflects that it is a preserve
- **Revoke the permit for the ADU** as it current stands or force it to comply with current guidelines

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

JAN GOETZOWA
Your Name (please print)

☐ I am in favor
☒ I object

7400 ROCKBERRY COVE AUSTIN TX 78758
Your address(es) affected by this application (optional)

Jan Goetzowa
Signature

4/4/23
Date

Daytime Telephone (Optional): 832-260-3337

Comments: OUR NEIGHBORHOOD IS NOT SUITABLE FOR CONDOMINIUMS.
IT WILL CAUSE CONGESTION (ONLY 1 ACCESS ROAD) AND
MAKE IT LESS SAFE FOR OUR KIDS TO PLAY OUTSIDE.

THANK YOU FOR YOUR TIME & CONSIDERATION.

RESPECTFULLY,

Jan Goetzowa

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