

**From:** [Alan Barrilleaux](#)  
**To:** [Sirwaitis, Sherri](#); [Parikakis, Eric](#)  
**Cc:** ["Alan Barrilleaux"](#)  
**Subject:** Zoning Change Request - Case C14-2023-0010  
**Date:** Tuesday, May 2, 2023 10:06:29 AM

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

To: Sherri Sirwaitis - City of Austin Housing & Planning Department, Eric Parikakis - Constituent Liaison Council Member Mackenzie Kelly | District 6

Case Number: C14-2023-0010

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 4, 2023, City Council

To Whom It May Concern,

This letter is to register my opposition to the zoning change request for the properties at 9815 & 9817 Anderson Mill Road (Case C14-2023-0010) and is intended as input to the City Council public hearing to review the application scheduled for May 4, 2023. I oppose the zoning change because I am concerned about the types of businesses that GR zoning would allow, for the following reasons:

1. Many of the businesses allowed by GR zoning are incompatible with the church adjoining the property (Unity Church of the Hills) and across the street from the property (Bethany United Methodist Church); for example, Automotive Repair Services and Sales, Automotive Washing of any type, Bail Bond Services, Drop-Off Recycling Collection Facility, etc.
2. Some of these business would create additional and potentially dangerous traffic conditions. Anderson Mill is heavily travelled and with the property being on a curve, not at an intersection and without access to a traffic light, dangerous driving conditions would result.
3. In general these types of businesses would extend too deeply into the residential areas located on Swan Drive. The property in question is less than a thousand feet from the neighborhood entrance and one of the first properties encountered as one exits or approaches the neighborhood.
4. A change to GR zoning would set an undesirable precedent for other properties in this immediate area.

Thank you for your consideration.

Alan Barrilleaux  
Balcones Greenes homeowner  
Austin TX 78750



## 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](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. 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: C14-2023-0010**  
**Contact: Sherri Sirwaitis, 512-974-3057**  
**Public Hearing: May 4, 2023, City Council**

Neil Feiereisel (Unity Church of the Hills)

Your Name (please print)

9905 Anderson Mill Rd

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

Neil Feiereisel

Signature

5-3-23

Date

Daytime Telephone (Optional): 512-693-7106

Comments: Please see attached letter.

☐ I am in favor  
☒ I object

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





Unity Church of the Hills  
9905 Anderson Mill Rd  
Austin, TX 78750  
Tel: 512-335-4449

To: City of Austin Housing & Planning Department  
Re: Case Number: C14-2023-0010  
Attn: Case Manager Sherri Sirwaitis

Unity Church of the Hills supports the staff recommendation of maintaining the current zoning, and objects to the applicant's proposed zoning change from LR-CO to GR for the following reasons:

There are uses in the GR zoning category that are not consistent with other surrounding uses. While not exhaustive, of concern to us are the following permitted uses under GR:

- Pawn Shop
- Bail Bond Services
- Drop-off recycling collection facility
- Automotive repair and other automotive-related businesses
- Indoor entertainment (guessing pool hall, bingo, card room)
- Service Station
- Restaurant
- Motel

The various adjacent properties to the north, south, east, and west of the subject property are all zoned for LR-CO or SF-1. Granting the zoning change would be spot zoning, and inconsistent with the surrounding properties.

GR zoning is more appropriate for a property that is at an intersection. The nearby traffic light is not an intersection, but rather provides for safe access to the parking lots of Unity Church of the Hills and Bethany United Methodist Church across the street. This light was added 10-15 years ago when Anderson Mill Rd. was a 4-lane road with no center turn lane.

Most GR zoning in the area is on or close to the 183 frontage road, and not on Anderson Mill Rd. The only nearby GR zoning is on Anderson Mill and Swan Drive (at an intersection) and has a residential Memory Care unit.

We believe the existing zoning designation is more compatible with churches on either side of the street. We also have a preschool at Unity Church of the Hills just two hundred feet from subject property.

Sincerely,  
Neil Feiereisel  
Vice-President  
Unity Church of the Hills Board of Trustees  
NeilUnity@feiereisel.com  
512-296-7106