

To whom it may concern:

I am writing to object to zoning case number C14-2022-0107 for the commercial, mixed use, and **industrial** CS-MU-NP for tract 1 activity services. I am objecting to Vargas/Jayco Holdings Ltd. combining industrial custom manufacturing and warehouse distribution. These types of manufacturing industries will not be safe with traffic, and hazardous storage materials will pollute our neighborhood, Elementary school, COA Civitan Park, swimming pool, and after-school care. This is not compatible with or safe for our residential neighborhood.

The conditional overlay should also prohibit the use of big trucks, certain vehicles, and include safe pedestrian crossings and traffic light/signs.

Large companies always say they are here to support the communities they are moving into but make gentrification a real threat for the families and longtime residents who live in the area.

I am concerned because these types of industries will bring large semi-trucks, hazardous material, and 18-wheelers that will transport day and night. This will cause interference with the resident's sleep pattern, restlessness, fatigue, and work ethic.

The safety of pedestrians and traffic lights would be an issue once this type of development is established. There will be lots of heavy traffic and activity. The safety of children crossing streets, neighborhood residents getting in and out of their driveways, and consumers parking on the street. Parents with elementary children dropping or picking up from school are at risk because there are no safety crossings or traffic lights. This could have a great safety impact on the neighborhood.

I encourage growth in our neighborhood. But this is our quiet neighborhood, and it is where we live.

Thank you,

*Maryhelen Verastegui*

## 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: C14-2022-0107

Contact: Nancy Estrada, 512-974-7617

Public Hearing: July 20, 2023, City Council

Margheleen Verastegui

Your Name (please print)

☐ I am in favor  
☒ I object

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

M. Verastegui

Signature

7-14-2023

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

See Attachment

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Nancy Estrada

P. O. Box 1088, Austin, TX 78767

Or email to:

[nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)