

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0067

DISTRICT: 7

(Student Union Addition and New Gymnasium - Hyde Park Schools)

ADDRESS: 11400 N Mopac Expressway Service Road South Bound

ZONING FROM: SF-2

TO: GO

SITE AREA: Tract 1: 1.099 acres

Tract 2: 0.305 acres

1.404 acres (61,154 sq. ft.)

PROPERTY OWNER: Hyde Park Baptist School Inc. (Dr. John Turner)

AGENT: Masterplan (Karen Wunsch)

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

STAFF RECOMMEDATION:

**Staff recommends GO, General Office District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**August 1, 2023: Approved staff's recommendation of GO district zoning by consent (7-0, C. Thompson, R. Johnson and K. Garrett-absent); A. Flores-1st, B. Greenberg-2nd.**

CITY COUNCIL ACTION:

**September 14, 2023**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of two tracts that make up 1.404 acres within the overall 59.54 acre area owned by Hyde Park Schools that is zoned SF-2. The current land use on the site is classified as Private Primary and Private Secondary Educational Facilities, Religious Assembly and Day Care. The school property is surrounded by single-family residences to the north and south and parkland to the west, Quarries Park – a 13-acre recreation lake used for fishing and canoeing. There is a rail line bordering the property to the east. The applicant is requesting two footprint tracts of GO zoning to construct a new three-story gymnasium building and a new four-story addition to the main educational building (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends GO, General Office District, zoning for these tracts within the overall property. This site meets the intent of the 'GO' district as it will provide a use that serves community and city-wide needs. The rezoning of these tracts of land will allow for the development of a new gym and an addition the existing school on the facility grounds. These educational facilities will provide services to the surrounding residential areas to the north and south and to the surrounding community. The property is located adjacent to the North Burnet/Gateway Station Regional Center and is within 0.50 miles from a recreation area/park. There are Capital Metro Bus Routes (Nos. 980 and 985) and an Urban Trail Network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The proposed GO tracts will provide for an expansion educational facilities on this site that will serve the surrounding community.

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

GO zoning will permit the development of a new gymnasium and an addition to the existing school facility on this site that is located adjacent to the North Burnet/Gateway Station Regional Center as designated by the Imagine Austin Comprehensive Plan. There are transportation options in this area as there are Capital Metro bus routes (Nos. 980 and 985) and an urban trail network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

EXISTING ZONING AND LAND USES:

|              | ZONING       | LAND USES  |
|--------------|--------------|--|
| <i>Site</i>  | SF-2         | Private Primary Educational Facility, Private Secondary Educational Facility, Religious Assembly and Day Care uses       |
| <i>North</i> | SF-2         | Floodplain, Detention Ponds, Single Family Residences  |
| <i>South</i> | SF-2         | Quarries Park: Camp Gladiator, The Quarries Gym, The Quarries Church, Hyde Park Baptist Field), Single-Family Residences |
| <i>East</i>  | SF-2, MI-PDA | Hyde Park High School, Rail line, Office/Warehouse (National Instruments Corporation)                                    |
| <i>West</i>  | SF-2         | Tennis Courts, Quarries Park, Mesa Park Quarries Dam   |

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Walnut CreekSCHOOLS: Austin I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District  
 Austin Lost and Found Pets  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 TNR BCP -Travis County Natural Resources

AREA CASE HISTORIES:

| NUMBER   | REQUEST       | COMMISSION  | CITY COUNCIL   |
|--|---------------|---|--|
| C14-03-0060 (San Marin II Apartments: 4025 Duval Road) | MF-2 to LO-MU | 9/9/03: Approve staff's alternate recommendation of LO-MU, with the following added condition: No access for vehicles exceeding 1-ton capacity or more. (7-1, J. Martinez-Nay); K. Jackson-1st, M. Whaley-2nd | 10/30/03: Granted LO-MU zoning, with restrictive covenant for added ZAP Commission condition (7-0); all 3 readings |
| C14-97-0151  | MF-2 to GO    | 2/3/98: Approved GO-CO w/ conditions (6-0); Agreed to by Applicant/ Neighborhood Groups   | 3/5/98: Approved PC rec. of GOCO & RR w/ conditions (6-0); all 3 readings  |

|              |   |   |  |
|--------------|---|---|--|
| C14-97-00 17 | Tract 1: MI to MI-PDA,<br>Tract 2: MF-2 to MI-PDA | 7/8/97: Approved MI-PDA (5-0-3); Applicant agreed to provide pedestrian/sidewalk access to Duval Road | 8/14/97: Approved MI-PDA (7-0); all 3 readings |
|--------------|---|---|--|

RELATED CASES:

C14-85-244 – Previous Zoning Case  
 SPC-99-2019A, SPC-99-2019B – Site Plan Cases  
 C8-77-008 – Subdivision Case

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

| Name                | ASMP Classification | ASMP Required ROW | Existing ROW | Existing Pavement | Existing Sidewalks | Bicycle Route | Cap Metro (within ¼ mile) |
|---------------------|---------------------|-------------------|--------------|-------------------|--------------------|---------------|---------------------------|
| N. Mopac Expressway | Level 4             | n/a/              | n/a          | 30 feet           | yes                | no            | no                        |

OTHER STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 11400 N Mopac Expressway SVRD. C14-2023-0067. Project: Construct Four Story Student Union Addition and Three Story Gymnasium - Hyde Park Baptist Schools. 1.4 acres from SF-2 to GO.

| Yes | Imagine Austin Decision Guidelines  |
|-----|---|
|     | Complete Community Measures   |
| Y   | <b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers: Adjacent to North Burnet/Gateway Station Regional Center</b> |
|     | <b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.   |
|     | <b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.  |
|     | <b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.   |
|     | <b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.  |
|     | <b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.  |
| Y   | <b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.   |
|     | <b>Connectivity and Health:</b> 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.)   |
|     | <b>Housing Choice:</b> 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.               |
|     | <b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.   |
|     | <b>Mixed use:</b> Provides a mix of residential and non-industrial uses.  |
|     | <b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).   |
|     | <b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.  |
|     | <b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)  |
|     | <b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.                          |
|     | <b>Industrial Land:</b> Preserves or enhances industrial land.  |
| 2   | <b>Total Number of "Yes's"</b>  |

### Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

| <i>Development Classification</i>                | <i>% of Gross Site Area</i> | <i>% of Gross Site Area with Transfers</i> |
|--|-----------------------------|--|
| Single-Family<br>(minimum lot size 5750 sq. ft.) | 50%                         | 60%  |
| Other Single-Family or Duplex                    | 55%                         | 60%  |
| Multifamily                                      | 60%                         | 70%  |
| Commercial                                       | 80%                         | 90%  |

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.

### Parks and Recreation

There are no parkland dedication requirements associated with this application.

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

**Compatibility Standards**

The site is subject to compatibility standards due to the SF-2 lots it abuts on the north, south, and west property lines.

Transportation

There is a proposed Urban Trail adjacent to this site (W. Braker Lane to Duval Road), along the eastern property boundary easement required is a minimum of 20 ft as this allows for a 12 ft trail (minimum trail width per the urban trails plan) and room for maintenance activity. This is the same for Tier I and Tier II trails. This may be required at Site Plan.

There are Capital Metro Bus Routes (Nos. 980 and 985) and an Urban Trail Network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

Water Utility

No comments on zoning change.

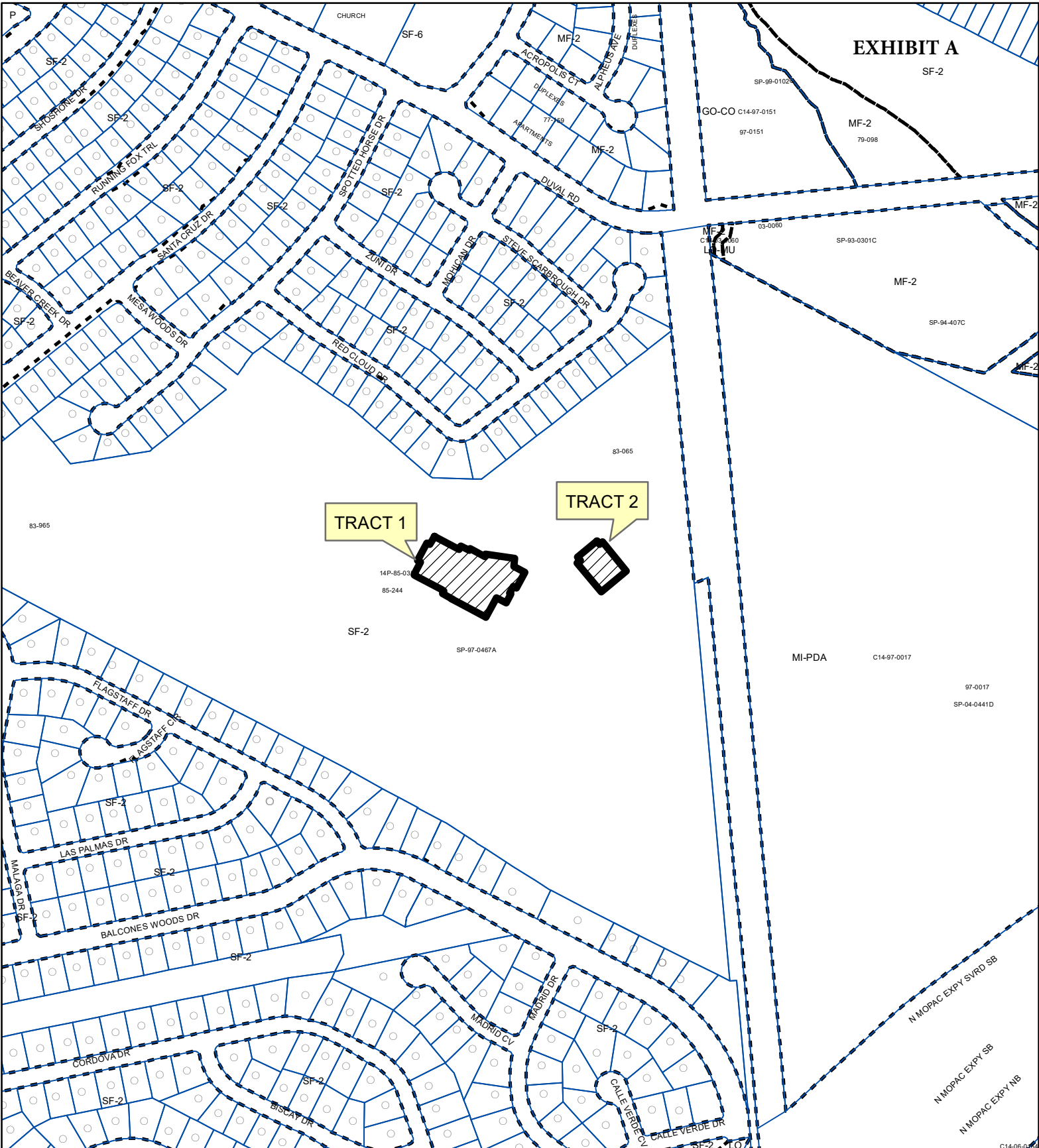
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

**INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Comments Received

# EXHIBIT A



TRACT 1

TRACT 2

14P-85-03  
85-244

SF-2

SP-97-0467A

MI-PDA




C14-97-0017

97-0017  
SP-04-0441D

## ZONING

ZONING CASE#: C14-2023-0067



-  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: 5/24/2023





## Student Union Addition and New Gymnasium - Hyde Park Schools



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

ZONING CASE#: C14-2023-0067  
 LOCATION: 11400 N MoPac Expy Svr. SB  
 SUBJECT AREA: 1.4 Acres  
 GRID: J34  
 MANAGER: Sherri Sirwaitis



This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 7/11/2023





To: City of Austin Development Services Land Use Review

From: Karen Wunsch, Masterplan

Subject: Hyde Park Schools Rezone Application for Student Union Addition and New Gymnasium

Date: May 1, 2023

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Hyde Park Schools proposes construction of a new, three-story gymnasium building and a new four-story addition to the main educational building. The development standards applicable under the current zoning designation limits the maximum building height to 35 feet or two stories. The purpose of this application is to request a rezone of portions of the subject property to a zoning district that will allow for a maximum height greater than the maximum height of the exiting SF-2 District. Architectural design development drawings of the proposed improvements are included for reference.

The subject property consists of 59.54 acres zoned SF-2 (Single Family Residence – Standard Lot) District. The land use is classified as Private Primary and Private Secondary Educational Facilities, Religious Assembly, and Day Care. Religious Assembly uses are considered a permitted use within any zoning district. The Educational Facilities and Day Care uses are allowed within a SF-2 District only with approval of a CUP (Conditional Use Permit).

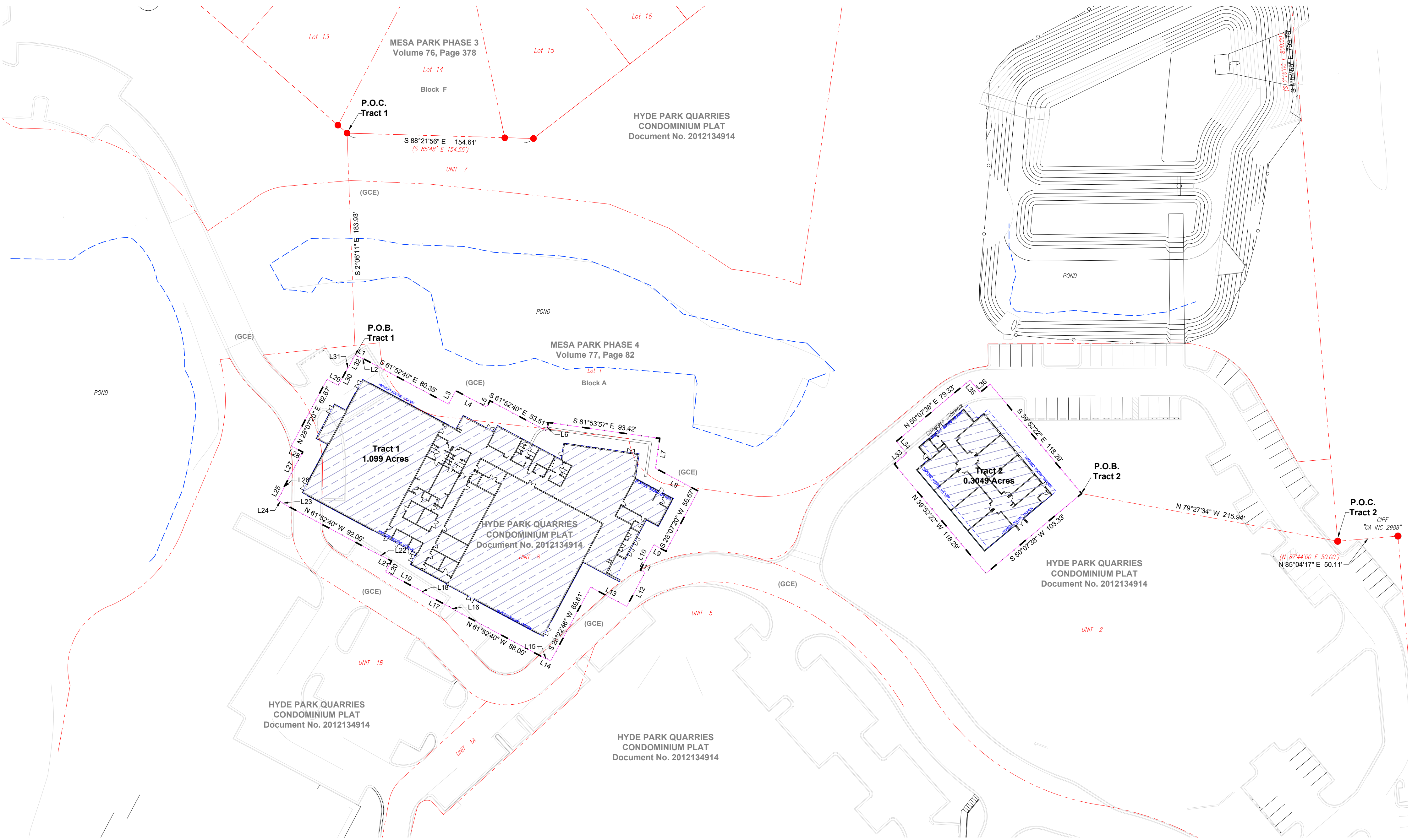
The site plan associated with the subject property is comprised of two components, a land use component and a construction component that were reviewed concurrently and approved in November 2000. The Land Use Component and CUP Site Plan is approved as SPC-99-2019A, and the Construction Component Site Plan is approved as SPC-99-2019B.

During the initial project planning phase, planners from the Development Services Department were consulted to determine the best strategy for obtaining the desired goal of additional height allowances for the proposed improvements. Ultimately, it was decided that a “footprint” zoning from SF-2 District to GO District would have a high likelihood for success, as it offers minimal impact on the existing site plan and surrounding property owners.

Thank you for your consideration and assistance with this rezoning request. I look forward to working with you and members of the community to amend the zoning in a manner that allows for Hyde Park Schools to satisfy the long-term needs of the campus, while protecting the character and satisfying the concerns of the surrounding neighborhoods. If you have questions about the information provided or require additional information, please contact me at 512-202-5542 or [karen@masterplantexas.com](mailto:karen@masterplantexas.com).

BUILDING BOUNDARY LAYOUT FOR  
HYDE PARK BAPTIST CHURCH  
Lot 1  
Mesa Park Phase 4  
Volume 4, Page 82  
Tract 1 - 1.099 Acres out of Unit 1B, Unit 8 & a portion of the GCE  
Tract 2 - 0.3049 Acres out of Unit 2  
Hyde Park Quarries Condominium Plat  
Document No. 2012134914  
Travis County, Texas

| Line Table |               |          | Line Table |               |          |
|------------|---------------|----------|------------|---------------|----------|
| Line #     | Bearing       | Distance | Line #     | Bearing       | Distance |
| L1         | S 61°52'40" E | 7.15'    | L19        | N 61°52'40" W | 34.33'   |
| L2         | N 28°07'20" E | 0.31'    | L20        | N 28°07'20" E | 10.31'   |
| L3         | N 28°07'20" E | 12.69'   | L21        | N 61°52'40" W | 10.02'   |
| L4         | S 61°52'40" E | 29.00'   | L22        | S 28°07'20" W | 0.31'    |
| L5         | N 28°07'20" E | 6.00'    | L23        | N 28°07'20" E | 0.31'    |
| L6         | N 08°07'20" E | 7.27'    | L24        | N 61°52'40" W | 5.15'    |
| L7         | S 08°07'20" W | 24.99'   | L25        | N 28°07'20" E | 12.42'   |
| L8         | S 61°52'40" E | 40.08'   | L26        | N 61°52'40" W | 0.31'    |
| L9         | N 61°52'40" W | 11.33'   | L27        | N 28°07'20" E | 32.60'   |
| L10        | S 28°07'20" W | 23.67'   | L28        | N 61°52'40" W | 10.69'   |
| L11        | S 61°52'40" E | 4.33'    | L29        | S 61°52'40" E | 10.69'   |
| L12        | S 28°07'20" W | 32.00'   | L30        | N 28°07'20" E | 16.40'   |
| L13        | N 61°52'40" W | 34.02'   | L31        | S 61°52'40" E | 0.31'    |
| L14        | N 61°52'40" W | 4.52'    | L32        | N 28°07'20" E | 12.60'   |
| L15        | S 28°07'20" W | 0.31'    | L33        | N 50°07'38" E | 13.33'   |
| L16        | N 28°07'20" E | 0.31'    | L34        | N 39°52'22" W | 13.33'   |
| L17        | N 61°52'40" W | 28.56'   | L35        | S 39°52'22" E | 13.33'   |
| L18        | N 28°07'20" E | 0.60'    | L36        | N 50°07'38" E | 10.67'   |



0 50 100 Feet

SCALE: 1" = 50'

Note:  
The bearing basis for this survey is the State Plane Coordinate System  
NAD83, Texas Central Zone, (4203)  
GEOID: 18 Elevations adjusted to match original site benchmark, TBM#1  
DATUM: NAVD83  
CONVERGENCE: 1'20'21.88"

**LEGEND**

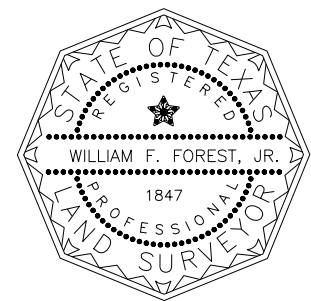
1/2" IRON PIN FOUND (STEEL PIN)  
CAPPED IRON PIN SET "FOREST RPLS 1847"  
CAPPED IRON PIN FOUND "FOREST RPLS 1847"  
NAIL SET/WASHER "FOREST RPLS 1847"  
NAIL FOUND/WASHER "FOREST RPLS 1847"  
NAIL SET  
NAIL FOUND  
CAPPED IRON PIN FOUND  
COTTON GIN SPINDLE FOUND  
COTTON GIN SPINDLE SET  
TXDOT TYPE I CONCRETE MARKER  
TXDOT TYPE II BRONZE MONUMENT  
TXDOT TYPE III CIPF  
FENCE CORNER POST  
SQUARE BAR/PIN  
POINT SUBMERGED UNDERWATER  
BENCHMARK MONUMENT (COTTON SPINDLE SET)  
PROPANE TANK  
GAS METER  
STORMWATER MANHOLE  
CABLE TV PEDESTAL  
FIBER OPTIC MARKER  
TELEPHONE PEDESTAL  
ELECTRIC POWER POLE  
TELEPHONE POLE  
GLY WIRE  
MAILBOX  
LIGHT STANDARD  
WASTEWATER CLEANOUT  
WASTEWATER MANHOLE  
SEPTIC TANK  
ELECTRIC BOX  
WATER VALVE  
ICV WATER VALVE  
WATER METER  
WATER WELL  
WATER SUPPLY LINE  
OVERHEAD ELECTRIC TRANSMISSION  
TELEPHONE LINE  
CABLE TV  
FIBER OPTIC CABLE  
WIRE FENCE (approximate location)  
WOODEN FENCE (approximate location)  
SURVEY/ABSTRACT LINES  
TRACT LINES  
BOUNDARY LINES  
( ) Denotes Record Information  
All document references are in Travis County, Texas  
O.P.R.I.C.T. Official Public Records of Travis County, Texas  
P.R.I.C.T. Plat Records of Travis County, Texas  
D.R.T.C.T. Deed Records of Travis County, Texas

Standard Survey Note:  
This survey has been completed without the benefit of an abstracted title. A current title commitment has not been provided to identify additional record easements which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership or title.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §863.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Survey Date March 28, 2023

William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company  
1002 Ash Street, Georgetown, Texas  
Phone: (512) 930-5927  
www.forestsurveying.com  
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors  
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

I hereby certify that the property described hereon is within a special flood hazard area (Zone AE) as identified by the Federal Emergency Management Agency, flood hazard boundary map revised as per Map Number 48453C0265k, effective date 01/06/2016. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

|          |                                       |
|----------|---------------------------------------|
| Revision | Drawing Date: April 3, 2023           |
|          | Field Book/Page: 160/33               |
|          | PP: P:\HPBC QUARRIES                  |
|          | Dwg: HPBC QUARRIES BUILDING BNDRY.dwg |
|          | LO: HPBC ZONING                       |
|          | Forest Surveying & Mapping Co. © 2023 |



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: C14-2023-0067

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 1, 2023, Zoning and Platting Commission

Beverly & Michael Tolbert  
Your Name (please print)

☐ I am in favor  
☒ I object  
We

11615 Spotted Horse Drive  
Your address(es) affected by this application (optional)

Beverly Tolbert Michael Tolbert 7/31/23  
Signature Date

Daytime Telephone (Optional): 512-636-0510 / 512-342-0607

Comments: Our home backs up to the Quam's property.

We are opposed because we feel it  
would increase noise pollution  
air traffic from the property

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@cityofaustin.gov

Sent from my iPhone

## 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: C14-2023-0067

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 1, 2023, Zoning and Platting Commission

Gail March

Your Name (please print)

11703 Santa Cruz Dr. 78789

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

Gail March

Signature

☐ I am in favor  
☒ I object

7/30/23

Date

Daytime Telephone (Optional): 512-423-3416

Comments: There is too much traffic on Santa Cruz Dr. As it is. This will Add more traffic, putting families AT Risk. The Gate at mesa Woods Should be kept locked except for Very special occasions!

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

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



## PUBLIC HEARING INFORMATION

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<https://bit.ly/ATXZoningComment>



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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.

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Case Number: C14-2023-0067

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 1, 2023, Zoning and Platting Commission

Scott Elkin

Your Name (please print)

11605 Santa Cruz Dr

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

Austin Tx 78759

Signature

Scott R. Elkin

Date

Daytime Telephone (Optional):

Comments:

(512) 789-4808  
Am very concerned about any additional traffic emptying onto Santa Cruz.

If that was the case I would be strongly opposed as traffic has increased exponentially in the area west of the domain.

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

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

Am equally concerned as we are operating in a vacuum of

information, then asked to cast a vote. It is backwards.

**From:** [Karen Wunsch](#)  
**To:** [Rivera, Andrew](#)  
**Cc:** [Sirwaitis, Sherri](#); [Bob Shelton](#)  
**Subject:** FW: Hyde Park School Rezoning  
**Date:** Tuesday, August 1, 2023 12:28:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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### External Email - Exercise Caution

Andrew,

As a follow-up to the neighborhood meeting held at the school on Wednesday, July 26<sup>th</sup>, one of the attendees provided the email below indicating her support of the project and rezone request C14-2023-0067 (Agenda Item 33). If you could please provide a copy to the Commissioners, it would be greatly appreciated.

Thank you,



**Karen Wunsch, AICP**  
Managing Director

E [karen@masterplantexas.com](mailto:karen@masterplantexas.com)  
M 512-202-5542 P 512-524-9745

6500 River Place Blvd., Building 7, Suite 250  
Austin, TX 78730  
[masterplantexas.com](http://masterplantexas.com)

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**From:** Kathy Burgess <> **Date:** Monday, July 31, 2023  
at 4:49 PM  
**To:** Karen Wunsch <> **Cc:** Coy, Chris <>  
**Subject:** Hyde Park School Rezoning

**[EXTERNAL MESSAGE]** This email originated from outside of **Masterplan**.

Dear Mrs. Wunsch

Thank you for inviting us to attend the neighborhood meeting regarding the re-zoning proposal for Hyde Park High School of Austin. It is exciting to be included in the design phase.

I was impressed with the concern for the neighbors and the desire to balance their needs against the needs of our growing school community. The improvements maintain the hiking trails and water areas while creating space for additional classrooms in the current high school and creating a dedicated Athletics center with additional classrooms and an auditorium. I was also pleased to hear

that the school will focus on fundraising to avoid large tuition increases to fund the expansion.

Please feel free to reach out if you would like any additional feedback from HP neighbors like myself.

I look forward to seeing this project come to life and I am glad my dog gets to keep his favorite walking path too!

All the best,

Kathy Burgess  
512-569-0585

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).



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Case Number: C14-2023-0067

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: August 1, 2023, Zoning and Platting Commission

EDDIE & CHERYL AURISPA

Your Name (please print)

11603 Santa Cruz Drive

☐ I am in favor  
☐ I object

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

Signature

Date

Daytime Telephone (Optional):

Comments:

We respectfully request that the City of Austin NOT allow Santa Cruz Drive to become a thoroughfare. As it is, we have noticed a continuing and dangerous traffic flow thru our neighborhood.

Thank You.

Eddie Aurispa

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

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

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Case Number: C14-2023-0067

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 14, 2023, City Council

*Sherri Sirwaitis*  
Your Name (please print)

☒ I am in favor  
☒ I object

*4109 Balcones Woods Dr Austin TX 78759*  
Your address(es) affected by this application (optional)

*[Signature]*  
Signature

*8-25-2023*  
Date

Daytime Telephone (Optional): *512-970-8949*

Comments: *As long as No Neighborhood Access with*

*Left I agree to stay with the*  
*own gates of neighborhood I am*  
*Agree.*

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City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

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