

### 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: C14-2024-0181**  
**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: February 18, 2025, Zoning and Platting Commission**

JAMES P. ALLISON

Your Name (please print)

I am in favor  
 I object

7122 Wood Hollow Dr. #5, Austin, Texas 78731

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

[Signature]

Signature

2/14/25

Date

Daytime Telephone (Optional): 512-482-0701

Comments: This proposed re-zoning will adversely affect the neighborhood and area property, including my residence, which is immediately adjacent to the project. The increased density is incompatible with the current use and available facilities, leading to increased crime, transportation overcrowding, and drainage issues.

If you use this form to comment, it may be returned to:  
City of Austin, Planning Department  
**Cynthia Hadri**  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

### INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo tanto en línea a través de internet igual como en persona. Por estos medios tendrá la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para más información sobre cómo participar en las audiencias públicas. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

**El personal está llevando a cabo un programa piloto para recibir comentarios en línea sobre el caso, al que se puede acceder a través de este enlace o código QR: <https://bit.ly/ATXZoningComment>.**



Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación *MU- Distrito Combinado* simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU- Distrito Combinado*, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio. Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y serán publicadas en línea.

**Numero de caso: C14-2024-0181**  
**Persona designada: Cynthia Hadri, 512-974-7620**  
**Audiencia Publica: 18 de febrero, 2025, Comisión de Zonificación y Platting**

\_\_\_\_\_  
*Su nombre (en letra de molde)*

I am in favor  
 I object

\_\_\_\_\_  
*Su domicilio(s) afectado(s) por esta solicitud (opcional)*

\_\_\_\_\_  
*Firma*

\_\_\_\_\_  
*Fecha*

Número de teléfono durante el día (opcional): \_\_\_\_\_

Comentarios: \_\_\_\_\_  
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\_\_\_\_\_

Si usted usa esta forma para proveer comentarios, puede retornarlos:  
City of Austin, Planning Department  
**Cynthia Hadri**  
P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

**From:** [Richard Law](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Jim Allison](#)  
**Subject:** Fwd: FW: Public Hearing Case No: C14-2024-0181  
**Date:** Sunday, February 16, 2025 2:42:07 PM

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External Email - Exercise Caution

Ms. Sirwaitis,  
As President of the Edgecliff NW HOA, I wanted to forward our objection to you regarding the Public Hearing Case No: C14-2024-0181 that I had sent to Ms. Hadri.  
Regards  
Richard Law

----- Forwarded message -----

**From:** **Richard Law** <>  
**Date:** Sat, 15 Feb 2025 at 16:08  
**Subject:** Re: FW: Public Hearing Case No: C14-2024-0181  
**To:** Jim Allison <>  
**Cc:** [cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov) <[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)>

Ms. Hadri  
As President of the Edgecliff NW HOA, we would like to register our concerns regarding the redevelopment of the Acacia Cliffs site. Price Reality (the developers?) have been in touch with our HOA.

Our concerns are specific.

- Drainage from Acacia Cliffs has impacted our community for years. We have not had any response from the owners.
- Individuals on the Acacia Cliffs side have continuously removed pickets from the fencing to gain access (walk through) to Wood Hollow, at the east side of our property.
- Impact of demolition and construction to value of the Edgecliff NW homes facing Acacia Cliffs. Assuming that the project will take a significant amount of time to complete, these homeowners will have to deal with noise, dust and pollution. The construction period will hinder their ability to sell their property.

What is the appropriate mechanism to register our concerns and assure the Edgecliff NW HOA community that this project will not adversely affect their homes?

Best regards  
Richard Law

President, Edgecliff NW HOA  
Austin, Texas

On Fri, 14 Feb 2025 at 14:39, Jim Allison <> wrote:

Ms. Hadri: Attached please find my objection to the proposed rezoning of 7201, 7201 ½, 7205, 7121 Hart Lane, scheduled for public hearing on February 18, 2025. Please include my objection in the record of this matter. James P. Allison

James P. Allison

Allison, Bass & Magee, LLP

1301 Nueces St, Suite. 201

Austin, Texas 78701

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**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.  
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".