

## PUBLIC HEARING COMMENT FORM

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

City of Austin  
Housing and Planning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number, and the contact person listed on the notice in your submission.

**Case Number:** NPA-2019-0022.01

**Contact:** Maureen Meredith, Ph: 512-974-2695 or at  
Maureen.Meredith@austintexas.gov

**Public Hearing:** Sept. 14, 2021 - Planning Commission

☐ I am in favor  
☒ I object

Jane A. Thurmond

Your Name (please print)

1227 Hillside Ave., Apt. C

Your address(es) affected by this application

Jane A. Thurmond

Signature

9-12-2021

Date

Comments:

Traffic, noise, the selling  
of more alcohol, live music,  
and high density residences  
with limited avenues of  
entry and exit is inappropriate  
planning for this neighborhood.

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**Public Hearing:** Sept. 14, 2021 - Planning Commission

☐ I am in favor  
☒ I object

ROSALYN CLIFTON  
Your Name (please print)

1227 HILLSIDE AVE, Unit A, Austin  
Your address(es) affected by this application 78704

[Signature]  
Signature

09-10-21  
Date

Comments: This proposed change will negatively effect travel, noise, and parking along my quiet residential street. Music venues and bars do not belong in Residential neighborhoods. The historic value of the Austin Opry House is not tied to this location. They can open it anywhere



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**Public Hearing:** Sept. 14, 2021 - Planning Commission

☐ I am in favor  
☒ I object

MAR/LIN ORTON

Your Name (please print)

1227A Hillside Ave

Your address(es) affected by this application

*[Signature]*

Signature

9/10/2021

Date

Comments:

This proposed zoning change will negatively affect our neighborhood and community due to increased traffic on residential streets, noise and parking issues. This is in the middle of a residential area and not an appropriate location for music venue or bar. It is NOT a historic music venue.





## NOTICE OF PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: Sept. 3, 2021

Case Number: NPA-2019-0022.01

**Este aviso es para informarles de una junta pública sobre un cambio en el uso de la tierra indicado abajo. Si usted desea recibir información en español por favor llame al (512) 974-3531.**

The Housing and Planning Department has received an application for an amendment to the Greater South River City Combined Neighborhood Plan for property(ies) referenced below. This notice has been mailed to you because you own property, are a registered environmental or neighborhood organization, or have a utility service address within 500 feet of the subject property.

The requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. At a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation to the City Council. For additional information on the City of Austin's Land Development Process, visit our website, <http://www.austintexas.gov/planning> or to find out more about the Greater South River City Combined Neighborhood Plan, go to <http://www.austintexas.gov/page/neighborhood-planning-areas>.

<b>Owner/Applicant:</b>	SPEARHEAD ACADEMY LTD (Chris Wallin)
<b>Agent:</b>	Weiss Architecture Inc (Richard Weiss) - (512) 924-0433
<b>Project Name:</b>	200 Academy
<b>Project Address(es):</b>	146 ½, 200, 200 ½ and 204 ½ Academy Drive and 1006 & 1020 Melissa Lane
<b>Related Zoning Case:</b>	C14-2020-0147

**AMENDMENT REQUEST:** To change the future land use designation for the specified property within the Greater South River City Combined Neighborhood Plan **from** Mixed Use/Office **to** Mixed Use (refer to attached map).

### LAND USE DEFINITIONS:

**Mixed Use/Office** - An area that is appropriate for a mix of residential and office uses.

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

This application is scheduled to be heard by the **Planning Commission on September 14, 2021** beginning at **6:00 p.m.** The meeting will be held in-person at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street but may be viewable online at <http://www.atxn.tv>.

**Public participation for this Public Hearing will be in-person only and no remote (by telephone) participation will be offered. To participate at this meeting, you must go to City Hall at 301 West 2nd Street and attend in-person.** For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the Planning Commission website: <http://www.austintexas.gov/content/planning-commission>.

**If you have any questions concerning the plan amendment application please contact, Maureen Meredith of the Housing and Planning Department at 512-974-2695 or via email at [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov) and refer to the Case Number at the top right of this notice.** For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/planning](http://www.austintexas.gov/planning). You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/web/permit/public-search-other>.



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**Public Hearing:** Sept. 14, 2021 - Planning Commission

☐ I am in favor  
☒ I object

ANITA R. TSCHURL

Your Name (please print)

1227 HILLSIDE AVE. 78704

Your address(es) affected by this application

Anita R. Tschurl

Signature

9/12/2021

Date

Comments: I strongly object to the multiple amendments to this development. There has been many promises from developers including the 5. Congress developers. There is extra parking, trash and noise which is specifically what they promised that the parking, noise of traffic would NOT affect our neighborhood and that has not been true at all. The trash is disgusting!!!

(continue on attached page)

To: Maureen Meredith

From: Anita R. Tschurr

Comments from Case Number: NPA-2019-0022.01

I strongly object to the numerous amendments attached to this property specifically the most recent request. In our neighborhood, we have had multiple long-term developments. The newest development on South Congress saw construction vehicles, trash, noise and parking that overran our street. They still are even though most of the construction is finished. The employees who work in those shops park on our street because the businesses ( retailers, restaurants, hotels and bars ) who promised they would have designated employee and customer parking were lying. The construction workers that use our street as a thoroughfare are kind enough to dump their food trash, after work beer cans, building materials and urinate and defecate in our small greenspace. That is unsanitary at the very least.

My neighborhood already has regulations as per NCCD and no matter how incredibly persuasive these folks are, I no longer believe that they want partnerships at all. Let them put up these developments in their neighborhoods. I personally spend a couple days a month cleaning up these areas. They are destroying the very thing that attracts people to this area! Academy, which is a street that we all use to head north and east from this area was closed for over 2 YEARS!!! This new one will be the same. Where will homeowners park for this newest debacle???

Please DO NOT approve these amendments!

Thank you,

Anita R. Tschurr

9/12/2021



To: Maureen Meredith

From: Anita R. Tschurr

Comments from Case Number: NPA-2019-0022.01

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Please DO NOT approve these amendments!

Thank you,

Anita R. Tschurr

9/12/2021



South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Cynthia Milne, President  
Megan Spencer, Vice President  
Will Andrews, Treasurer  
Dan Fredine, Secretary  
Mary Friedman, Membership Secretary

8 September 2021

Kate Clark, AICP, LEED HP  
Case Manager  
City of Austin Housing and Planning Dept.

VIA EMAIL: [Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)

Re: Greater South River City Combined Neighborhood Plan Contact Team Opposition to  
Application for Amendment to Neighborhood Plan  
Owner/Applicant: Spearhead Academy Ltd Chris Wallin  
Project Name: 200 Academy (Zoning Case)  
Case No: C14-2020-0147  
Case No: NPA-2019-0022.01 (Neighborhood Plan Amendment)

Dear Ms. Clark:

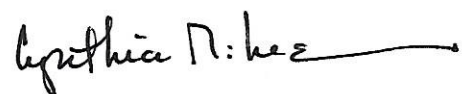
The SRCC Neighborhood Association fully supports the report of the Greater South River City Combined Neighborhood Plan Contact Team (NPCT) which has been submitted to the Planning and Zoning Dept. for its consideration. The proposed project is totally inappropriate zoning for the interior of a neighborhood. In particular, SRCC emphasizes the following findings of the Report:

1. Applicant's proposal fails to maintain the historic fabric and fails to respect the established neighborhood character and natural assets.
2. New construction will not be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.
3. Applicant's Traffic Analysis memo failed to account for Covid traffic levels or what traffic will be like after Covid. The Analysis is therefore invalid and must be reconducted before the Commission can make an informed and valid assessment.
4. Applicant is proposing to remove NCCD protections even though the neighborhood is under intense redevelopment pressure.
5. Applicant's SoCo-type development will encroach upon the neighborhood with no clear line as to where it would ever stop.



We appreciate your thorough consideration of the Report.

Very truly yours,

A handwritten signature in cursive script, reading "Cynthia Milne", followed by a horizontal line.

Cynthia Milne  
President, SRCC

xc: Claudette Lowe, SRCC Area 1 Coordinator, NCCD  
Elloa Mathews, NPCT  
Laura Toups

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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: C14-2020-0147**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: September 14, 2021, Planning Commission**

STEVEN A. CLARK

Your Name (please print)

☐ I am in favor  
☒ I object

1227-D Hruska Ave, Austin Tx

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

Steven A Clark

Signature

9/12/21

Date

Daytime Telephone (Optional): 512-492-5585

Comments: Over the last 10 years there has been  
a steady increase in noise, traffic and  
street parking on Hruska Ave. This project  
will increase all of those problems,  
exponentially. Please do not approve  
this project. Thank you.

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City of Austin, Housing & Planning Department

**Kate Clark**

P. O. Box 1088, Austin, TX 78767

Or email to:

**Kate.Clark@austintexas.gov**



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**Contact: Kate Clark, 512-974-1237**

**Public Hearing: September 14, 2021, Planning Commission**

SUSAN NASH FEKETY

Your Name (please print)

1301-B HILLSIDE AVENUE

☐ I am in favor  
☒ I object

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

*Susan Nash Fekety*

12 Sep 2021

Signature

Date

Daytime Telephone (Optional):

Comments: I OBJECT TO THIS PROJECT. THE ADDITION OF 36-54 UNITS/ACRE HIGH DENSITY WILL GREATLY INCREASE TRAFFIC WITHIN RESIDENTIAL NEIGHBORHOODS DUE TO THE LIMITED ACCESS TO CONGRESS AVENUE & RIVERIAE DRIVE. THE SAME IS TRUE FOR ADDING TO THE COMMERCIAL PART OF THE PROJECT. PLEASE HELP PRESERVE OUR NEIGHBORHOOD'S NEIGHBORLIENESS & CHARACTER

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**Kate Clark**

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Or email to:

**Kate.Clark@austintexas.gov**

## MUSIC COMMISSION SUMMARY SHEET

CASE: C14-2020-0147 – 200 Academy

DISTRICT: 9

ADDRESS: 146 ½, 200, 200 ½, 204 ½ Academy Drive, 1006 and 1020 Melissa Lane

PROPERTY OWNER:

Spearhead Academy LTD (Chris Wallin)

AGENT:

Weiss Architecture Inc (Richard Weiss)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

### SUMMARY:

The applicant and their agent requested this rezoning case be put on the Music Commission's agenda for September 13, 2021 for consideration.

### MUSIC COMMISSION ACTION:

**September 13, 2020**

Approved the applicant's rezoning request. Vote: 7-0.  
[Commissioners Rosenthal, Reynolds, Garcia, Gould, Medicharla, Pike and Strickland voted in favor; Chair Mahone and Vice-Chair Patterson abstained, and Commissioners Limon and Sullivan were absent].