

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Thomas & Sharon Carter

Your Name (please print)

3803 Cima Serena Drive 78759

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

Thomas & Sharon Carter

Signature

9-14-21

Date

☐ I am in favor
☒ I object

Daytime Telephone: 512-418-0869

Comments:

- Public schools which serve students of this area are already at or above capacity. Adding students of MR (hd.) will lower levels of education for all students—new and existing.
- North MoPac/Loop 1 is poorly accommodating existing traffic. To add MR (hd.) traffic will exacerbate the traffic problem. If such proposed housing is needed, place it where roadways can handle added traffic
- More people, more traffic, more noise—all will damage rather than enhance the existing, surrounding residences and businesses.

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

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

McKOWN, Robert D.

Your Name (please print)

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

McKOWN, Robert D.

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

8210 Bent Tree 252
AUSTIN, TX 78759

Signature

9-15-21
Date

Daytime Telephone (Optional): —

Comments: As previously stated that
450 apt units will block intersection
of St Luk + Mopac, cars and emergency
units. There is only 2 points of
Express on property also causing blockage
at AM + PM.
Property should be left
As is for Neighborhood commercial.

City of Austin.

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SEP 20 2021

NHCD / AHCD

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

LISA GLOYNA

Your Name (please print)

3702 BIRANIGAN LANE

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

Lisa Gloyna
Signature

9-12-2021
Date

Daytime Telephone (Optional):

Comments: A HIGH RISE HIGH DENSITY RESIDENCE AT THIS LOCATION WILL COMPOUND AN ALREADY HIGHLY CONGESTED TRAFFIC AREA. THIS CORNER IS BORDERS A STREET ON WHICH A LARGE HIGH SCHOOL IS LOCATED (ANDERSON H.S.) AND THE SERVICE ROAD TO MOPAC. AT RUSH HOUR IN THE MORNING AND EVENING THE TRAFFIC CAN BACK UP A GREAT DISTANCE ON THE SERVICE RD TO MOPAC AND STECK AVE, THIS MAKES IT VERY DIFFICULT TO ACCESS THE BUILDINGS AT THIS INTERSECTION. THIS IS ALSO A DESIGNATED BICYCLE ROUTE IN AUSTIN.

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City of Austin

SEP 20 2021

NHCD / AHFC

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Barbara Watt
Your Name (please print)

☐ I am in favor
☒ Object

3702 Steck Avenue
Your address(es) affected by this application (optional)

B. Watt
Signature

9-13-21
Date

Daytime Telephone (Optional): 512-769-5851

Comments: ① High traffic area; Both cars
waiting on Steck to turn right
to access entry to MoPac and
② Exit onto MoPac access road
would be dangerous as if the
exit would be right across from
entrance to MoPac which would require
crossing three lanes to get to access.

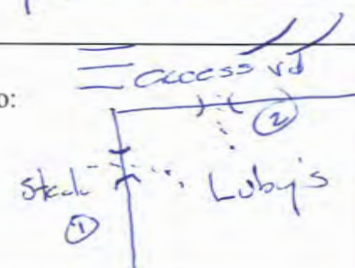
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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

MIKE HARRIS

Your Name (please print)

☐ I am in favor
☒ I object

8246 SUMMER SIDE DRIVE

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

Mike Harris

Signature

9-15-21

Date

Daytime Telephone (Optional): (512) 920-7440

Comments:

There is too much traffic on Stead. We have had accidents at Summer Side Drive and Stead. At one end is MoPas. at the other end is Anderson High School and three large churches. We can not get out on Stead from Austin to 6

SEP 20 2021

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PHCD / AHFC

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

GAYLON O. DAVIDSON

Your Name (please print)

8107 CLUB COURT, AUSTIN

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

Gaylon O. Davidson

Signature

☐ I am in favor
☒ I object

9/10/21
Date

Daytime Telephone (Optional):

Comments:

City of Austin

SEP 20 2021

NHCD / AHFC

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Kayhan Kavandi
Your Name (please print)

☐ I am in favor
☒ I object

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

8210 Benttree Rd #104 ^A 9/20/21
Signature Date

Daytime Telephone (Optional): 512-577-9884

Comments: This area is becoming too
crowded - Over crowded schools
traffic.
it is already very hard due
to heavy traffic to make a
left turn on Steck Ave from Benttree
toward Mopac (left turn from Benttree)
These areas are not designed
for heavy traffic.

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P. O. Box 1088, Austin, TX 78767

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Jorge & Erin Garcia

Your Name (please print)

3604 Kentfield Road

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

Erin Garcia

Signature

9/22/2021

Date

Daytime Telephone (Optional): (512) 517-5672

Comments:

☐ I am in favor
☒ I object

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City of Austin, Housing & Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

From: Renee Febonio
To: [Sirwaitis, Sherri](#)
Subject: Luby"s Rezoning - Steck 78759
Date: Sunday, September 26, 2021 7:47:51 AM

*** External Email - Exercise Caution ***

Hello Sherri,

I think condos would be a better use. This area has too many apt already, ruins the values of the homes.

The traffic is already bad on Steck as motorist travel through residential areas because the highway infrastructure in Austin sucks. Motorist turn around in our private property.

The council is NOT taking care of the city or current residents just growing real estate without long term planning.

Without future looking forward and not preparing, the council is wrecking our City. Keep up the horrible work.

I love Austin. I've been here over 30 years. The traffic/infrastructure is worse now than it was over the last 20 years.

I OBJECT!!!

Thanks,
Renee Febonio



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: September 10, 2021

Case Number: C14-2021-0100

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	8176 North MoPac Expressway
Owner:	Luby's Fuddruckers Restaurants, LLC (Bill Gordon), (713) 329-6880
Applicant:	Armbrust & Brown, PLLC (Michael Whellan), (512) 435-2300

Proposed Zoning Change:

From: LR - Neighborhood Commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

To: MF-6 - Multifamily Residence (Highest Density) district is intended to accommodate multifamily and group residential use. This district is appropriate for highest density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where highest density multifamily use is desirable.

This application is scheduled to be heard by the City Council on **September 30, 2021** beginning at **2:00 p.m.** The meeting will be held in-person at City Hall Council Chambers, 301 West 2nd 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 City Council's website: http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm.

If you have any questions concerning the zoning change application please contact, Sherri Sirwaitis of the Housing and Planning Department at 512-974-3057 or via email at sherri.sirwaitis@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.

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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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 14, 2021, City Council

Philip Wong
Your Name (please print)

☐ I am in favor
☒ I object

3615 Kentfield Austin TX 78759
Your address(es) affected by this application (optional)

D. Wong 9/28/21
Signature Date

Daytime Telephone (Optional): 512 655-9595

Comments: _____

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:

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INFORMATION

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Blaine Helwig

Your Name (please print)

8210 Bent Tree Rd #210

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

ABla.../f.../g...

Signature

10-1-2021

Date

Daytime Telephone (Optional): 512-669-3678

Comments:

IT WILL BE A MONUMENTAL AND CAUSE
TRAFFIC ISSUES.

NO!

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

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

☐ I am in favor
☒ I object

From: Caroline Russ
To: [Sirwaitis, Sherri](#)
Subject: Rezoning Public Hearing Notice-Response
Date: Monday, October 4, 2021 9:53:27 PM

*** External Email - Exercise Caution ***

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7-24-2021

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Case Number: C14-2021-0100
Contact: Sherri Sirwaitis, 512-974-3087
Public Hearing: October 14-2021, City Council

Your Name (please print): Caroline S. Russ
Your Address (please print): 3619 Claburn Drive
Signature: Caroline S. Russ
Date: 9-30-21

Daytime Telephone (Optional):
Comments: I OBJECT.

☒ 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: sirwaitis@austintexas.gov

Sent from my iPhone

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.

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 en 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.

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 14, 2021, City Council

Sondra Young
Your Name (please print)

3611 Kentfield Rd, Austin
Your address(es) affected by this application (optional)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Sondra Young
Signature

9-28-21
Date

Daytime Telephone (Optional): _____

Comments: _____

City of Austin
OCT 05 2021
NHCD / AHFC

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City of Austin, Housing & Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

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Case Number: C14-2021-0090

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 14, 2021, City Council

KAY ZECH
Your Name (please print)

11909 B TANGLE BRANCH
Your address(es) affected by this application (optional)

Kay Zech
Signature

<input checked="" type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> Object

9/30/21
Date

Daytime Telephone (Optional): _____

Comments:

How can I improve
with my way. This is a
rental property.

City of Austin

OCT 05 2021

MICD / AHFC

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Case Number: C14-2021-0090

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 14, 2021, City Council

Terri L. Merrill

Your Name (please print)

11704 Birchpark Trail

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

Terri L. Merrill

Signature

☐ I am in favor
☒ I object

9/30/21

Date

Daytime Telephone (Optional): _____

Comments: _____

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: September 30, 2021, City Council

Eva A. Malina

Your Name (please print)

8321 Summer Place

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

Eva A. Malina

Signature

9/26/21

Date

☐ I am in favor
☒ I object

Daytime Telephone (Optional):

Comments: This would cause a massive increase in traffic on both Mopac and Steck. There are already times when it is almost impossible to get onto Steck during the day.

City of Austin

OCT 05 2021

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Case Number: C14-2021-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 14, 2021, City Council

Your Name (please print)

Lynn Hayden

☐ I am in favor
☒ I object

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

Lynn Hayden

9/26/2021

Signature

Date

Daytime Telephone (Optional):

512-940-7081

Comments:

Please keep as commercial
use only.

Thank you.

City of Austin

OCT 05 2021

NHCD / AHFC

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