

PUBLIC HEARING INFORMATION

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During a 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 plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-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 may be published online.

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 pueden ser publicadas en línea

PUBLIC HEARING COMMENT FORM

73 / 74
HPD

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, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: Nov 18, 2021 - City Council

☐ I am in favor
☒ I object

Heather Ladage

Your Name (please print)

1010 Hillside Ave

Your address(es) affected by this application

[Signature]

Signature

11/5/21
Date

Comments:

Significant concerns about
traffic and proximity to
historic residential neighborhood.
Academy Drive is already very
overtaxed with music lane
development.

City of Austin

NOV 12 2021

NIICD / AHFC

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Public Hearing: Nov 18, 2021 - City Council

☐ I am in favor
☒ I object

ROSALYN CLIFTON

Your Name (please print)

1227 HILLSIDE AVE. UNIT A

Your address(es) affected by this application

[Signature]

Signature

11-12-21

Date

Comments:

The NCCD overlay for 200 Academy should remain in effect which would prohibit use of the property for a music ~~venue~~ venue. The neighborhood streets are already congested with cars parked on both sides of Academy, Hillside, Norning, Rassing and Melissa. Multifamily high density is fine - Just NO Music Hall



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: November 2, 2021

Case Number: C14-2020-0147

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:	200 Academy Dr, 200 ½ Academy Dr, 146 ½ Academy Dr, 204 ½ Academy Dr, 1020 Melissa Ln and 1006 Melissa Ln
Owner:	Spearhead Academy LTD, Chris Wallin, (512) 236-1512
Applicant:	Weiss Architecture Inc, Richard Weiss, (512) 447-6806

Proposed Zoning Change:

From: CS-1-NCCD-NP (CS-1) commercial-liquor sales district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district. **(NCCD) neighborhood conservation combining district** is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. **(NP) neighborhood plan combining district** denotes a tract located within the boundaries of an adopted Neighborhood Plan; CS-NCCD-NP (CS) general commercial services district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. **(NCCD) See above, (NP) See above; and MF-4-NCCD-NP (MF-4) multifamily residence moderate-high density district** is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired. **(NCCD) See above, (NP) See above.**

To: CS-1-MU-NP (CS-1) See above. (MU) mixed use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. **(NP) See above; CS-MU-NP (CS) See above, (MU) See above, (NP) See above; and MF-4-NP (MF-4) See above, (NP) See above.**

This application is scheduled to be heard by the City Council on November 18, 2021 beginning at 2:00 p.m. The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>.

To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending 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 following website: City Council: http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm.

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>.

If you have any questions concerning the zoning change application please contact, Kate Clark of the Housing and Planning Department at 512-974-1237 or via email at kate.clark@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.

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Case Number: NPA-2019-0022.01

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Maureen.Meredith@austintexas.gov

Public Hearing: Nov 18, 2021 - City Council

☐ I am in favor
☒ I object

ANITA TSCHURR

Your Name (please print)

1227 HILLSIDE AVE

Your address(es) affected by this application

Anita Tschurr

Signature

11-8-2021

Date

Comments:

— see added page —



NOTICE OF PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: November 2, 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>.

Owner/Applicant:	SPEARHEAD ACADEMY LTD (Chris Wallin)
Agent:	Weiss Architecture, Inc (Richard Weiss) - (512) 924-0433
Project Name:	200 Academy
Project Address(es):	146 ½, 200, 200 ½ and 204 ½ Academy Drive and 1006 & 1020 Melissa Lane
Related Zoning Case:	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 **City Council** on **November 18, 2021** beginning at **2:00 p.m.** The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>. **To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending 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 following website: City Council:**
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If you have any questions concerning the zoning change application please contact, Maureen Meredith of the Housing and Planning Department at 512-974-2695 or via email at 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.

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<https://abc.austintexas.gov/web/permit/public-search-other>.

November 8, 2021

I have lived in Austin since 1981. Over the years I have seen Austin grow from a small town to a bustling city. The city has blossomed and residential Single Family housing has given way to condos and apartments. Travis Heights is one of the oldest neighborhoods in Austin. There are many Historical homes that are beautifully restored and huge oak trees that are just majestic. In order to maintain a vital part of our city's history we created NCCD to attract new residents into our older neighborhoods. As the commercial and retail development of South Congress has exploded, there has been steady encroachment in our neighborhood. Traffic from those Congress Ave. businesses have increased traffic on streets not made to be thoroughfares. Parking has become overwhelming for the families who live on these residential streets. Trash in our area have been unmanageable both from construction debris to people throwing out their personal food and beer cans etc.

Last weekend the amount of parking and traffic overwhelmed our streets and has become dangerous. Covid did give us a respite, but we started an escalation that still has not peaked. 200 Academy has started using the property for paid parking, but our neighborhood streets are packed while paid parking is minimal.

To dilute NCCD at the moment we need it most is not good growth. In the judicial opinion of Ruth Bader Ginsburg when the Supreme Court let the Voting Rights Act expire she wrote, "Throwing out preclearance when it has worked and is continuing to work to stop discriminatory changes is like throwing away your umbrella in a rainstorm because you are not getting wet." We all know how that turned out!

Please help us maintain the beauty and safety of our neighborhood. It is one of the reasons people move here!