

## 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: C14-2024-0095**  
**Contact: Cynthia Hadri, 512-974-7620**  
**Public Hearing: September 26, 2024, City Council**

T. Damron, President  
Caswell Heights N. Assn.  
 Your Name (please print)

I am in favor  
 I object

(1114 W. 22 1/2) + Association  
 Your address(es) affected by this application (optional) neighborhood

T. Damron 9-17-24  
 Signature Date

Daytime Telephone (Optional) \_\_\_\_\_ Case Number: C14-2024-0095  
 Subject: 1103 W. 24th Street, Austin, TX 78705

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Caswell Heights Neighborhood Association OBJECTS to the rezoning of this property because it is in direct conflict with the recent Resolution passed by City Council to amend UNO (Resolution No. 20240418-77).

UNO borders our neighborhood, and this property within our boundaries has requested rezoning that counters the City Council's Resolution without the affordability standards and streetscaping required within UNO.

Our association is working with UAP (University Area Partners) for a successful implementation of the City Council's Resolution, and we hope to work with the developer to bring this request for rezoning changes into compliance with City Council's Resolution and make it compatible with UNO's standards BEFORE rezoning occurs.

If you use this form to contact the City of Austin, Planning  
**Cynthia Hadri**

P. O. Box 1088, Austin, TX 78767  
 Or email to:  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

Thank you for your consideration.  
 Caswell Heights Neighborhood Association