

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.

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: C14-2024-0099

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: February 13, 2025, City Council

Susana Almanza

Your Name (please print)

6103 Larch Terrace

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

Susana Almanza

Signature

2/28/25

Date

Daytime Telephone (Optional): 512-776-7896

Comments: In 2020, a requested zoning
change was made from SF-3 to SF-6,
against Montopolis residents request.
That property has been vacation for past 5
years and before that more than 30 years.
There is no site plan - this is all
about trying to get a higher price for
property - no real intentions of building
anything. Currently property has zero %
impervious cover. Let's keep our green

If you use this form to comment, it may be returned to: Space!
City of Austin, Planning Department
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to: cynthia.hadri@austintexas.gov
No more
flipping properties,
no more gentrification
no more displacement!