

View results

Respondent

432

Anonymous

03:33

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Benjamin Russell

2. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:

http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

3. Your address (providing this information will be part of the public record and will be available online)

12820 Carrera Drive.

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

919-623-6939

Case Number: C14-2025-0061 (6105 Melrose Trail)
Public Hearing: September 25, 2025, City Council
Contact Person: Sherri Sirwaitis, 512-974-3057

I wish to express my opposition to the rezoning proposal for 6101 and 6105 Melrose Trail, which seeks to change the property from single family residential (moderate density) to multifamily residential (high density). My residence is within 500 feet of the proposed site, and there is currently no high density zoning within 1,000 feet of my home. This property is not located within Austin's designated growth corridors or centers, making this request inconsistent with Imagine Austin's land use framework and with the principle that zoning changes should be compatible with existing neighborhood uses. Introducing high density development here would create an isolated multifamily complex immediately adjacent to single family homes, out of scale with the surrounding neighborhood.

Such a change could result in higher traffic and parking pressures, increased demand on local drainage systems, schools, and emergency services, and potential public safety concerns that have not been assessed. If more housing is needed, Austin's existing zoning already allows duplexes and triplexes on single family lots, which would add units in a way that aligns with neighborhood context.

I respectfully request that the Land Use Commission and City Council deny this rezoning, or at minimum, require a lower density alternative along with a full traffic and infrastructure impact study before considering approval.

View results

Respondent

431

Anonymous

266:36

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Gia Lombardo

2. What is the Zoning/Rezoning Case Number? *

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12820 Carrera Drive

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

973-769-2938

Case Number: C14-2025-0061 (6105 Melrose Trail)
Public Hearing: September 25, 2025, City Council
Contact Person: Sherri Sirwaitis, 512-974-3057

I strongly oppose the proposed rezoning of 6101 and 6105 Melrose Trail from single family residential (moderate density) to multifamily residential (high density). My home is within 500 feet of the proposed site, and there is no high density zoning within 1,000 feet of my property. This site is outside of Austin's designated growth corridors and centers, and the request is inconsistent with Imagine Austin's land use framework and with the principle that rezonings should be compatible with surrounding uses. Approving this change would create an isolated pocket of high density directly adjacent to established single family homes, which is incompatible with the surrounding single family context.

This level of development would significantly increase traffic and parking pressures on local streets, add strain to drainage, schools, and emergency services, and raise public safety concerns that have not been studied. If additional housing is needed in this area, Austin's recent code changes already allow duplexes and triplexes without rezoning, which provide growth while remaining compatible with the neighborhood.

I respectfully ask City Council and the Land Use Commission to deny this rezoning or, at minimum, require a lower density alternative and a full traffic and infrastructure impact study before any change is approved.

View results

Respondent

424

Anonymous

37:32

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Michael Q. Hooks

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3. Your address (providing this information will be part of the public record and will be available online)

12821 Carrera Dr.

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

Not available

7. Comments

I oppose this proposed change in zoning for the property under consideration. I do not believe it will benefit the residents and residential properties in the area. Rather, it will add to the ever-increasing traffic nightmare on both McNeill Dr. and Parmer Ln., as well as on Melrose Trail and Heinemann Dr. City services are already stretched thin and will worsen. The City Council just passed a property tax increase that the voters citywide must approve, which is problematic. What about the schools in the area? Round Rock ISD will be impacted. Need for additional school tax increase there? Do you want all middle-class residents to leave so that new residents, many probably higher paid, are then burdened with these problems? Austin has become another large city without its distinctive character. Is that what you want?

View results

Respondent

423

Anonymous

42:39

Time to complete

1. Your name (providing this information will be part of the public record and will be available online)

Michael Saulters

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3. Your address (providing this information will be part of the public record and will be available online)

5908 Baton Rouge Dr

4. Your zip code (providing this information will be part of the public record and will be available online)

78727

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

I am the owner and resident for 24 years of a neighboring property to the address in question at 6105 Melrose Trail now owned by Austin White Lime Company. I object to the request for rezoning of the property to MF5 for the following reasons.

I work from home, and the construction of 250 units 200 feet from my home will be disruptive. When the property owners demolished the old farmhouse on the property I found it difficult to concentrate on work or attend remote meetings as jackhammers and the CONSTANT beeping from their equipment filled the air for two weeks.

I already suffer from floodlights on a neighboring property along Melrose Trail that shine directly in my bedroom window all night and do not want more of this from a property even closer to my home.

The requested zoning is for MF5. The nearest MF5 zone is miles away. The surrounding properties are all MF3 or below.

The character of the neighborhood would be fundamentally changed by dense apartment buildings up to 60 feet in height replacing heritage trees that are a century old.

The addition of 250 units will affect traffic, drainage, noise, pollution, crime and general safety in the neighborhood.

There is no public transportation available as the nearest Cap Metro station or bus stop is miles away.

I find the applicant's estimated vehicle traffic insultingly low when taking into account the possibility of 3 cars per unit, the lack of nearby public transportation, and including food and package deliveries.

The proposed MF5 zoning violates numerous guidelines in the CoA Zoning Principles. Among these are:

*Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.

This request is clearly being made to allow Austin White Lime to maximize their sale price to a developer. It creates a zone for a single property with a single owner that is out of line with the rest of the neighborhood

*Granting a request for zoning should result in an equal treatment of similarly situated properties.

*Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.

*Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

All neighboring properties are MF3 or below. This property should be zoned MF3 to remain in line with those.

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors. As MF5 is the second-highest zoning density, the location within the middle of a quiet residential neighborhood is clearly inappropriate.

While I support growth and density in our city development, for this property I urge the city to consider zoning for density comparable to neighboring multi-family properties and designate this property as MF-2 or MF-3.

Further, while a procedure is available to protest via petition, the requirement that 20% of the property owners within 200 feet *by land area* sign the petition is onerous in this instance where the vast majority of the land area within 200 feet is city-owned property. I urge council to consider revising this policy to something that is more fair to neighboring property owners and rental residents alike such as excluding city-owned land area from the percentage calculation and allowing ALL residents to petition, not just those who own adjacent properties.