

## PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2024-0141

Contact: Cynthia Hadri, 512-974-7620

Public Hearing January 30, 2025, City Council

JOHNESE RAMIREZ

Your Name (please print)

I am in favor  
 Object

2450 WICKERSHAM LANE #711

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

Johnese Ramirez  
Signature

01.20.24

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: WE WOULD LIKE TO SEE SOMETHING THAT ADDS VALUE TO THE COMMUNITY. IT IS MY BELIEF THAT COMMERCIAL LIQUOR SALES WILL HAVE THE OPPOSITE EFFECT: INCREASE IN TRAFFIC, INCREASE IN TRASH, INCREASE IN NOISE, AND INCREASE IN ALTERCATIONS... TO NAME A FEW. WE ALREADY HAVE SEVERAL LOCATIONS IN THE AREA THAT SELL ALCOHOL. WE DON'T NEED ANOTHER!

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

City of Austin, Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

## 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.

El personal está llevando a cabo un programa piloto para recibir comentarios en línea sobre el caso, al que se puede acceder a través de este enlace o código QR:



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, rezonificar 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:

City of Austin  
Meeting ID: 25-0015  
File ID: 25-0015

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 serán publicadas en línea.

Número de caso: C14-2024-0141

Persona designada: Cynthia Hadri, 512-974-7620  
Audiencia Pública: 30 de enero, 2025, Cabildo Municipal

Eva Gonzales

Su nombre (en letra de molde)

2450 Wickersham Ln #1504

AUSTIN 78741

I am in favor  
 I object

Fecha

1/20/2025

Número de teléfono durante el día (opcional):

Comentarios: The location up for rezoning to a commercial liquor sales district is close to many multi-family complexes with school-aged children. Rezoning this land for liquor sales would be problematic being close to multi-family complexes and within a quarter mile of the school bus stops. There are 4 liquor stores within a mile of this location and an additional one at this location would not benefit the community.

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin, Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:  
cynthia.hadri@austintexas.gov

www.austintexas.gov/planning.

## PUBLIC HEARING INFORMATION

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[!\[\]\(c507f772dba2b921f86777f01218e570\_img.jpg\)](https://bit.ly/ATXZoningComment)

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Backup: January 30, 2025  
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Case Number: C14-2024-0141  
Contact: Cynthia Hadri, 512-974-7620  
Public Hearing January 30, 2025, City Council

ANNA AREVALO  
Your Name (please print)

I am in favor  
 I object

2450 WICKERSHAM LN  
Your address(es) affected by this application (optional)

C Signature  
1/20/25 Date

Daytime Telephone (Optional): \_\_\_\_\_

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

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Contact: Cynthia Hadri, 512-974-7620  
Public Hearing January 30, 2025, City Council

KRISTIAN LINDSEY

Your Name (please print)

1450 Wickersten Ln #804

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

Signature

Date

I am in favor  
 I object

1/18/25

Daytime Telephone (Optional):

Comments: We have enough traffic in this area

already. The light at Ober & Wickersten does not need more cars going through it. Operable

w/ that blind hill. We also do not want any

more litteries or trash in the area than we

already are coming from the gas station on

Ober & Pleasant Valley

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City of Austin

Council Meeting

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Public Hearing January 30, 2025, City Council

Mussa A. Meers  
Your Name (please print)



2450 Wickersham Lane  
Your address(es) affected by this application (optional)

Signature

Date

Daytime Telephone (Optional):

Comments: *There are already shops + gas stations galore, let's them. We do not need another mixed use complex. The traffic is bad at that corner. While one might think this is nothing but a pass through people own property and another liquor store will only decrease our home values.*

*We Want a Park! We Want A Park!!*

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