

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: C14-2024-0104

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: November 21, 2024, City Council

Patrick D. Gammill

Your Name (please print) Patrick D. Gammill

3037 Pecan Springs Rd 78723

Your address(es) affected by this application

Patrick D. Gammill

Signature

Date

Daytime Telephone: 512-929-3470

Comments:

Please see attached
Statement

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

City of Austin - Planning Department

Jonathan Tomko

P. O. Box 1088

Austin, TX 78767-8810

Or email to:

jonathan.tomko@austintexas.gov

I am in favor
 Object

Nov 7, 2024

Case

Case C14-2024-0104

To: Jonathan Tomko

I oppose Armburst & Brown's request to change the present residential zoning at E 51st and Pecan Springs Rd to commercial zoning. Case # [REDACTED] C14-2024-0104

1. I have lived at 3037 Pecan Springs Road since 1985. Like many of my long-time neighbors, I consider residential zoning a contract with the city to protect my quality of life and to protect my financial security through my investment in my home.
2. Zoning changes from residential to commercial should be made only when absolutely necessary and when it is in keeping with the needs of the city. That necessity does not exist in Armburst & Brown's request. There is ample commercial zoning in the old Mueller Airport area.
3. Austin needs housing. The residential zoning that already exists is perfect to fit that need.

Patrick Gammill

To Whom It May Concern on the Austin Planning Commission and the Austin City Council:

We, the undersigned owners of property affected by the requested zoning change described in file C14-2024-0104, do hereby protest against any change of the Land Development Code which would zone the property to any classification higher than uses allowed within Neighborhood Office including a conditional overlay of residential design standards (LDC §25-2, Subchapter F) and an impervious cover no greater than 70% with 50% maximum building coverage.

Several neighbors met in person with church members and their counsel on September 3 and have been working with city staff to better understand the Austin zoning codes. We understand and support the church's desire to increase their parking through paving the lot on the northside of the property and renovate their food pantry. We do not support the current request for 90% impervious cover provided within the GR zoning they are requesting. GR zoning is not appropriate for this property according to LDC §25-2-98, given the northside lot is not accessible via a major traffic way. Additionally, given the church has stated they are requesting a zoning change to mitigate drainage issues, there is collective neighborhood concern that the impervious cover allowance of the requested zoning would lead to drainage issues to adjacent properties. According to LDC §25-2-93 the appropriate zoning is Neighborhood Office due to the location in a residential neighborhood, and on a collector street with a width of 40 feet or more (East 51st St.), will ensure that the use is compatible and complementary in scale and appearance with the residential environment. Finally, there are multiple ways that the church would be able to have parking area greater than the 70% impervious cover that would not implicate potential drainage issues to surrounding properties, including but not limited to decomposed granite and turfstone pavers.

Although the church property is on an Imagine Austin Corridor, the church has emphatically stated to surrounding property owners they intend to remain at the property and changes would only be made to the vacant land on the northside of the property inline with church operations and mission. To both support this request and protect the neighborhood, we only support a zoning designation change up to Neighborhood Office with a maximum impervious cover of 70% and maximum building coverage of 50%.

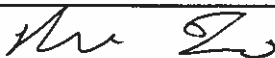


Printed Name	Signature	Address
JULIAN BISHOP	J.N. Bishop	5207 WAYBORNE HILL DR. AUSTIN TX 78723

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Printed Name	Signature	Address
Robert Tao		5110 Wayborne Hill
DAVE SMITH		5221 MARYMOUNT DR
JAMES OLINGER		5225 MARYMOUNT DR