



NOTICE OF PUBLIC HEARING FOR AMENDMENT TO LAND DEVELOPMENT CODE AND REZONING

Mailing Date: March 29, 2024

Case Number: C20-2023-004

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al 512-974-7220.

This notice is to inform you that the City of Austin is holding public hearings to consider proposed amendments to the City of Austin’s Land Development Code, and that the City of Austin is proposing to change the zoning (rezoning) on property identified within the “Project Location” section of this notice. You are receiving this notice because you: (1) own one or more parcels of property located within the Project Location or within 500 feet of the area described in the Project Location; (2) are a City utility account holder for property within the Project Location or within 500 feet of the area within the Project Location; or (3) are an occupant of a building located within the Project Location. You must register in order to speak at the public hearing. Visit SpeakUpAustin.org/LDCupdates to learn more about the changes and how to: register to speak, submit a written protest on the change to zoning, provide feedback, or participate in an open house about these changes.

The proposed amendment to the Land Development Code is described in the “Proposed Code Amendment” section of this notice, and the proposed zoning change is described in the “Proposed Zoning Change” section of this notice.

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Location: | Certain non-Single Family zoned properties within ½ mile of the Project Connect Austin Light Rail Phase 1 and Priority Extensions identified as “subject tracts” on attached maps and located generally along North Lamar Blvd., Guadalupe Street, South Congress Avenue, and south of U.S. Hwy 183 and north of Lightsey Rd/Woodward St. |
| Applicant: | CITY OF AUSTIN PLANNING DEPARTMENT, Lauren Middleton-Pratt, Planning Director, 512-974-7220 |

On February 1, 2024, City Council initiated amendments to City Code Title 25 (Land Development) to create an Equitable Transit-Oriented Development (ETOD) Overlay and initiated rezoning of properties into the ETOD Overlay that are located within generally a ½ mile of the Project Connect Austin Light Rail Phase 1 project alignment and the Priority Extensions for Light Rail Transit under Resolution No. 20240201-054.

Note to property owners within the boundaries of the proposed ETOD Overlay Combining District: THE CITY OF AUSTIN IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY. Single-family uses will continue to be allowed.

Proposed Code Amendment

Amend City Code Title 25 (Land Development) to create an **ETOD Overlay Combining District (ETOD)** and **ETOD Density Bonus Combining District (DBETOD)**.

- The **ETOD Overlay Combining District (ETOD)** is proposed to: Prohibit or make conditional certain non-transit supportive uses. (See list of uses below that may be prohibited or made conditional under the proposal. Prohibition will not include residential uses.)
- The **ETOD Density Bonus Combining District (DBETOD)** is proposed to: Create a density bonus program that allows residential uses, modifies development regulations to increase maximum height (up to 120 feet), and modifies various site development standards including compatibility standards. It will allow developments to participate in a density bonus program if they provide affordable rental or ownership housing that meets certain requirements.

Uses that will be restricted under the ETOD Overlay Combining District (ETOD):

INDUSTRIAL uses that will be PROHIBITED:

- Basic Industry
- General Warehousing and Distribution
- Limited Warehousing and Distribution
- Recycling Center
- Resource Extraction

COMMERCIAL uses that will be PROHIBITED:

- Automotive Sales
- Agricultural Sale and Services
- Automotive Rentals
- Automotive Repair Services
- Building Maintenance Services
- Campground
- Carriage Stable
- Convenience Storage
- Drop-off Recycling Collection Facility
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Funeral Services
- Marina
- Recreational Equipment Maintenance & Storage
- Recreational Equipment Sales
- Research Assembly Services
- Research Testing Services
- Research Warehousing Services
- Scrap and Salvage
- Service Station
- Stables
- Vehicle Storage

AGRICULTURAL uses that will be PROHIBITED:

- Animal Production
- Crop Production
- Horticulture
- Indoor Crop Production

INDUSTRIAL uses that will be made CONDITIONAL if they are currently allowed by the Base Zone:

- Custom Manufacturing
- Light Manufacturing

COMMERCIAL uses that will be made CONDITIONAL if they are currently allowed by the Base Zone:

- Alternative Financial Services
- Automotive Washing
- Bail Bond Services
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- Electric Vehicle Charging (New proposed use)*
- Kennels
- Monument Retail Sales
- Off-Site Accessory Parking
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Special Use Historic

Proposed Zoning Change:

Under the proposal, properties within the Project Location and identified as “Subject Tracts” on the attached maps will be rezoned to add the ETOD Overlay Combining District (ETOD) and to add the ETOD Density Bonus Combining District (DBETOD). Base zones will not be changed, and the ETOD Overlay Combining District (ETOD) and ETOD Density Bonus Combining District (DBETOD) will apply in addition to other zoning districts or overlays and may modify uses, site development regulations, and site development standards including compatibility standards.

| From (Existing) | To (Zoning Under the Proposal) |
|-------------------|--------------------------------|
| CBD | CBD-ETOD-DBETOD |
| CBD-CURE | CBD-CURE-ETOD-DBETOD |
| CBD-H | CBD-H-ETOD-DBETOD |
| CS | CS-ETOD-DBETOD |
| CS-1 | CS-1-ETOD-DBETOD |
| CS-1-CO-NP | CS-1-ETOD-DBETOD-CO-NP |
| CS-1-H-NCCD-NP | CS-1-H-ETOD-DBETOD-NCCD-NP |
| CS-1-MU-CO-NP | CS-1-MU-ETOD-DBETOD-CO-NP |
| CS-1-MU-NCCD-NP | CS-1-MU-ETOD-DBETOD-NCCD-NP |
| CS-1-MU-V-CO-NP | CS-1-MU-V-ETOD-DBETOD-CO-NP |
| CS-1-MU-V-NCCD-NP | CS-1-MU-V-ETOD-DBETOD-NCCD-NP |
| CS-1-MU-V-NP | CS-1-MU-V-ETOD-DBETOD-NP |

| From (Existing) | To (Zoning Under the Proposal) |
|---------------------|---------------------------------|
| CS-1-NCCD-NP | CS-1-ETOD-DBETOD-NCCD-NP |
| CS-1-NP | CS-1-ETOD-DBETOD-NP |
| CS-1-V | CS-1-V-ETOD-DBETOD |
| CS-1-V-CO-NCCD-NP | CS-1-V-ETOD-DBETOD-CO-NCCD-NP |
| CS-1-V-CO-NP | CS-1-V-ETOD-DBETOD-CO-NP |
| CS-1-V-H-CO-NCCD-NP | CS-1-V-H-ETOD-DBETOD-CO-NCCD-NP |
| CS-1-V-MU-CO-NP | CS-1-V-MU-ETOD-DBETOD-CO-NP |
| CS-1-V-NCCD-NP | CS-1-V-ETOD-DBETOD-NCCD-NP |
| CS-1-V-NP | CS-1-V-ETOD-DBETOD-NP |
| CS-CO | CS-ETOD-DBETOD-CO |
| CS-CO-NCCD-NP | CS-ETOD-DBETOD-CO-NCCD-NP |

| From (Existing) | To (Zoning Under the Proposal) |
|------------------------|---------------------------------------|
| CS-CO-NP | CS-ETOD-DBETOD-CO-NP |
| CS-CO-V-NP | CS-V-ETOD-DBETOD-CO-NP |
| CS-H-CO-NP | CS-H-ETOD-DBETOD-CO-NP |
| CS-HD-NCCD-NP | CS-HD-ETOD-DBETOD-NCCD-NP |
| CS-H-HD-NCCD-NP | CS-H-HD-ETOD-DBETOD-NCCD-NP |
| CS-MU-CO | CS-MU-ETOD-DBETOD-CO |
| CS-MU-CO-NP | CS-MU-ETOD-DBETOD-CO-NP |
| CS-MU-H-CO-NP | CS-MU-H-ETOD-DBETOD-CO-NP |
| CS-MU-NCCD-NP | CS-MU-ETOD-DBETOD-NCCD-NP |
| CS-MU-NP | CS-MU-ETOD-DBETOD-NP |
| CS-MU-V-CO-NP | CS-MU-V-ETOD-DBETOD-CO-NP |
| CS-MU-V-NCCD-NP | CS-MU-V-ETOD-DBETOD-NCCD-NP |
| CS-MU-V-NP | CS-MU-V-ETOD-DBETOD-NP |
| CS-NCCD-NP | CS-ETOD-DBETOD-NCCD-NP |
| CS-NP | CS-ETOD-DBETOD-NP |
| CS-V | CS-V-ETOD-DBETOD |
| CS-V-CO-NP | CS-V-ETOD-DBETOD-CO-NP |
| CS-V-NCCD-NP | CS-V-ETOD-DBETOD-NCCD-NP |
| CS-V-NP | CS-V-ETOD-DBETOD-NP |
| DMU | DMU-ETOD-DBETOD |
| DMU-CO | DMU-ETOD-DBETOD-CO |
| DMU-H | DMU-H-ETOD-DBETOD |
| DMU-H-CO | DMU-H-ETOD-DBETOD-CO |
| GO | GO-ETOD-DBETOD |
| GO-CO-NP | GO-ETOD-DBETOD-CO-NP |
| GO-H | GO-H-ETOD-DBETOD |
| GO-H-NCCD-NP | GO-H-ETOD-DBETOD-NCCD-NP |
| GO-MU | GO-MU-ETOD-DBETOD |
| GO-MU-CO | GO-MU-ETOD-DBETOD-CO |
| GO-MU-CO-NP | GO-MU-ETOD-DBETOD-CO-NP |
| GO-MU-H | GO-MU-H-ETOD-DBETOD |
| GO-MU-H-CO | GO-MU-H-ETOD-DBETOD-CO |
| GO-MU-NP | GO-MU-ETOD-DBETOD-NP |
| GO-MU-V-NP | GO-MU-V-ETOD-DBETOD-NP |
| GO-NCCD-NP | GO-ETOD-DBETOD-NCCD-NP |
| GO-NP | GO-ETOD-DBETOD-NP |
| GO-V | GO-V-ETOD-DBETOD |
| GO-V-CO | GO-V-ETOD-DBETOD-CO |
| GO-V-NP | GO-V-ETOD-DBETOD-NP |
| GR | GR-ETOD-DBETOD |
| GR-CO | GR-ETOD-DBETOD-CO |
| GR-CO-NP | GR-ETOD-DBETOD-CO-NP |
| GR-HD-H-NCCD-NP | GR-HD-H-ETOD-DBETOD-NCCD-NP |
| GR-HD-NCCD-NP | GR-HD-ETOD-DBETOD-NCCD-NP |
| GR-H-NCCD-NP | GR-H-ETOD-DBETOD-NCCD-NP |

| From (Existing) | To (Zoning Under the Proposal) |
|------------------------|---------------------------------------|
| GR-MU-CO-NP | GR-MU-ETOD-DBETOD-CO-NP |
| GR-MU-NP | GR-MU-ETOD-DBETOD-NP |
| GR-MU-V-CO-NCCD-NP | GR-MU-V-ETOD-DBETOD-CO-NCCD-NP |
| GR-MU-V-CO-NP | GR-MU-V-ETOD-DBETOD-CO-NP |
| GR-MU-V-NP | GR-MU-V-ETOD-DBETOD-NP |
| GR-NCCD-NP | GR-ETOD-DBETOD-NCCD-NP |
| GR-NP | GR-ETOD-DBETOD-NP |
| GR-V | GR-V-ETOD-DBETOD |
| GR-V-CO-NCCD-NP | GR-V-ETOD-DBETOD-CO-NCCD-NP |
| GR-V-CO-NP | GR-V-ETOD-DBETOD-CO-NP |
| GR-V-NP | GR-V-ETOD-DBETOD-NP |
| LI-CO-NP | LI-ETOD-DBETOD-CO-NP |
| LO | LO-ETOD-DBETOD |
| LO-CO | LO-ETOD-DBETOD-CO |
| LO-CO-NP | LO-ETOD-DBETOD-CO-NP |
| LO-H | LO-H-ETOD-DBETOD |
| LO-HD-NCCD-NP | LO-HD-ETOD-DBETOD-NCCD-NP |
| LO-H-HD-NCCD-NP | LO-H-HD-ETOD-DBETOD-NCCD-NP |
| LO-H-NCCD-NP | LO-H-ETOD-DBETOD-NCCD-NP |
| LO-H-NP | LO-H-ETOD-DBETOD-NP |
| LO-MU | LO-MU-ETOD-DBETOD |
| LO-MU-CO | LO-MU-ETOD-DBETOD-CO |
| LO-MU-CO-NP | LO-MU-ETOD-DBETOD-CO-NP |
| LO-MU-NP | LO-MU-ETOD-DBETOD-NP |
| LO-MU-V-NP | LO-MU-V-ETOD-DBETOD-NP |
| LO-NCCD-NP | LO-ETOD-DBETOD-NCCD-NP |
| LO-NP | LO-ETOD-DBETOD-NP |
| LO-V | LO-V-ETOD-DBETOD |
| LO-V-CO | LO-V-ETOD-DBETOD-CO |
| LO-V-HD-NCCD-NP | LO-V-HD-ETOD-DBETOD-NCCD-NP |
| LO-V-NCCD-NP | LO-V-ETOD-DBETOD-NCCD-NP |
| LO-V-NP | LO-V-ETOD-DBETOD-NP |
| LR | LR-ETOD-DBETOD |
| LR-CO | LR-ETOD-DBETOD-CO |
| LR-CO-NP | LR-ETOD-DBETOD-CO-NP |
| LR-H | LR-H-ETOD-DBETOD |
| LR-H-CO-NP | LR-H-ETOD-DBETOD-CO-NP |
| LR-HD-NCCD-NP | LR-HD-ETOD-DBETOD-NCCD-NP |
| LR-MU-CO | LR-MU-ETOD-DBETOD-CO |
| LR-MU-CO-NP | LR-MU-ETOD-DBETOD-CO-NP |
| LR-MU-H-CO | LR-MU-H-ETOD-DBETOD-CO |
| LR-MU-HD-NCCD-NP | LR-MU-HD-ETOD-DBETOD-NCCD-NP |
| LR-MU-NP | LR-MU-ETOD-DBETOD-NP |
| LR-MU-V-HD-NCCD-NP | LR-MU-V-HD-ETOD-DBETOD-NCCD-NP |
| LR-NCCD-NP | LR-ETOD-DBETOD-NCCD-NP |

| From (Existing) | To (Zoning Under the Proposal) |
|------------------------|---------------------------------------|
| LR-NP | LR-ETOD-DBETOD-NP |
| LR-V | LR-V-ETOD-DBETOD |
| LR-V-CO-NP | LR-V-ETOD-DBETOD-CO-NP |
| MF-1-CO-NP | MF-1-ETOD-DBETOD-CO-NP |
| MF-1-H-NCCD-NP | MF-1-H-ETOD-DBETOD-NCCD-NP |
| MF-1-NCCD | MF-1-ETOD-DBETOD-NCCD |
| MF-1-NCCD-NP | MF-1-ETOD-DBETOD-NCCD-NP |
| MF-1-NP | MF-1-ETOD-DBETOD-NP |
| MF-2 | MF-2-ETOD-DBETOD |
| MF-2-CO-NP | MF-2-ETOD-DBETOD-CO-NP |
| MF-2-HD-NCCD-NP | MF-2-HD-ETOD-DBETOD-NCCD-NP |
| MF-2-H-HD-NCCD-NP | MF-2-H-HD-ETOD-DBETOD-NCCD-NP |
| MF-2-H-NCCD-NP | MF-2-H-ETOD-DBETOD-NCCD-NP |
| MF-2-NCCD-NP | MF-2-ETOD-DBETOD-NCCD-NP |
| MF-2-NP | MF-2-ETOD-DBETOD-NP |
| MF-3 | MF-3-ETOD-DBETOD |
| MF-3-CO-NP | MF-3-ETOD-DBETOD-CO-NP |
| MF-3-HD-NCCD-NP | MF-3-HD-ETOD-DBETOD-NCCD-NP |
| MF-3-H-NCCD-NP | MF-3-H-ETOD-DBETOD-NCCD-NP |
| MF-3-NCCD-NP | MF-3-ETOD-DBETOD-NCCD-NP |
| MF-3-NP | MF-3-ETOD-DBETOD-NP |
| MF-4 | MF-4-ETOD-DBETOD |

| From (Existing) | To (Zoning Under the Proposal) |
|------------------------|---------------------------------------|
| MF-4-CO-NP | MF-4-ETOD-DBETOD-CO-NP |
| MF-4-H | MF-4-H-ETOD-DBETOD |
| MF-4-HD-NCCD-NP | MF-4-HD-ETOD-DBETOD-NCCD-NP |
| MF-4-H-NCCD-NP | MF-4-H-ETOD-DBETOD-NCCD-NP |
| MF-4-NCCD-NP | MF-4-ETOD-DBETOD-NCCD-NP |
| MF-4-NP | MF-4-ETOD-DBETOD-NP |
| MF-5 | MF-5-ETOD-DBETOD |
| MF-5-H | MF-5-H-ETOD-DBETOD |
| MF-5-NCCD-NP | MF-5-ETOD-DBETOD-NCCD-NP |
| MF-5-NP | MF-5-ETOD-DBETOD-NP |
| MF-6-CO | MF-6-ETOD-DBETOD-CO |
| MF-6-CO-NP | MF-6-ETOD-DBETOD-CO-NP |
| MF-6-NCCD-NP | MF-6-ETOD-DBETOD-NCCD-NP |
| NO-H-CO | NO-H-ETOD-DBETOD-CO |
| NO-H-HD-NCCD-NP | NO-H-HD-ETOD-DBETOD-NCCD-NP |
| NO-H-NCCD-NP | NO-H-ETOD-DBETOD-NCCD-NP |
| NO-MU | NO-MU-ETOD-DBETOD |
| NO-MU-CO-NP | NO-MU-ETOD-DBETOD-CO-NP |
| NO-MU-NP | NO-MU-ETOD-DBETOD-NP |
| NO-MU-V-NP | NO-MU-V-ETOD-DBETOD-NP |
| NO-NCCD-NP | NO-ETOD-DBETOD-NCCD-NP |
| NO-NP | NO-ETOD-DBETOD-NP |
| NO-V-NCCD-NP | NO-V-ETOD-DBETOD-NCCD-NP |

The proposed amendments and zoning changes are scheduled to be heard at a Joint Public Hearing before the **Planning Commission** and **City Council** on April 11, 2024, beginning at **9 a.m.** The meeting will be held at City Hall Council Chambers, 301 West 2nd Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the joint public hearing. If a specific date and time for postponement or continuation of the Joint Public Hearing is announced during the meeting, no additional notice will be sent. **To speak at this joint public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the following website: http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm.

The proposed amendments and zoning changes are scheduled to be considered at a Public Hearing before the **Planning Commission** on April 30, 2024, beginning at **4 p.m.** The meeting will be held at City Hall Council Chambers, 301 West 2nd Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the public meeting. If the Planning Commission announces a specific date and time for postponement or continuation, no additional notice will be sent. **To speak at this public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the Planning Commission website and see speaker registration information at the end of each meeting agenda.

The proposed amendments and zoning changes are scheduled to be considered at a Public Hearing before the **City Council** on May 16, 2024, beginning at **10 a.m.** The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street, and viewable online at <http://www.atxn.tv>. Comments on the proposed amendments and zoning changes from any member of the public will be heard during the public meeting. If the City Council announces a specific date and time for postponement or continuation, no additional notice will be sent. **To speak at this public hearing, either in-person or virtually, you must register in advance.** For additional information on how to participate in the meeting, please contact the Case Manager listed below by email or phone or go to the following website: http://www.austintexas.gov/department/city-council/council/council_meeting_info_center.htm.

For additional information about the proposed amendments, and how to: join the virtual open house, register to speak, submit a written protest on the change to zoning, and provide feedback, please visit the Code Amendment website at <https://SpeakUpAustin.org/LDCupdates> or scan the QR Code on this page with your smartphone camera.

If you have any questions concerning the proposed amendments, please contact Lauren Middleton-Pratt, Planning Director, at 512-974-7220 or via email at LDCupdates@austintexas.gov and refer to the Case Number at the top right of this notice.

City staff will also host two upcoming informational open houses where members of the public can find out more about these amendments, as well as several related amendments to the Land Development Code:

Open House #1

April 17, 2024, 6-8 p.m.
Austin Central Library
710 W. Cesar Chavez Street

Open House #2 (Virtual)

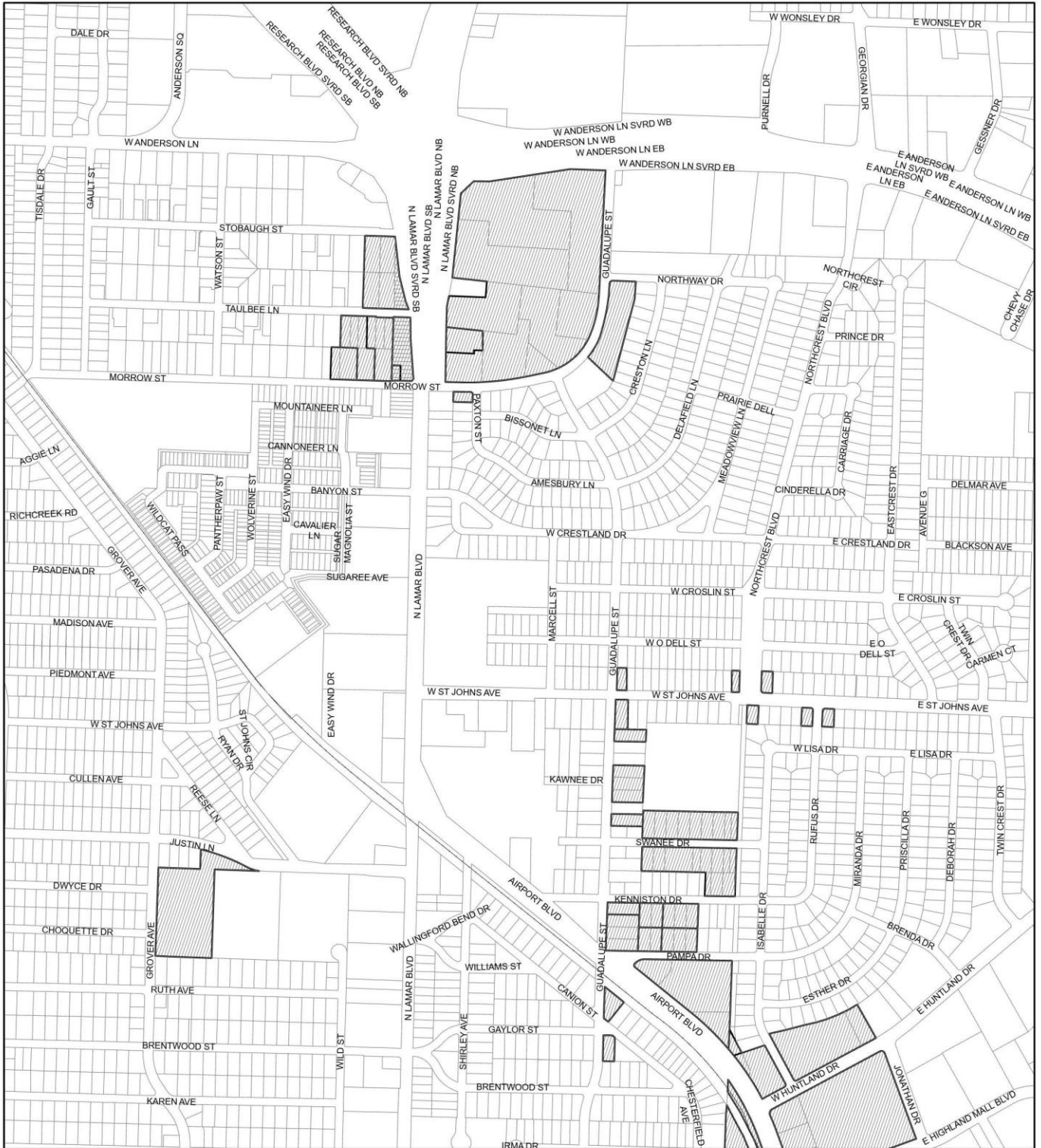
April 20, 2024, 10 a.m.–noon
Zoom
Register at SpeakUpAustin.org/LDCupdates

Scan QR code below
for more
information:



Para más
información apunta
la cámara hacia el
código QR:



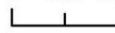


 SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004



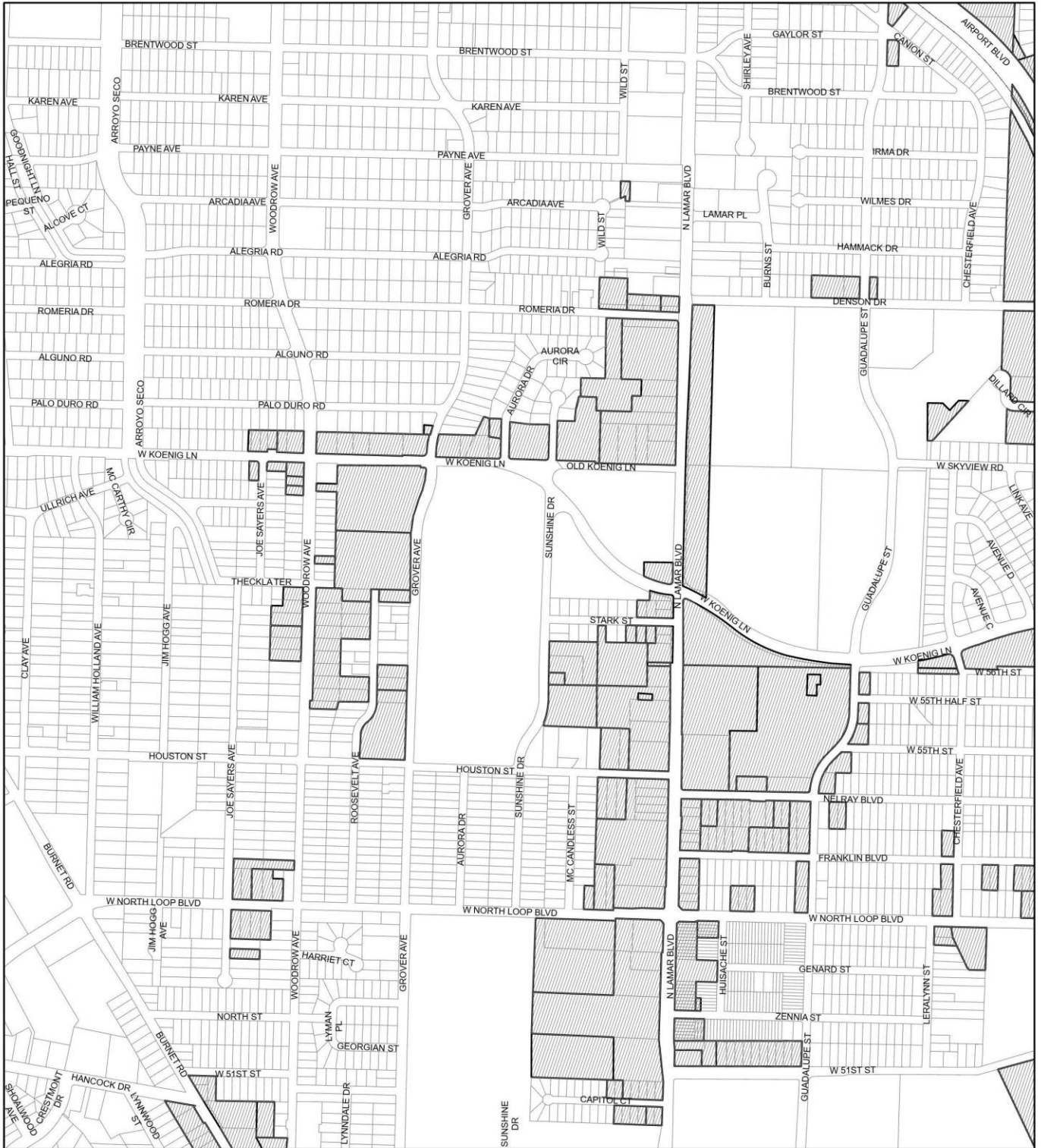
0 250 500 Feet


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This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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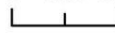


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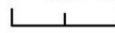


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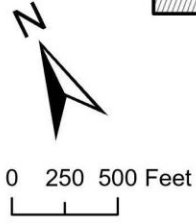


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0 250 500 Feet

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0 250 500 Feet

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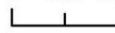


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0 250 500 Feet


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Created: 3/8/2024

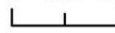


 SUBJECT TRACT

CODE AMENDMENT AND REZONING

CASE#: C20-2023-004



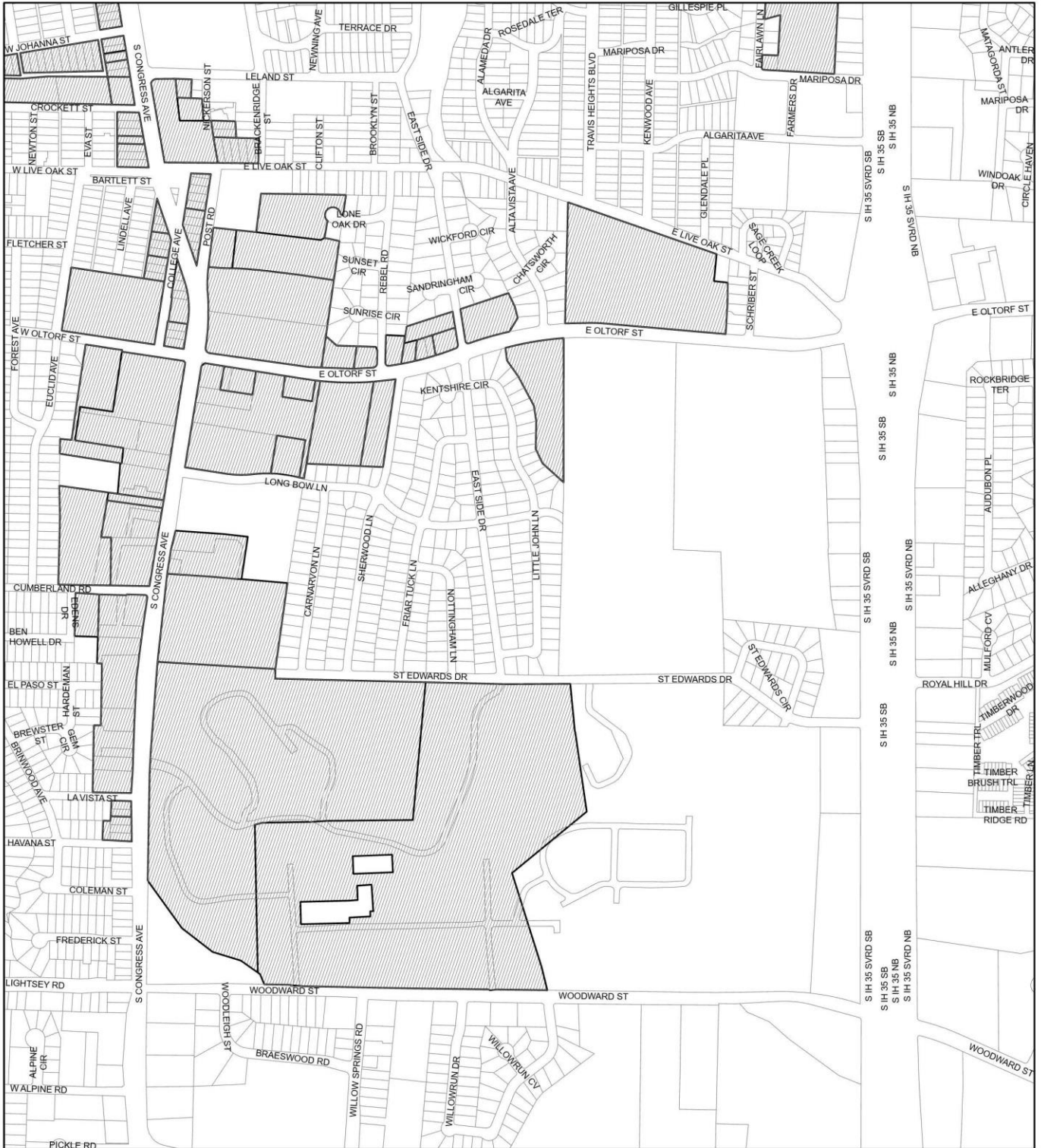
0 250 500 Feet


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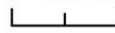
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INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación/rezonificación será revisada y se tomarán medidas en tres reuniones: una audiencia pública conjunta de la Comisión de Planificación y el Concejo Municipal, una reunión de la Comisión de Usos Urbanos y una reunión del Concejo Municipal. Esta reunión se llevará a cabo tanto en línea a través de internet al 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 del caso para obtener 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.

Los comentarios pueden proporcionarse electrónicamente en: <https://SpeakUpAustin.org/LDCupdates>.



Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una futura fecha, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al consejo 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 consejo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva de lo que es pedido. En ningún caso se otorgará una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el consejo 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: www.speakupaustin.org/LDCupdates.

Comentarios escritos deberán ser entregados 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, el número de caso y 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.

Numero de caso: C20-2023-004

Persona designada: Lauren Middleton-Pratt, 512-974-7220

Audiencia Pública: Abril 11, 2024 Reunión conjunta de Comisión de Planificación y Consejo Municipal

Abril 30, 2024 Comisión de Planificación

Mayo 16, 2024, Consejo Municipal

Su nombre (en letra de molde)

- Estoy A Favor
 Me Opongo

Su domicilio(s) afectado(s) por esta solicitud (opcional)

Firma

Fecha

Número de teléfono durante el día (opcional): _____

Comentarios: _____

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

City of Austin, Planning Department

Lauren Middleton-Pratt, Director

P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:

LDCupdates@austintexas.gov

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at three meetings: a joint public hearing of the Planning Commission and City Council, a meeting of the Planning Commission, and a meeting of City Council. These meetings will be conducted both online and in-person, and you will have the opportunity to speak FOR or AGAINST the proposed changes. 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.

Comments can be provided electronically at: <https://SpeakUpAustin.org/LDCupdates>.



During these meetings, the 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 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.speakupaustin.org/LDCupdates.

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: C20-2023-004
Contact: Lauren Middleton-Pratt, 512-974-7220
Public Hearing: April 11, 2024, Joint Meeting of Planning Commission and City Council, April 30, 2024, Planning Commission
May 16, 2024, City Council

Your Name (please print)

I am in favor
 I object

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

Signature

Date

Daytime Telephone (Optional): _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin Planning Department
Lauren Middleton-Pratt, Director
P. O. Box 1088, Austin, TX 78767
Or emailed to:
LDCupdates@austintexas.gov