



## NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: December 3, 2021

Case Number: C814-06-0175.03

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) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	3500-3700 N. IH-35
Owner:	Westheimer Retail Center Ltd
Applicant:	Drenner Group, Leah M. Bojo, (512) 807-2918
Name of Planned Unit Development (PUD):	East Avenue PUD, Parcel A Amendment
Nature of Request:	To amend the site development regulations for Parcel A of the East Avenue PUD.

This application is scheduled to be heard by the Planning Commission on December 14, 2021 beginning at 6:00 p.m. The meeting will be held in-person at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street but may be viewable online at <http://www.atxn.tv>.

***NOTE: This PUD amendment case is still under review and Staff will be requesting an indefinite postponement. Another Public Hearing notice will be mailed when the case is ready for Planning Commission review.***

Public participation for this Public Hearing will be in-person only and no remote (by telephone) participation will be offered. To participate at this meeting, you must go to City Hall at 301 West 2nd Street and attend in-person. 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: <http://www.austintexas.gov/content/planning-commission>.

If you have any questions concerning the zoning change application please contact, Kate Clark of the Housing and Planning Department at 512-974-1237 or via email at [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov) and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/web/permit/public-search-other>.



## 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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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](http://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: C814-06-0175.03**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: December 14, 2021, Planning Commission**

\_\_\_\_\_  
*Your Name (please print)*

☐ I am in favor  
☐ I object

\_\_\_\_\_  
*Your address(es) affected by this application (optional)*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

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

Comments: \_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department

**Kate Clark**

P. O. Box 1088, Austin, TX 78767

Or email to:

**Kate.Clark@austintexas.gov**