



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Este aviso es para informarle que hemos recibido una solicitud para una varianza dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: May 3, 2018

Case Number: C15-2018-0023

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

Applicant:	Nikelle Meade, (512) 479-1147
Owner:	Housing Authority of the City of Austin, (512) 477-1147
Address:	2126 GOODRICH AVE

Variance Request(s):

The applicant has requested variance(s) to Section 25-2-562 (*Multifamily Residence Medium Density (MF-3) District Regulations*) (B) (3) in Article 3 – Additional Requirements For Certain Districts, Division 1 – Residential Districts to decrease the minimum site area for each dwelling unit from 1,800 square feet for each dwelling unit with two or more bedrooms to (required) to 1,600 square feet (requested) in order to erect 120 mixed income level S.M.A.R.T housing units in a “MF-3” zoning district.

This application is scheduled to be heard by the **Board of Adjustment on Monday May 14, 2018**. The meeting will be held at **Austin Energy Town Lake Center, 721 Barton Springs Road, Assembly Room 130, beginning at 5:30 PM**.

You are being mailed this notice because City Ordinance requires that **all property owners and utility account holders within 500 feet of the proposed development** and affected neighborhood organizations **be notified** when an application is scheduled for a **public hearing**.

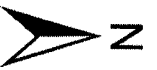
You are not required to respond to this notice nor are you required to attend the hearing, however if you have any questions concerning this application, please contact **Leane Heldenfels of the Development Services Department at 512-974-2202 or leane.heldenfels@austintexas.gov** and refer to the Case Number at the top right of this notice.




You may also find additional information on this case at the Public Search page of our website: **<https://www.austintexas.gov/department/development-review>**

At this page click on the words **Public Search** within the 4th paragraph of this page; then at the next page input the case number listed above and click submit; then at the next page open the BA case (Board of Adjustment) by clicking on the title; then at this page scroll down to find attachments of information submitted on the case that you can view, save, and/or print for your use.

If you wish to respond in writing to this notice please follow the comment instructions provided on the following page.

For additional information on the City of Austin’s land development process, please visit our website: **www.austintexas.gov/department/development-services**



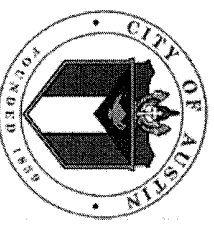
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2018-0023
LOCATION: 2126 Goodrich Ave.

1" = 161'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



PUBLIC HEARING INFORMATION

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 application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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 will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2018-0023, 2126 Goodrich Avenue

Contact: Leane Heldenfels, 512-974-220, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, May 14, 2018

Your Name (please print)

☐ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

