



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica 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.

Mailing Date: 03/04/2024

Case Number: C14-2024-0019.SH

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. 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. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	4900 GONZALES STREET
Owner:	Austin Independent School District, 512-414-1700
Applicant	Husch Blackwell / The NRP Group, Nikelle Meade / Nick Walsh, 512-992-6001

Proposed Zoning Change:

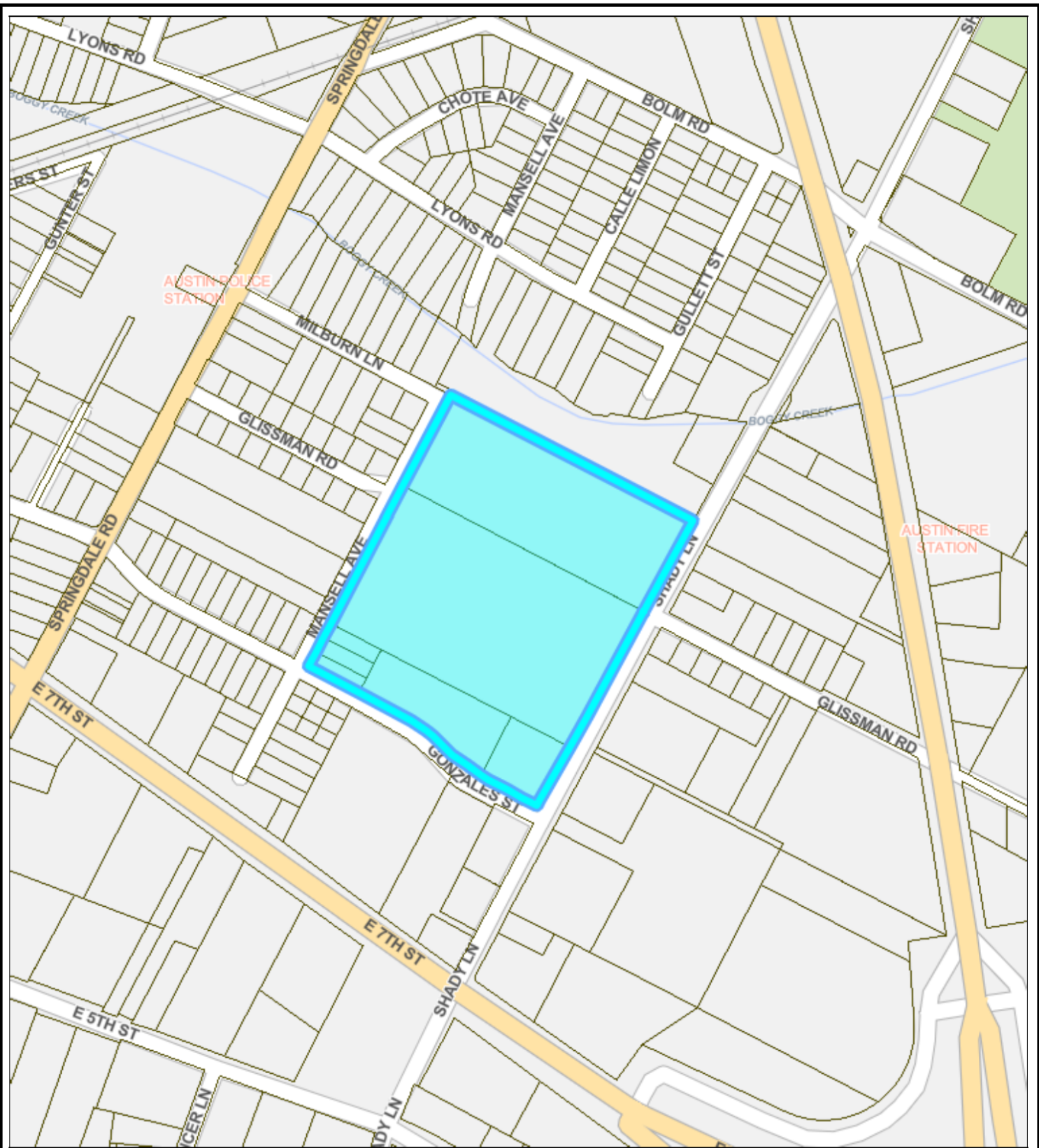
From: P-NP – Public district land owned or leased by federal, state, county, or city government. – **Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

To: CS-MU-V-NP– General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. – **Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. - **Vertical Mixed Use Building (V) combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. – **Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

If you have any questions concerning the zoning change application, please contact the case manager, Jonathan Tomko, at 512-974-1057 or via e-mail at jonathan.tomko@austintexas.gov and refer to the case number located on this notice.

For additional information on the City of Austin's land development process, please visit our web site at:
www.austintexas.gov/planning.



Lot Lines
 Lot Line



1: 4800

C14-2024-0019.SH

4900 GONZALES STREET



2/28/2024

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