

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0138

DISTRICT: 10

ZONING FROM: SF-3-NP

ZONING TO: MF-3-NP

ADDRESS: 1106 Enfield Road

SITE AREA: 0.2003 acres
(8,723 sq. ft.)

PROPERTY OWNER: Carlson Caryn Leigh

AGENT: Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant multifamily residential-medium density-neighborhood plan (MF-3-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

February 27, 2024: *APPROVED THE APPLICANT'S REQUEST MULTIFAMILY RESIDENTIAL-MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP)*

[A. AZHAR; A. WOODS-2ND] (12-0) F. MAXWELL - ABSENT

January 23, 2023: *APPROVED THE NEIGHBORHOOD POSTPONEMENT REQUEST TO FEBRUARY 27, 2024.*

[G. ANDERSON; F. MAXWELL-2ND] (12-0) J. CONNOLLY-ABSENT

CITY COUNCIL ACTION:

April 4, 2024:

ORDINANCE NUMBER:

ISSUES:

*Please note that this property is located within a **National Register Historic District**. Additional review by the Historic Preservation Office and/or Historic Landmark Commission is required prior to development on or changes to sites and structures within National Register districts. The Historic Landmark Commission must review all ground-up new construction within the district as well as demolition of properties that contribute to the historic district. Base zoning change approval does not remove the additional review requirements triggered by the National Register district overlay. Refer to the [review process](#)

[flowchart](https://www.austintexas.gov/department/historic-preservation) located at <https://www.austintexas.gov/department/historic-preservation> for more information on review requirements for historic district properties. To ensure efficient public hearing scheduling, please begin the historic review process prior to the rezoning process if possible.

CASE MANAGER COMMENTS:

The property in question is 0.2003 acres, developed with one single family home, has access to Enfield Road (level 1), and is currently zoned single family-neighborhood plan (SF-3-NP). This site is in Old West Austin Neighborhood Plan and the National Register Historic District. The property has single family residences townhomes, Pease District Park and multifamily residences (SF-3, SF-6, P and MF-3) to the north, single family residences, a hotel and multifamily residences (SF-3-NP, GO-NP and MF-3-NP) to the south, and single family residences and multifamily residences (SF-3, SF3-NP, MF-3-NP, MF-3-CO-NP, MF-4-NP) so the east and west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The staff is recommending the multifamily residence medium density-neighborhood plan (MF-3-NP) combined district zoning to allow for the construction of seven (7) multifamily units as it is the same zoning as properties nearby. The owner plans to sell the lot after rezoning.

Per the comprehensive plan review comments this site meets seven of the Imagine Austin Decision Guidelines. The site is located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map, adjoins a public sidewalk, shared path, and/or bike lane and is located within 0.25 miles of public transit stop and/or light rail station. It is also located within 0.50 miles from a good and services and or employment center and a recreation area, park or walking trail. This site expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population in support of Imagine Austin and the Strategic Housing Blueprint.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The multifamily residence (medium density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed zoning would promote compatibility with nearby uses as the properties to the north, south, east, and west are developed with multifamily residences (MF-3, MF-3-NP, MF-3-CO-NP, and MF-4-NP). The staff recommends the request for MF-3-NP zoning because the surrounding properties on Enfield Road, Parkway and West 15th street have been rezoned to multifamily residences with the same intent of providing additional residential units in this area of the city.

3. *Zoning should allow for reasonable use of the property.*

Multifamily residential-medium density-neighborhood plan (MF-3-NP) combined district zoning will allow for the proposed residential development and is suitable since it is consistent with the land uses in the surrounding area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single Family Residence
<i>North</i>	P SF-3 SF-6 MF-3	Pease District Park Single Family Townhomes Multifamily
<i>South</i>	MF-3-NP GO-NP SF-3-NP	Multifamily Hotel Single Family
<i>East</i>	SF-3 MF-3-NP, MF-3-CO-NP & MF-4-NP	Single Family Multifamily
<i>West</i>	SF-3-NP MF-3-NP	Single Family Multifamily

NEIGHBORHOOD PLANNING AREA: Old West Austin Neighborhood Plan

WATERSHED: Shoal Creek Watershed (Urban)

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Mathews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Austin Regional Group
Central Austin Community Development
Downtown Austin Alliance

Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old Enfield Homeowners Association
Old Austin Neighborhood Association
Old West Austin Neighborhood Assn.

Old West Austin Neighborhood Plan
 Contact Team
 Pease Neighborhood Association
 Pease Park Conservancy
 Preservation Austin

SELTexas
 Save Historic Muny District
 Shoal Creek Conservancy
 Sierra Club

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14H-05-0017	MF-3-NP to MF-3-CO-NP	To Grant MF-3-CO-NP (08/08/2006)	Approved MF-3-CO-NP as Planning Commission Recommended (03/01/2007)
C14H-02-0020	MF-3 to MF-3-H	To Grant MF-3-H (11/05/2002)	Approved as Zoning and Platting Commission Recommended (12/05/2002)

RELATED CASES:

C14-02-0112: This is the case for the Old West Austin Neighborhood Plan (NP) combining district locally known as the property bounded by Enfield Road and 15th Street on the north, Lamar Boulevard on the east, MoPac Expressway on the west and Town Lake on the south, in the City of Austin.

C8-1916-1288: There is no information for this Site Plan Review at this time.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1106 ENFIELD RD. C14-2023-0138. 0.2003 acres from SF-3-NP to MF-3. Old West Austin NP. No FLUM. Demolish single family house and construct seven (7) multifamily units

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: 0.14 miles from Downtown Regional Center and North Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.

Y	Connectivity and Healthy Living * : Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health * : Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice * : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use * : Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Fire: No comments at this time.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with MF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Fees in-lieu may be required, and those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 24.5 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

FYI, this site is within the Old West Austin Neighborhood Plan.

FYI, this site is within the Capitol View Corridor.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for W 15th St. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for W 15th St. with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Enfield Rd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Enfield Rd. with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West 15 th St.	Level 3	116'	152'	49'	Yes	No	Yes

Enfield Road	Level 1	58'	102'	39'	No	No	Yes
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TIA:

Not required at this time.

Austin Water Utility:

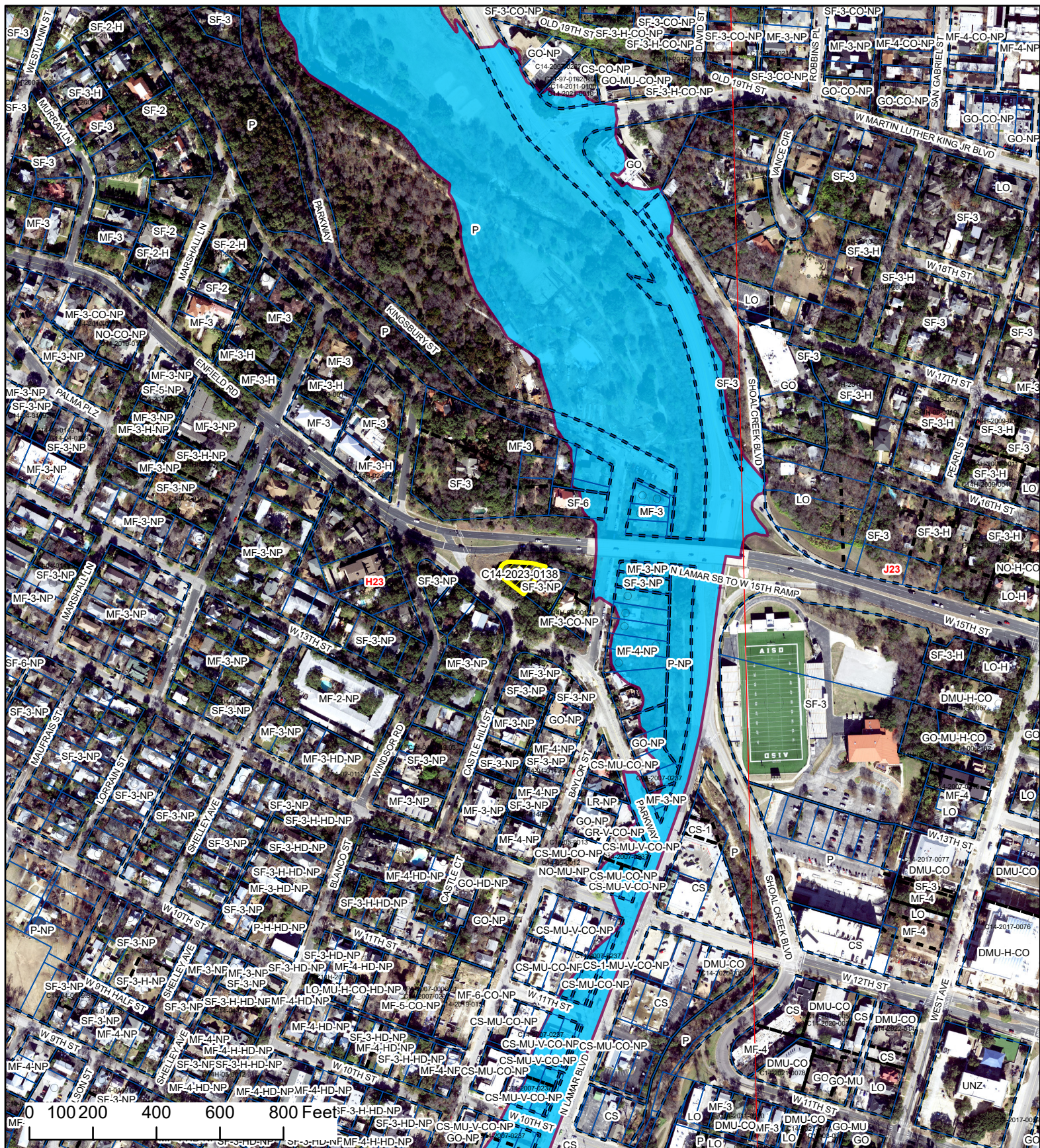
No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence from Interested Parties



Enfield

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0138
 LOCATION: 1106 Enfield Rd
 SUBJECT AREA: 0.2003 Acres
 GRID: H23
 MANAGER: Cynthia Hadri





December 12, 2023

City of Austin
P.O Box 1088
Austin, Texas 78767
Subject Property: 1106 Enfield Rd Austin Tx 78703

Dear City of Austin,

Please see the attached documentation and application for the requested rezone. We are requesting to rezone 1106 Enfield Rd to Multi-Family-3-Neighborhood Plan zone from the existing Single Family-3-Neighborhood Plan. We plan to use the property for multi-family housing in Austin.

Impacts to neighboring lots would be minimal as they are zoned residential. Traffic would be minimally impacted; we will use Enfield and W 15th Street to minimize impact. We have included the TIA waiver from transportation in the packet. We look forward to working with you on these lots. Please let me know if you have any questions or need further information.

Sincerely,

Ricca Keepers, MUP



Steering Committee Members:

Christopher Hurst AIA, Chair
Paula Hern, Meghan Yancy, Claudette Kazzoun, Rob Kish, Steve
Amos, Germaine Curry, Margaret Sullivan, William Osborn, David
Schofman, Shawn Shillington, Adam Sumrall, Erika Tatum

January 22, 2024

RE: C14-2023-0138 - Enfield; District 10 – 1106 Enfield Road

Dear Chair Hempel and Planning Commissioners,

The Old West Austin Neighborhood Association, OWANA, Zoning Committee has voted to oppose the purposed re-zoning of 1106 Enfield from SF-3 to MF-3.

The Zoning Committee appreciates Ricca Keepers, the applicant, and Caryn Carlson, the owner, for coming to our January meeting to discuss the rezoning of 1106 Enfield Road. No plans or drawings were presented to the committee. The sole reason for the re-zoning request is to hopefully increase the marketability for the sale of the property. The property was listed for sale last January 2023 and delisted for lack of offers July 2023. The house has been vacant for a year.

OWANA does not support rezonings based solely on financial hardship. Recently approved code changes by the city now allow 3 units on SF zoned properties. Future code changes will allow even more units on SF zoned properties making this re-zoning request obsolete.

The Zoning Committee believes that re-zoning this property will not guarantee the sale of the property. The current real estate market has slowed due to rising interest rates. There are other MF properties for sale in our neighborhood that have been on the market for a while and are not selling due to the current market conditions and desired sale prices.

Additionally, the sale of this property is complicated by its location on Enfield Road. Access to the property is on a sloped, curved, one-way section of Enfield Road that neighbors find dangerous. Because of this, nearby neighbors oppose the re-zoning without seeing plans or drawings.

When the property is sold and if the new owner wants to rezone the property, the OWANA Zoning Committee looks forward to reviewing their plans and drawings at that time.

Please oppose the re-zoning of 1106 Enfield Road. OWANA does not want to set a precedent of up-zoning based on perceived economic hardship. We do not believe rezoning from SF-3 to MF-3 will solve the marketability of this property the owner intends to sell.

Sincerely,

Christopher Hurst, AIA

OWANA Steering Committee Chair

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: C14-2023-0138

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: January 23, 2024, Planning Commission

PATRICIA WINSTON

Your Name (please print)

☐ I am in favor
☒ I object

1104 ENFIELD ROAD

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

Patricia Winston

Signature

1-15-2024

Date

Daytime Telephone (Optional): 512-2174458

Comments: ZONING SF-3-NP is the only
APPROPRIATE ZONING FOR ENFIELD RD. THE
ROAD IN FRONT OF THIS PROPERTY IS A 1-WAY STREET,
THERE ARE NO-PARKING SIGNS EXISTING BY THE CITY
OF AUSTIN FOR THIS AREA OF ENFIELD RD. A DUPLEX
STYLE PROJECT IS PERMITTED IN THIS ZONE. THE LOT
THAT 1106 IS ON WAS CUT DOWN TO MAKE ROOM FOR
THE 15th St Bridge. THE LOT IS SMALL AND WOULD BE A
PARKING Problem BECAUSE OF A bridge going over the
AREA FROM ENFIELD RD to the property. The Zone

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

City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

SF-3-NP would
not be appropriate
for this property!

Hadri, Cynthia

From: Ashley Endler
Sent: Monday, March 18, 2024 2:21 PM
To: Hadri, Cynthia
Subject: Case Number: C14-2023-0138

External Email - Exercise Caution

Dear Ms. Hadri,

I am writing to express my strong opposition to the proposed zoning change in our neighborhood. As a resident of Old West Austin/Clarksville, I am deeply concerned about the potential consequences of this change from SF-3-NP to MF-3-NP, particularly its impact on traffic and emergency access.

Our neighborhood is home to many families with young children, including my own. We are deeply concerned about the safety implications of the proposed zoning change, especially considering the current traffic situation. Cars already cut through our streets, disregarding speed limits and posing a constant threat to pedestrians, cyclists, and particularly our children. As a parent, I worry about the safety of my children every time they step outside our door.

Moreover, the layout of our streets presents a unique challenge when it comes to emergency access. With cars parked on both sides of the street, the road effectively becomes one way, leaving little room for emergency vehicles to pass through. In the past, our dog was struck by a motor vehicle due to the reckless speeding and congestion in our neighborhood. This incident was a stark reminder of the dangers we face on a daily basis.

Given these concerns, I urge you to deny the proposed zoning change for this location. Thank you for considering my perspective on this important issue. I hope that you will take my concerns, as a parent and a member of this community, into account as you continue to evaluate the proposed zoning change.

Sincerely,

Ashley Endler
1215 Castle Hill St Austin, Texas 78703 512-897-8317

PUBLIC HEARING INFORMATION

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Case Number: C14-2023-0138

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: April 4, 2024, City Council

Gary Schumann

Your Name (please print)

1101 Enfield Rd, Austin TX 78703

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

[Signature]

Signature

3-19-24

Date

Daytime Telephone (Optional): 512-431-6544

Comments: The existing house on this lot is dilapidated beyond repair and needs to be torn down. This lot is adjacent to multiple mixed use properties. It is surrounded by busy streets - and it would be ridiculous to require that a single family home be built on this lot. Rezoning this property is the only thing that makes sense.

☒ I am in favor
☐ I object

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

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov