

*Susan J. Pryor*  
3300 Duval Street  
Austin, TX 78705  
Phone: 512 468-2536 Email: [sjp@itinst.com](mailto:sjp@itinst.com)

May 28, 2024

To: City of Austin

RE: Zoning Request for 3305 Duval Street

This is in regard to the above property requesting Multifamily Residential. I know that the Hancock Neighborhood Association has made multiple requests for what the plans are for this property.

An original request was to keep the existing 5 units which my family and the Hancock Neighborhood Association have all supported. However, the owner of this property does not seem willing to commit in writing to anything specific. Personally, it does seem to me that there exists sufficient area to have the 5 units without a zoning change.

If the City wants to make a zoning change, it should require specific plans on what is to be done with the property – otherwise, it is totally speculative zoning which has not been done in the past and dilutes the entire zoning concept.

I support a zoning change ONLY IF SPECIFIC PLANS ARE GIVEN so that we can evaluate what will happen with this property. Otherwise, I'm opposed.

This is a very critical property from a safety standpoint, it is the school crossing for Lee Elementary School with hundreds of children crossing at that corner. It is also the school bus stop for both Middle, High and Magnet schools. In addition, Capitol Metro has a stop directly in front of this property and one on the other side of the street. There are bicycle lanes on both sides of Duval as well.

Please consider the impact this may have on this corner from a safety perspective.

Thank you for your time and consideration in this matter.

## 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](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: C14-2023-0035**

**Contact: Cynthia Hadri, 512-974-7620**

**Public Hearing: July 18, 2024, City Council**

*Mark D B Juice*

Your Name (please print)

☒ I am in favor  
☐ I object

*307 E 33rd, 3206 Tom Green*

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

*Mark D B Juice 7/30/24*

Signature

Date

Daytime Telephone (Optional): *512 293 1041*

Comments: *Big Fan of increased density. but get um!*

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

City of Austin, Planning Department

**Cynthia Hadri**

P. O. Box 1088, Austin, TX 78767

Or email to:

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

## 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](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: C14-2023-0035

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: July 18, 2024, City Council

Stephen White & Mary Ingle

Your Name (please print)

3406 Duval St., ATX 78705

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

Miss/Daily

Signature

7/15/24

Date

☐ I am in favor  
☐ I object

Daytime Telephone (Optional):

Comments: 3305 Duval (SF3) is a clear case of "Buyer Beware." The current owner did not do due diligence before purchasing said property which has "illegally built and violating units." Rewarding those who violate the law is wrong; Are we the other law-abiding property owners on Duval with similar land mass and zoning, being penalized for adhering to our zoning entitlements and following the law? Rewarding those property owners who violate the law is wrong. 3305 Duval has other avenues for remedies- the property owner first needs to sue the former owner, then there is also the BOA for variances, applying for re-subdivision or tearing down the noncompliant units. Rezoning the property to MF1 is NOT the remedy. There are no other MF properties contiguous on Duval ST. By approving this up zoning to MF1, you will be rewarding bad and unlawful behavior.  
**Deny this request since there are other remedies available to the current property owner.**

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

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)