

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0035

DISTRICT: 9

ZONING FROM: SF-3-CO-NP

ZONING TO: MF-1-NP

ADDRESS: 3305, 3303 Duval Street & 501, 505 Harris Avenue

SITE AREA: 0.31 acres
(13,576 sq. ft.)

PROPERTY OWNER: 3305 Duval St LLC (Joshua Lake McGuire)

AGENT: Clean Tag Permits (Linda Sullivan)

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

STAFF RECOMMENDATION:

The staff recommendation is to recommend multifamily residence (limited density)-neighborhood plan (MF-1-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: *APPROVED THE APPLICANT'S REQUEST FOR MF-1-NP.
[G. ANDERSON; F. MAXWELL-2ND] (8-3) P. HOWARD, A. PHILLIPS - ABSENT*

May 14, 2024: *APPROVED THE STAFF'S REQUEST FOR A POSTPONEMENT TO MAY 28, 2024.
[A. AZHAR; A. HAYNES-2ND] (9-0) P. HOWARD, R. JOHNSON, J. MUSHTALER,
AND A. WOODS - ABSENT*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

There is not a code violation for this property. The rear structure was identified as an illegal non-compliant use, not a code violation. ***Please refer to Exhibit C (Applicant's Summary Letter).***

CASE MANAGER COMMENTS:

The property in question is 0.31 acres, developed with five (5) residential units, is on the intersection of Duval Street (level 2) and Harris Avenue (level 1) and is currently zoned family residence-conditional overlay-neighborhood plan (SF-3-CO-NP).

The property has single family residences and duplex residential (SF-3-CO-NP, SF-3-H-NCCD-NP and SF-3-H-CO-NP) to the north, south, east and west. Lee Elementary School, Eastwoods Neighborhood Park and Hancock Recreation Center (P-NP) to the north and east. There are also multifamily zoned properties with townhomes uses, duplexes, and multifamily complexes (MF-2-NCCD-NP, MF-3-NCCD-NP) to the south and west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the multifamily residence (limited density) – neighborhood plan (MF-1-NP) combined district zoning as it is a more restrictive multifamily zoning to consider the single-family residences surrounding the property. The new owner has submitted this rezoning application to bring this property into compliance and maintain the current housing stock (five units). Duval street is a level two (2) street with a Capital Metro bus stop directly in front of the property, bike lanes and sidewalks on both sides of the street. The residents of this property could walk or bike to the Hancock Recreation Center, Eastwoods Neighborhood Park and the UT Campus.

BASIS OF RECOMMENDATION:

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

The multifamily residence (limited density) district is intended to accommodate multifamily use with a maximum density of up to 17 units per acre, depending on unit size. This district is appropriate for residential neighborhoods having a mixture of single-family and multifamily uses, as a buffer between single-family neighborhoods and higher intensity uses, and in selected areas where limited density multifamily use is desirable.

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 west are zoned multifamily residence (medium density and low density) and there are many amenities nearby. The staff recommends the request for MF-1-NP rezoning because keeping these units will maintain the current housing stock. The property is also near various amenities such as the University of Texas campus, Hancock Recreation Center, Eastwoods Neighborhood Park and Splash pad.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-CO-NP	Duplex Residential
<i>North</i>	SF-3-CO-NP, SF-3-H-NCCD-NP P-NP	Single Family Residential & Duplex Residential Hancock Recreation Center
<i>South</i>	SF-3-CO-NP, SF-3-H-CO-NP MF-3-NCCD-NP	Single Family Residential & Duplex Residential Townhouse Residential
<i>East</i>	SF-3-CO-NP P-NP	Single Family Residential & Duplex Residential Elementary School
<i>West</i>	SF-3-H-NCCD-NP MF-2-NCCD-NP, MF-3-NCCD-NP	Single Family Residential & Duplex Residential Multi-Family Residential

NEIGHBORHOOD PLANNING AREA: Central Austin Combined (Hancock)

WATERSHED: Waller Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Russell Lee Elementary School Kealing Middle School McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
CANPAC (Central Austin Neigh Plan
Area Committee)
Central Austin Community Development
Corporation

Friends of Austin Neighborhoods,
Hancock Neighborhood Assn.
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas
Sierra Club
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0023	Central Austin Neighborhood Plan (Hancock)	Approved Central Austin Neighborhood Plan (4/27/2004)	Approved Central Austin Neighborhood Plan as Commission Recommended (08/26/2004)
C14H-03-0011 – Walker Stiles House	SF-3 to SF-3-H	To Grant SF-3-H (09/10/2003)	Approved SF-3-H as planning Commission Recommended (10/30/2003)

C14-04-0022.01 - North University NCCD Amendment	Allow two family residential as a use and reduce minimum lot size to 5,750 sq. ft.	To Grant NCCD Amendment (07/12/2011)	Approved NCCD Amendment as Planning Commission Recommended (08/4/2011)
C14H-2010-0016 – Callan-Boswell House	SF-3-NCCD-NP to SF-3-H-NCCD-NP	To Deny SF-3-H-NCCD-NP (09/14/2010)	To Deny SF-3-H-NCCD-NP as Planning Commission Denied (09/30/2010)
C14-04-0022	North University Neighborhood NCCD	Approved NCCD	Approved NCCD as Commission Recommended (08/26/2004)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

There are no comments at this time.

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 Waller 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 sf. 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:

There are no comments at this time.

PARD – Planning & Design Review:

Parkland dedication will be required for any new residential units proposed by a future redevelopment resulting from this rezoning, multifamily with MF-1 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, 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:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along all property lines, 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 25 feet of 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.

Additional design regulations will be enforced at the time a site plan is submitted.

Austin Transportation Department – Engineering Review:

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

A Neighborhood Traffic Analysis may be required at the time of site plan, if triggered, when land uses and intensities will be known. if triggered per LDC 25-6-114.

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for DUVAL ST. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for DUVAL ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

HARRIS AVE has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [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)
DUVAL ST	Local Mobility - Level 2	72 feet	45 feet	37 feet	Existing 4 ft sidewalks	Bike Lane - Buffered	Yes
HARRIS AVE	Local Mobility - Level 1	58 feet	58 feet	28 feet	Existing 4 ft sidewalks	Shared lane (on-street)	Yes

TIA:

Not required at this time.

Austin Water Utility:

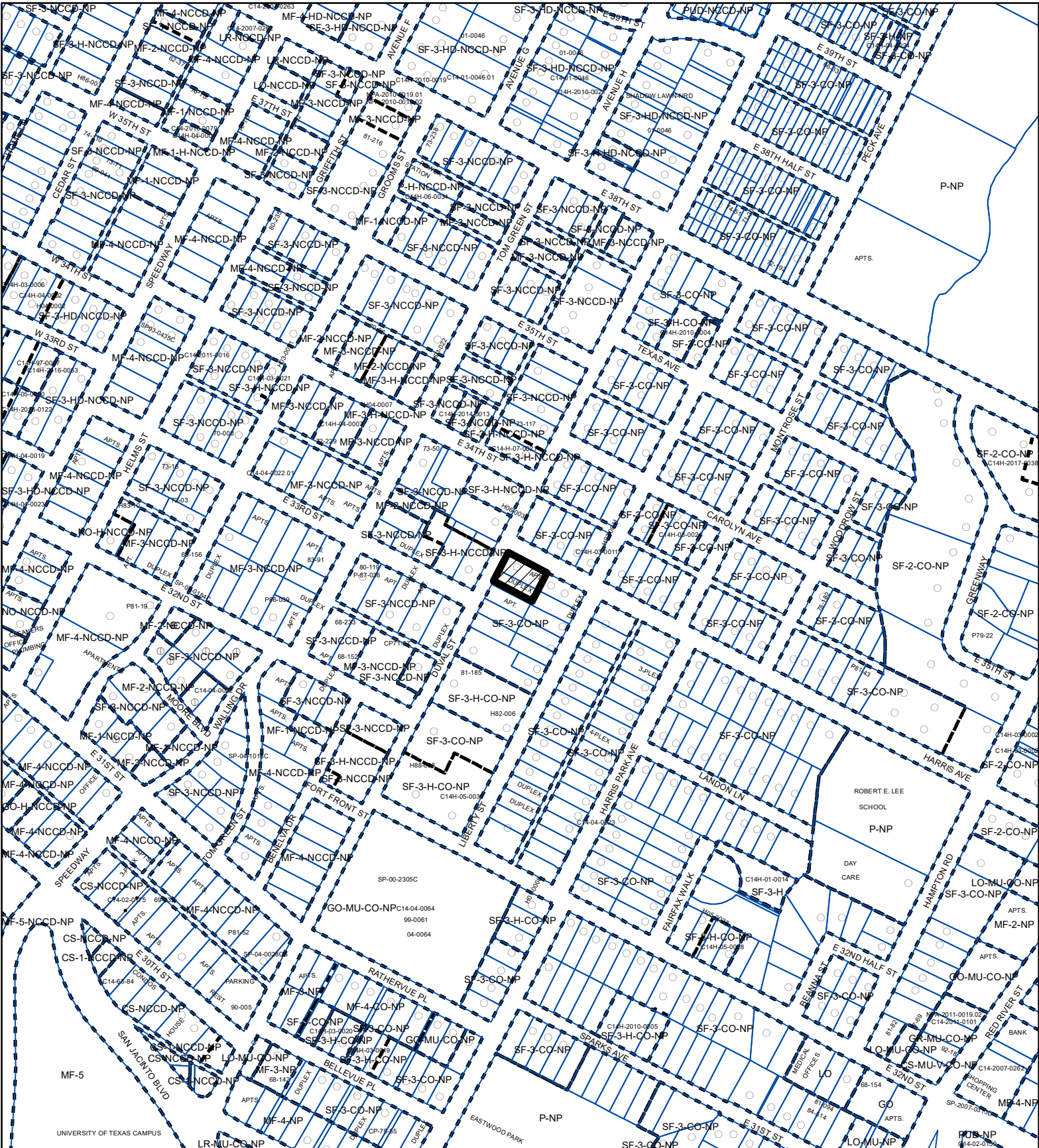
No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. 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



ZONING

ZONING CASE#: C14-2024-0035

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

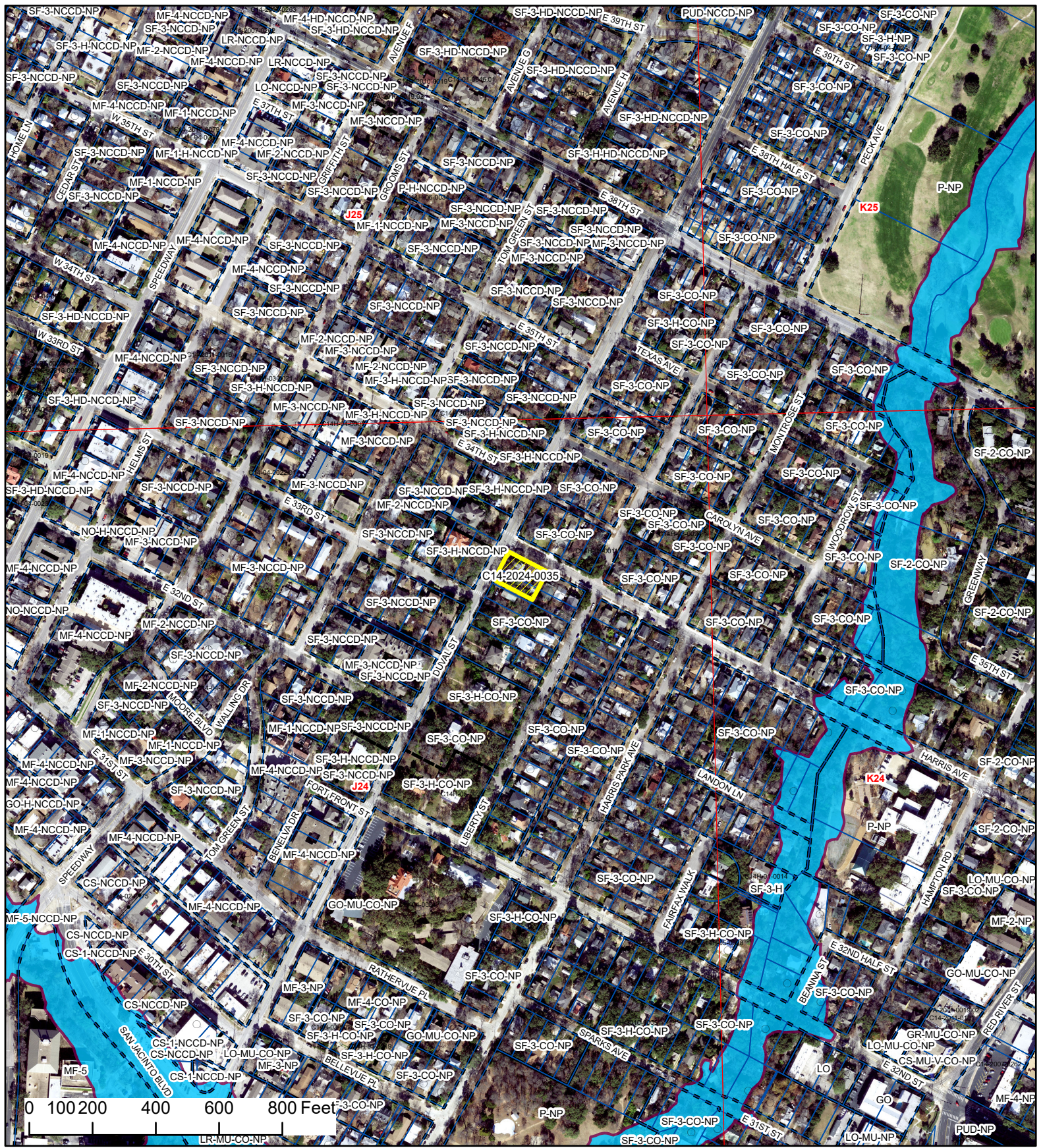
1" = 400'
Exhibit A

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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/19/2024



Duval Street Residences

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

CASE#: C14-2024-0035
LOCATION: 3305 Duval St - 501 Harris Ave
SUBJECT AREA: 0.311 Acres
GRID: J24
MANAGER: Cynthia Hadri



3305 Duval St LLC
Joshua McGuire
1108 Lavaca St, Ste 110-335
Austin TX 78701

March 29, 2024

Planning Department
City of Austin
6310 Wilhelmina Delco Dr
Austin TX

As the Manager and representative for property ownership I am writing to express my intention of requesting a zoning change from SF-3-CO-NP to MF-1-NP for the property known as 3305 Duval St. The property has also been known as 3303 A & B Duval St, 501 & 505 Harris Ave.

The front structure was constructed in 1936 as a three-story duplex with enclosed parking on the first level and living areas on the second and third levels. The structure is maintained as a duplex.

The rear structure was constructed in 1947 as a one-car garage with attached storage area, with a dwelling on the second floor. Over the years this structure has been remodeled several times in order to covert the garage to a second dwelling, and later the storage area was converted to a studio apartment. The property has been maintained as a five dwelling unit property since the late 1980s or early 1990s according to addressing records reviewed in the Austin History Center.

When I purchased the property in January of 2022 the units were in need of repairs. We attempted to acquire building permits for the structural repairs and discovered changes to both structures had been completed without the proper permit reviews or inspections. The rear structure was also identified as illegal non-compliant as it encroaches into the side and rear yard setbacks. These setbacks were established after the structure was initially constructed, with permits, in 1947 but the illegal construction created hurdles for new permits to be issued to maintain the existing configuration of the structures.

The property's current zoning of SF-3 allows for three dwelling units, or if subdivided into two lots, which can be done due to the more than 13,000 square foot size of the property, six dwelling units. However, if subdivision is pursued the existing structures would need to be demolished as the new lot lines would bisect the existing front structure.

My goal for the property is to maintain the existing structures, remodel and or add on with the remaining allowable building coverage, which leads to the request for MF-1 zoning. MF-1 zoning will allow for a maximum of five units on the lot, fewer than a subdivision would allow, but would allow for the existing structures and housing density to be maintained. Demolition permits for the structures have been granted but we've not acted upon them pending the outcome of the rezoning request.

My hope is for the front unit to be maintained as a duplex with upgrades to the interior and exterior. There is no plan to drastically change the facade of the front duplex. The plan for the rear unit is to upgrade the interior and exterior and convert it to a single family or two-family unit while constructing one or two new units adjacent to it, in keeping with the scale and style of the existing structures on the lot.

My primary goal is to keep the existing structures, add one or two additional structures, and to maintain the housing density this lot and the surrounding neighborhood has enjoyed for close to 30 years. MF-1 zoning would not alter the character of the neighborhood but instead match the existing use of the property.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Josh McGuire". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joshua Lake McGuire

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: C14-2024-0035

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: May 14, 2024, Planning Commission

David Whitworth

Your Name (please print)

3205 TOM GREEN

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

D. W. J.

Signature

I am in favor
 I object

5/6/24

Date

Daytime Telephone (Optional):

Comments:

This is just a zoning clean up job to match what already exists on the site. probably should be a mid-rise anyway.

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

CANPAC

Central Austin Neighborhood Planning Advisory Committee

April 29, 2024

To: Members of the Austin Planning Commission
From: CANPAC – Central Austin Neighborhoods Planning Advisory Committee
Re: 3305 Duval- Neighborhood Plan Amendment- NPA-2023-0019.01

CANPAC, the Neighborhood Plan Contact Team, has voted to oppose the Neighborhood Plan Amendment to revise the Future Land Use Map for the property with the following addresses: 3305, 3303 Duval, and 501, 505 Harris Ave.

The applicant is requesting the following:

1. Zoning change from SF3-CO-NP to MF1-CO-NP
2. Revise the FLUM from Single Family to Multifamily.

The project has the following problems

1. The problematic situation of 5 existing units, not permitted, and built on a single family zoned lot is not a condition that the neighborhood should be burdened to fix through a spot zoning.
2. The zoning change and FLUM change is for a single lot with no adjacent multifamily zoning. This would be a spot zoning, which is not best practice in planning, and is illegal in some situations.
3. The current owner has other recourse, such as seeking a variance through the Board of Adjustment, or subdividing the lot. A FLUM change is not necessary.
4. The applicant states MF-1 offers more restrictions on density than SF-3, due to being able to add density to SF-3 with Affordability Unlocked, Though the applicant fails to acknowledge the fact that MF-1 density may be expanded with Affordability Unlocked.

We request you oppose the applicant's request.

Sincerely,

CANPAC / Central Austin Combined Neighborhood Plan Team

Bart Whatley, Co-Chair (bart.whatley@gmail.com - 512-470-4318)

Adam Stephens, Co-Chair (adam.stephens@capstarlending.com - 512-459-2407)

CANPAC MEMBERS

Hancock/Eastwoods Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners

NPA-2023-0019.01 and C14-2024-0035 (Duval Street Residences)

Betsy Greenberg <betsy.greenberg@gmail.com>

Tue 5/7/2024 12:07 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; CANPAC <canpacaustin@googlegroups.com>

External Email - Exercise Caution

This property is surrounded by single family properties and should not be spot zoned to multifamily. Similarly, the plan amendment changing the use to multifamily should not be approved.

Rationale:

- 1) This property is 13576.04 sq ft which is more than large enough to subdivide into two properties that each could accommodate 3 units while retaining the current zoning classification. MF-1 is not required to retain the existing units.
- 2) The conversions of the garage and shed into living units were done illegally. This behavior should not be used to justify a zoning change and plan amendment.

Thank you,
Betsy Greenberg

On Thu, Apr 25, 2024 at 5:29 PM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Dear Central Austin Combined NPCT:

Cases **NPA-2023-00019.01 and C14-2024-0035 Duval Street Residences** will be on the **May 14, 2024 Planning Commission hearing date**. If you would like your team's letter of recommendation included in the staff case reports, please email it to me and Cynthia Hadri, the zoning case manager, **no later than Wednesday, May 8th by 5:00 pm** which is when our staff reports are due. If we get it after this date and time, we will submit it as late back-up to the Planning Commissioners. You can watch the recorded community meeting here: <https://publicinput.com/l0711>.

Thanks.

Maureen

Maureen Meredith (she/her)

Senior Planner – Inclusive Planning Division

City of Austin Planning Department

6310 Wilhelmina Delco Dr. Austin, Texas 78752 (4th Floor)

P: (512) 974-2695

E: Maureen.Meredith@austintexas.gov

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin-PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0019.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: May 14, 2024 - Planning Commission

I am in favor

I object

Mary Tagle

Your Name (please print)

3406 Duval ST

Your address(es) affected by this application

Signature

Date

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.

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: C14-2024-0035

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: May 14, 2024, Planning Commission

Stephen White

Your Name (please print)

3406 Duval St.

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

S White

Signature

5/6/24

Date

Daytime Telephone (Optional):

Comments: I see 2 major reasons to DENY this rezoning. One is retrospective: 3303/5 Duval already violates SF-3 duplex limits with multiple units (how many?!); Approval now would reward long term cheating, which is fundamentally unfair to all others - The community - + encourages more law breaking. (Imagine schools rewarding cheaters: you are the school.) Two is prospective: no MF in this area now, but introducing ONE opens cases for MORE, + allows THIS (+ others) to scrape + build 17 units → this is no "buffer zone"!

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

I am in favor
 I object

Case C14-2024-0035/NPA -2023-0019.01

Phoebe McCormick Lickwar <phoebe.mccormick@gmail.com>

Sat 5/11/2024 10:08 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Some people who received this message don't often get email from phoebe.mccormick@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Dear Maureen and Cynthia,

I am a home owner at 404 E 34th Street, submitting my comment for case C14-2024-0035/NPA -2023-0019.01, for the public hearing May 14, 2024 - Planning Commission. Maureen Meredith was listed as the contact person on the notice we received, but we lost the paper form so I am submitting via email instead.

We are strongly opposed to the rezoning 3305 Duval (SF3) to MF1. There are no other MF properties contiguous on Duval Street and by approving this up-zoning to MF1, you will be setting a precedent for rewarding illegally built and violating units. We believe there are other avenues for remedies and those should be pursued rather than upzoning and therefore facilitating unlawful building.

Sincerely,



Phoebe Lickwar
404 E 34th Street
Austin, TX 78705

--

Phoebe McCormick Lickwar PLA, ASLA

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT "cybersecurity@austintexas.gov."

PUBLIC HEARING INFORMATION

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Case Number: C14-2024-0035
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: May 14, 2024, Planning Commission

Tom Shannon

Your Name (please print)

3200 DUAL

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

Tom Shannon

Signature

I am in favor
 I object

5/6/24

Date

Daytime Telephone (Optional):

Comments: *Your neighborhood is way too busy.
Too many cars, bikes, scooters - too
many people*

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

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: C14-2024-0035
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: May 14, 2024, Planning Commission

JUAN JOE WILSON

Your Name (please print)

3218 Harms Road NVE - 78705

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

Juan Wilson

Signature

5-8-24

Date

Daytime Telephone (Optional):

Comments:

LET'S KEEP OUR AREA NICE - LOW CRIME

Let applicant go somewhere else and build

his apartments - then sell it - RUN OFF - WE

ARE LEFT WITH CRIME - Stealing etc just

So applicant own more crime

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I am in favor
 I object

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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!

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