

Susan J. Pryor  
3300 Duval St.  
Austin, TX 78705

Date: December 10, 2025

To: Mayor Watson and the City Council (via email)

Re: Agenda Item No. 114 C14-20250053 501, 505 Harris Ave, 3303, 3305 Duval St.

It is impossible to understand why the requested MF3 zoning is even being considered on this property.

Mr. McGuire bought this property with 5 units illegally on the property. He requested MF1 zoning to be able to legally have 6 units. Had he done due diligence at the time of purchase, he would have known what was legal and what he could build or remodel. Instead, he requested and was granted MF1 zoning and that allowed him to exceed what he was allowed on his originally purchased property.

He pulled a demolition permit for the entire property. Since the granting of MF1, he has applied for MF3. He has been unwilling to personally meet with the neighborhood or the adjacent neighbors. He has not even been willing to disclose his intent for the property or commit in writing to anything. Instead, he has sent representatives who are not authorized to negotiate any conditions or limits on the property. His representative has informed us that he wants MF3 with no restrictions or overlay and he is unwilling to provide any site plans.

He has wasted the city and the neighborhood's time by refusing to respond to requests for information or meetings. If MF3 is granted, you are saying that speculative spot zoning with disregard to safety and the wishes of the neighborhood and neighbors are to be the norm for the future.