

**From:** Michael L Garrison

**Sent:** Monday, January 07, 2019 2:37 PM

**To:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>; Garrison, Jada <[jgarrison@austin.utexas.edu](mailto:jgarrison@austin.utexas.edu)>

**Subject:** Re: FW: 2107 Alamo

Dear Heather,

Thank you so much for your work on the zoning case at 2107 Alamo St. 78722. I am enclosing responses for the planning commission hearing on January 8th.

I am opposed to the up-zoning request from SF-3 NP to MF-4, because it is out of character with the existing SF-3 surrounding inner streets of the Blackland Neighborhood. The applicant has refused to consider any compromise to a less dense zoning request. While the developers are promising one affordable housing unit with a RC with the BCDC, the RC is not enforced by zoning, the developer has refused the CO approved by the Blackland Neighborhood Association, has refused to share a site plan with dimensions with the neighborhood, has expressed an intent to change the density of the proposed project they described to the neighborhood, and because City planners use prior cases for their rationale in granting future up-zoning requests in the Blackland Neighborhood, subsequent future MF-4 up-zoning requests will more than likely not include affordable housing. Affordable housing in older core neighborhoods of Austin should be the result of a city commission study to evolve CODENEXT and not be decided by spot zoning.

Best,

Michael Garrison  
2103 East 22nd Street

## 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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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 or at a 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.

**Case Number: C14-2018-0100.SH**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Jan 08, 2019, Planning Commission**

**Feb. 7, 2019, City Council**

MICHAEL L GARRISON

Your Name (please print)

2103 EAST 22ND ST.

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

Your address(es) affected by this application

Michael Garrison

Signature

Jan 7 2019

Date

Daytime Telephone:

512-632-1972

Comments:

I am opposed to this "upzoning"  
because it is out of character to the  
existing SF-3 NP zoning on the inner streets  
of the Blackland Neighborhood. This spot  
zoning sets a precedent for MF-4 and  
since city planners use prior cases for  
their rationale in granting "upzoning"  
subsequent MF-4 requests more than  
likely will not include affordable housing  
MF-4 supervisors cover over existing

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

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

supervisors cover  
450 will create  
7 housing.



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Case Number: C14-2018-0100.SH

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Jan 08, 2019, Planning Commission

Feb. 7, 2019, City Council

Jada Garrison  
Your Name (please print)

2103 E. 22nd St., Austin 78722

Your address(es) affected by this application

Jada Garrison  
Signature

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

1-4-2019  
Date

Daytime Telephone: 512.432.1923

Comments: I live adjacent to 2107 Alamo, and I am strongly opposed to the proposed zoning change from SF-3 to ~~MF-4~~ MF-4, which is out of character to the existing single family nature of the Blackland Neighborhood. Other than Alamo Park, which is across the street, all of the surrounding properties are zoned SF-3 - in keeping with our neighborhood plan.  
Thank you.

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City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810



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**Case Number: C14-2018-0100.SH**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Jan 08, 2019, Planning Commission**

**Feb. 7, 2019, City Council**

DON SMITH & ALBERTO ESPARZA  
Your Name (please print)

☐ I am in favor  
☒ I object

2109 E 22ND ST.  
Your address(es) affected by this application

Don Smith

Signature

01/05/19  
Date

Daytime Telephone: 512/799-1162

Comments: MF ZONING FOR THIS PARCEL WOULD SET  
A PRECEDENT AGAINST THE LONG-STATED GOAL  
OF KEEPING THE INTERIOR STREETS OF  
BLACKLAND N.A. SINGLE FAMILY. THE DENSITY  
IS NOT APPROPRIATE FOR THIS SITE.

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Austin, TX 78767-8810