

**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





