

From: J in Austin
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: OPPOSITION TO - Reference File Name: C-15-2020-0016 (Permit/Case: 2020-000010 BA) BA HEARING for residential 50'w lot at 4013 CLAWSON Road — Variance scheduled for Monday, May 11, 2020 (5:30pm)
Date: Saturday, May 09, 2020 5:51:56 PM
Attachments: [IMG_1379.PNG](#)

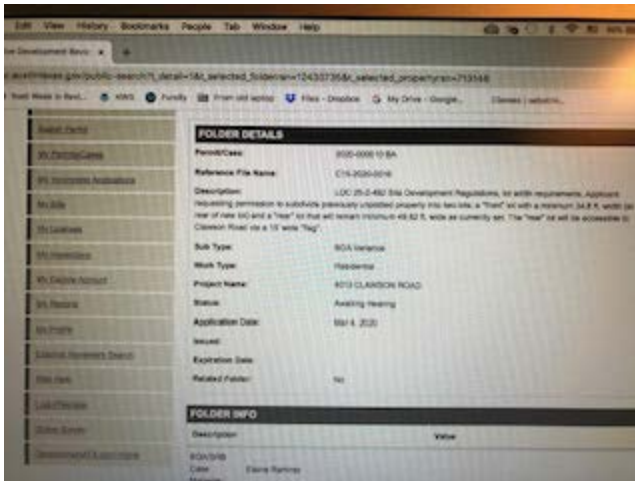
*** External Email - Exercise Caution ***

Dear Ms. Ramirez,

Thank you for your VM response to my inquiry as to how/where I may file my “OPPOSITION VOTE” on the above Applicant Chris Palladino’s request for a BOA Variance “...to subdivide ...” existing SF-3 single lot (50’w fronting on Clawson Road 78704) into “...at least two lots” to construct 4- residences (“2-primary and 2-secondary).

I own the residential property at 1602 Morgan Lane (78704) that is contiguous to the rear portion of Mr. Chris Palladino’s currently-existing single 50’w lot.

Copy images of his Variance request online file, plus the Notice received 05/07/20 are attached hereto:





Although I understand Mr. Palladino's desire to increase his investment value by utilizing as much of his large lot as possible, my opposition primarily rests upon 3-factors:

(1) **DRAINAGE MITIGATION** and **IMPERVIOUS/PERVIOUS** coverage concerns (during and after proposed construction):

The Palladino's SF-3 lot is located in a land area that drains downhill, flowing water onto adjoining properties, creating potential flooding concerns to existing residential property, particularly during heavy downpours of Spring and Summer.

(2) **TRAFFIC & LIFE/FIRE SAFETY:**

The construction of 4-residences on a SF-3 lot fronting CLAWSON Road adds approximately 8-vehicles traveling minimally 2x daily. The traffic on Clawson currently is over-burdened with traffic flow on a narrow 2-Lane road, which originally served residential-urban-gardening and wildlife habitat properties on the same-sized country road, which now carries the traffic burden of over-development from S. Lamar Blvd. and Menchaca (pka Manchaca) Road, with traffic short-cuts through residential streets of Del Cuerto Road to LIGHTSEY Road to CLAWSON ROAD to MORGAN LANE, using each as collective-feeder streets to access East-bound lane of 290W freeway (Ben White Blvd) at Bannister Lane signal-light intersection. Also, the INCREASED Multi-Unit DENSITY CONSTRUCTION (between Grayford Dr. and Southgate Circle) currently feed heavy traffic onto CLAWSON Road near the location of Mr. Palladino's property and Morgan Lane.

Although the collective-streets shortcut is circuitous with few stop signs (and hence creating traffic dangers to residents since no sidewalks exist along this route), the high-traffic use on Clawson Road results from area high-density development and the over-burdened multi-signal light intersections of 290W at Lamar Blvd. and at Menchaca Road.

(3) **DENSITY + ENVIRONMENTAL QUALITY:** the density that Mr. Palladino plans to construct on the existing SF-3, 50'w lot not only removes an abundance of native trees and wildlife habitat, but also increases the drainage burden on surrounding properties, while reducing air quality of Austin's inner city, of which the City of Austin prides itself as an

Urban Forest city.

Mr. Palladino's 2017-2018 communications with adjoining property owner(s) may have demonstrated less than forthrightness as to his development intent, which now is seemingly greater than proposed in 2017 initial communications.

My related questions for BA's consideration are:

1. What square footage and height are planned for each of the 4-structures Mr. Palladino plans to construct?
2. What, if any, tree boundaries will remain between the structures and adjoining properties?
3. To what remediation measures does Mr. Palladino's commit for his lot variance and proposed construction, particularly if drainage and impervious/pervious coverage requirements are altered to accommodate his variance request?
4. If Mr. Palladino's variance request is approved, what implications (benefit and downside) do such variance and density construction have on the other 50'w lots in the neighborhood?

Again, thank you Ms. Ramirez for your attentiveness to my inquiry and my response as an "Oppositional Vote" to the above-referenced Variance Request.

Kind regards—Joyce McCart

J McCart, PhD

Cultural Mythologist

[310.913.1719](tel:310.913.1719) c/t

... within the shadows, the zeitgeist of a nation resides.
(Westerhout, katwest.com)

If we do not abandon ourselves, we do not abandon the world. For, what changes the soul can also change the world. (Meade, "To Not Abandon Ourselves" 03/15/20)

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