

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 online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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.

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.

Case Number: C14-2020-0085
Contact: Kate Clark, 512-974-1237
Public Hearing: September 22, 2020, Planning Commission

Richard Reyna
 Your Name (please print) I am in favor
 I object

209 + 211 Dunlap st
 Your address(es) affected by this application

[Signature] 9/17/2020
 Signature Date

Daytime Telephone: 512-757-3148

Comments: Project will increase traffic and water runoff into the creek causing flooding. Also I am sure my taxes will go up causing me to increase my rent on my tenants or be forced to sell my property. These two properties along with others next door have been in my family for generations.

If you use this form to comment, it may be returned to:
 City of Austin, Planning & Zoning Department
 Kate Clark
 P. O. Box 1088, Austin, TX 78767
 Or email to:
 Kate.Clark@austintexas.gov

September 22, 2020

To: Austin Planning Commissioners

From: Dawson Neighborhood Association and additional engaged neighbors

Re: 219 Lessin Ln, C14-2020-0085

The Dawson Neighborhood Association (DNA) and additional neighbors submit this summary of our perspectives. After meeting virtually (via Zoom) with the project owner and applicant, we mostly want the developer to respect the neighborhood. **One of the best ways to respect current residents and owners would be for the developer to reduce the number of proposed units.**

Aspects of proposed SF6 zoning that seem better than SF3 zoning are increased setbacks from neighboring properties, height limits, and potentially better arrangement of units on the property.

According to the proposed SF6 site plan the following seem positive:

1. a through street between Lessin Ln and Krebs Ln/Reyna St instead of multiple drives
2. agreement to remove gates on drives (as currently depicted)
3. preservation of all heritage trees
4. possible public pedestrian traffic on the through street

Other major ideas from the neighborhood:

5. maximize green space, minimize impervious cover
6. manage runoff to protect neighbors' properties from flooding
7. manage construction to minimize noise, traffic, and disruption to neighbors
8. address traffic safety concerns regarding turning vehicles at the dead-end street of Lessin Ln and the sharp curve at Krebs Ln/Reyna St
9. consider the impacts to East Bouldin Creek

As you know, the DNA was the first to develop a neighborhood plan in the 1990's and therefore our group has experience with zoning and land use. We recognize that zoning is only the first step in a development process. We are not opposed to urban infill projects on principle, but as proposed, this project will dramatically increase density in the middle of our small neighborhood and therefore suddenly add much traffic and reliance on precious infrastructure resources.

Existing residents should have a mechanism that ensures that developer-neighborhood negotiations at the time of re-zoning be maintained so that a change of heart by the developer or a subsequent buyer could not completely ignore the initial discussions. The mechanism could be something akin to a public restrictive covenant or a conditional overlay.

Sincerely,

Dawson Neighborhood Officers 2020:

Julie Woods, President

Rebecca Sheller, Secretary

Eliot Kimber, Newsletter Editor

Clark, Kate

From: Anne Lewis
Sent: Sunday, September 20, 2020 1:54 PM
To: Clark, Kate; Rivera, Andrew
Cc: M Mutrux; [REDACTED]; [REDACTED]
Subject: C14-2020-0085

*** External Email - Exercise Caution ***

Hello Kate and Andrew,

Case Number: C14-2020-0085, 219 Lessin Lane

I am:
Anne Lewis
403 Post Road Drive
Austin, Texas 78704

Phone: 512-656-0507

I object.

My home is within 500 feet of the proposed development.

I will have to work Tuesday evening at the time of the meeting. Please let me know of any further opportunities to testify.

Here are my comments in writing:

I live in this part of the neighborhood and it's being ripped to shreds. The level of development is driving out the long term residents, putting in two multi-story houses and gravel yards where a one-story house with trees and a garden used to be.

In the past 5 years, beginning with construction of an apartment complex that took 2 houses and a church, more than half of the houses on my short block have been torn down.

One morning I saw a heritage live oak on a flatbed truck. Another morning, my neighbor's house on another flatbed truck. It seems like every time it rains there's a river of water going through our yard.

During the pandemic I see workers, none with masks, doing hand labor with toxic materials and not tied off on these multistory construction sites.

Could we not at least demand prevailing wage and personal protective gear for people who work in our community? Can someone raise that question of community safety and decency with the developer? The lack of masks is a risk to everyone in the community.

Bulldozers appeared one morning against my back garden fence and smashed the house there to rubble. I am concerned that the result will end my privacy and block the sun hitting my garden. Even more water will run through my garden and backyard, eroding the soil and potentially flooding the back of my house. I have lived here and paid taxes to the city for 22 years.

The proposed development is within earshot of my house. It is one of the few green spaces I see on my walk around the neighborhood. My neighbors Carmen Hernandez and the homeowner Emily who live on the adjacent property have

concerns. I support them in every way. There is no way that any more than the 8 houses the developer originally proposed can go on that property without a miserable impact on all of us.

I share Carmen's concerns about personal privacy, traffic, destruction of heritage trees, water control, disruption of peace of mind, and add labor rights to the list. I do hope that the concerns of citizens are given priority over money.

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