

**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 both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

**Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:**  
<https://bit.ly/ATXZoningComment>



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 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2022-0142**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: March 23, 2023, City Council**

Glen McGuire

Your Name (please print)

☐ I am in favor  
☒ I object

12609 Blackfoot Trl, Austin, 78729

Your address(es) affected by this application (optional)

[Signature]

Signature

3-13-23

Date

Daytime Telephone (Optional):

512 750 5046

Comments:

Please see attached page for my comments.

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

City of Austin, Housing & Planning Department

**Sherri Sirwaitis**

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

March 13, 2023

Case Number: C14-2022-0142

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: March 23, 2023, City Council

Glen McGuire's comments for proposed rezoning:

I firmly object to the requested rezoning of the home at 12604 Blackfoot Trail from SF-1 to GR-MU.

However, I do support a change in zoning for the subject property from SF-1 to SF-2. I live about 150' from the subject home, so I have a significant interest in any zoning changes for the property.

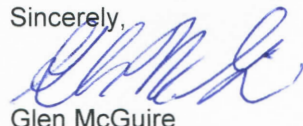
Here are my reasons for supporting SF-2 rather than GR-MU:

- SF-2 will provide increased housing density within the City of Austin. Rezoning to GR-MU would actually remove a housing unit and add to Austin's housing availability problem.
- SF-2 will provide a smooth zoning transition into the neighborhood. From McNeil Drive, the zoning transition would be GR-MU-LO to SF-2 to SF-1.
- SF-2 will provide compatibility with the adjacent and surrounding single family homes.
- SF-2 will allow the owner to accomplish what he has told myself and other neighbors what his goal is – to use his two properties for commercial and multi-family purposes.
  - Tract 2 owned by Mr. Birghani is already zoned GR-MU-LO for commercial
  - Tract 1 (the property in question) would be SF-2 allowing for multi-family
- GR-MU is not consistent with other non-commercial, neighborhood streets on the west side of McNeil Drive like Amarillo Avenue and Marble Falls Cove.
- GR-MU will create a haphazard zoning transition from McNeil Drive of GR-MU-LO to GR-MU to SF-1.
- GR-MU will push commercial encroachment and potentially non-family businesses (pawn shop, payday lenders, etc) far into the neighborhood.

My most significant concern is the negative impact on the quality of life in our neighborhood. This is a family neighborhood with kids of all ages. The requestor has brought a vape shop to the cusp of our neighborhood, literally within walking distance of many teens. If he is allowed to rezone his own residential home GR-MU, I fear for what our neighborhood will become. I fear the precedent it will set for the rest of the neighborhood. How many more homes around us will get converted into vape shops or pawn shops or payday lenders?

Thank you again for the opportunity to submit these comments.

Sincerely,



Glen McGuire