

From: [David Siebelink](#)
To: [Sirwaitis, Sherri](#)
Cc: [cyrus_birgani](#)
Subject: Abraham Birgani rezoning property at 12604 Blackfoot Trail Austin Texas 78729 case# C14-2022-0142
Date: Thursday, May 4, 2023 9:19:09 PM

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To Ms Sirwaitis, The City of Austin and Neighborhood Association,

I am the property owner across the street from Abraham Birgani's property at 12604 Blackfoot Tr. and I have no objection to the rezoning of Abraham's property, case #C14-2022-0142. Please post my comment with other neighbors' comments for city council public hearing on 05-18-2023. Please post my comment with other neighbors' comments for city council public hearing on 05-18-2023.

I do not see how there will be any economic impact or inconvenience to the neighborhood itself because almost all of McNeil is already commercial.

On the north side of McNeil, from Corpus Christi drive to US Highway 183, McNeil Road is all commercial and those commercial properties go as deep or deeper than where Abraham wants to rezone.

The neighborhood should be more concerned about the relocation of Oak Knoll road and the red light intersection from the industrial park to Blackfoot Trail, than keeping a gentleman who has owned property in the neighborhood for over 30 years from using it. The road relocation proposed by the developer across McNeil from Blackfoot, will make Blackfoot more of a thoroughfare from 183 into the neighborhood than it is now.

I have lived across from Abraham's property for 16 years. There is commercial property behind me, along the entire back fence of my house.

Until Abraham was able to rezone the corner property, it had been vacant for most of that time with only a resale store renting it for a year or so. The lot, building and parking area is so small, that there are very few options for any business to use it as it is. Abraham had originally planned on a small business in his field of work, but was not able to get zoning for that venture. The city finally allowed him to expand that zoning so he was able to lease it.

If someone was to submit a plan for constructing a new building on the corner lot, the city would restrict a good portion of the land with setbacks, impervious cover and other current land restrictions, possibly even taking land along McNeil for future widening, that it would render the lot unusable. Thirty years ago, this would not have so, but as the city has grown, so have all of the regulations and restrictions on land development.

By Abraham getting the zoning changed on this adjacent property, the usable land is big enough to be used and with the relocating of Oak Knoll Road to match up with Blackfoot, it makes the property more attractive to a business.

Whatever Abraham does, affects Mike's house and mine. I do not see how it affects the houses in the subdivision. McNeil, lined with commercial properties is already there, the commercial building on the corner is already there and the moving of the red light to Blackfoot will increase traffic and back up traffic in front of my house.

Do I want a convenience store facing my house, no, but there are other zonings that would not be objectionable and would let Abraham benefit from his thirty plus year investment.

Thank you

David Siebelink

12605 Blackfoot Trail

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