

February 7, 2025

Ms. Cynthia Hadri, Case Manager
City of Austin Planning Department
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

RE: C14-2024-0137; Project Address: 1207 and 1209 S 1st St. (District 9)
ITEM: Planning Commission Public Hearing: February 11, 2025

Currently Zoned: CS-MU-V-CO-ETOD-DBETOD-NP (*General Commercial Services - Mixed Use - Vertical Mixed-Use Building-Conditional Overlay - Equitable Transit-Oriented Development - Density Bonus Equitable Transit Oriented Development-Neighborhood Plan*).

Hi Cynthia,

I'm writing to voice my objection to granting the applicant's request for a waiver.

If this property cannot comply with the pedestrian-oriented ground-floor commercial space requirement due to site constraints, then I'm confused why they would have been granted ETOD zoning in the first place. I plan to attend the planning commission public hearing to voice my concerns and to object to the applicant's request for a waiver of the pedestrian-oriented ground floor commercial space requirement for ETOD:

- **Failure to Meet Key ETOD Principles:** The property's inability to provide pedestrian-oriented ground-floor commercial space undermines one of the fundamental objectives of ETOD zoning, which is to create active, transit-supportive streetscapes.
- **Incompatibility with Intended Urban Form:** Without an engaging ground-floor commercial presence, the property may fail to contribute to the walkable, mixed-use environment envisioned for ETOD areas, limiting its benefits to the surrounding community.
- **Reduced Economic and Social Activation:** The absence of pedestrian-friendly commercial space could result in a lack of vibrancy, lower foot traffic, and missed opportunities for small businesses that ETOD zoning is designed to encourage.
- **Environmental and Floodplain Concerns:** If bordering Bouldin Creek limits buildable space, the increased density and impervious cover allowances of ETOD zoning could create risks related to stormwater runoff, erosion, and flood mitigation challenges.
- **Unintended Precedent for Other Non-Compliant Sites:** Granting ETOD zoning despite a failure to meet key requirements could create a precedent for other properties seeking similar exceptions, weakening the effectiveness and intent of the overlay.

- **Alternative Zoning May Be More Appropriate:** Given the physical constraints of the site, a different zoning classification that allows for increased density without requiring commercial activation (e.g., a modified mixed-use or multifamily designation) may be a better fit.
- **Equity and Planning Inconsistencies:** Other properties with ETOD zoning will be required to meet the pedestrian-oriented ground-floor requirement. Granting an exception in this case could lead to inequitable application of zoning policies.

Thank you,

A handwritten signature in black ink, appearing to read 'Billy Weaver', with a long, sweeping horizontal line extending to the right.

William (Billy) Weaver
900 Bouldin Avenue
Austin, TX 78704
Member, Bouldin Creek Neighborhood Zoning Committee