

From: [Rhoades, Wendy](#)
To:
Subject: RE: Case C14-2021-0136 - I OPPOSE
Date: Monday, October 4, 2021 4:01:00 PM
Attachments: [Preliminary Staff Proposed Actions - Zoning and Platting Commission October 5 2021 Agenda.pdf](#)
[21-0136 2609 11 Davis Ln SF-2 to SF-3.pdf](#)

Hi Mr. Sannes,

The Zoning and Platting Commission agenda and zoning case report are attached. The 2609 and 2611 Davis Lane case is Item B-2 on the agenda and based on neighborhood feedback, is slated as a discussion item. Please refer to page 4 for a link to register to address the Commission in advance of the meeting and page 7 regarding Speaker Testimony. Pages 4-6 include parking validation instructions. I've provided responses to your questions below.

I look forward to meeting you tomorrow (Tuesday) evening at 6 p.m. in the Council Chambers.

Sincerely,
Wendy Rhoades

From: Dan Sannes
Sent: Monday, October 4, 2021 12:14 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>;
Subject: Case C14-2021-0136 - I OPPOSE

*** External Email - Exercise Caution ***

Hi Wendy,

My name is Dan Sannes. I live at 8705 Collinwood Drive.

I oppose this zoning change. I bought my house in a neighborhood zoned for single family residences. About 18 months ago a similar zoning change was made. This gives you an idea of how these things go. That zoning change was approved 18 months ago, so this one will probably be approved too. And there you have it! Homeowners like me who want to live in a neighborhood of single family homes have no rights. Writing letters and going to hearings is just a waste of my time.

Points to consider:

The builder does not care about the neighborhood; the builder cares about profit.

The city does not care about my rights or the 'feel' of the neighborhood. The city cares about increasing housing density and increasing the tax base. More homes equals more taxes.

The zoning letter states 'Duplex use is permitted under development standards which maintain single-family characteristics'. THIS IS A JOKE. If single-family characteristics are to be maintained that means it should remain zoned for single family homes.

Irony. The neighborhood will transition to high-density. My neighborhood will be less appealing, the homes less desirable and my property will still GO UP!

Questions for you:

Is this zoning change, if it passes, going to authorize building 1 or 2 duplexes? I don't understand the zoning map that was provided to me. [The zoning map shows the area that is under consideration for a zoning change. The Applicant proposes to build one single family residence and one accessory dwelling unit on each lot \(also known as a two-family residence\), for a total of 4 units across both lots. The SF-3 zoning district allows for single family residences, two-family residences, and duplexes. The number of units on an SF-3 lot cannot exceed 2, so a single family residence, plus a duplex would not be allowed \(3 units\) nor would 2 duplexes \(4 units\), or three \(3\) single family residences.](#)

If the zoning change has not yet been approved, why is construction equipment already at the site, and all the trees have already been cut down? [I briefly spoke with the Owner's agent \(Mr. Wittliff\) about your concern. Mr. Wittliff reports that equipment was brought to the site to clean up debris and remove several small trees, but those trees were not classified as protected \(18" caliper or greater\) or Heritage \(24" caliper or greater\).](#)

If I attend the public hearing, may I ask you what to expect? I have never been to a hearing. [Please see attached ZAP agenda and case report which includes correspondence received as of Friday, October 1st. I will include your correspondence as part of late backup material that will be forwarded to the Commission.](#)

Thank you.

Dan Sannes

612 991 4331

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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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. 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. 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: C14-2021-0136

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 5, 2021, Zoning and Platting Commission

JAMES M. THOMAS

Your Name (please print)

☐ I am in favor
☒ I object

8602 OAK LEDGE DR. 78748

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

James M. Thomas

Signature

09-26-2021

Date

Daytime Telephone (Optional): 512-658-6632

Comments: I object to this re-zoning for two reasons. All the adjacent homes are single family homes. Adding duplex use will not add to the desirability of our neighborhood. Also, DAVIS LANE is already congested AT THE tiny TRAFFIC Circle just west of this property. Having multiple cars trying to pull onto DAVIS Ln. here is a recipe for disaster. THERE WILL BE Accidents here if you allow this development!

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

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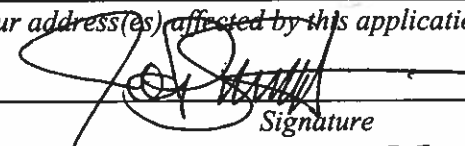
Public Hearing: October 5, 2021, Zoning and Platting Commission

JOHN P. SMITH

Your Name (please print)

8700 COLLINGWOOD DR

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



Signature

9-25-21

Date

Daytime Telephone (Optional): 512-282-9640

Comments: THE TWO PROPERTIES HAD
ONE SINGLE FAMILY HOME ON IT.
THE TWO LOT ARE JUST A LITTLE
BIGGER THAN A NORMAL LOT AND
THEY WANT TO PUT FOUR FAMILIES
THEIR. THIS WILL CAUSE TO
MUCH CONGESTION ON A HIGH
TRAFFIC USE DAVIS LANE
OVER CROWDED LOT.

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City of Austin

OCT 05 2021

NHCD / AHFC