

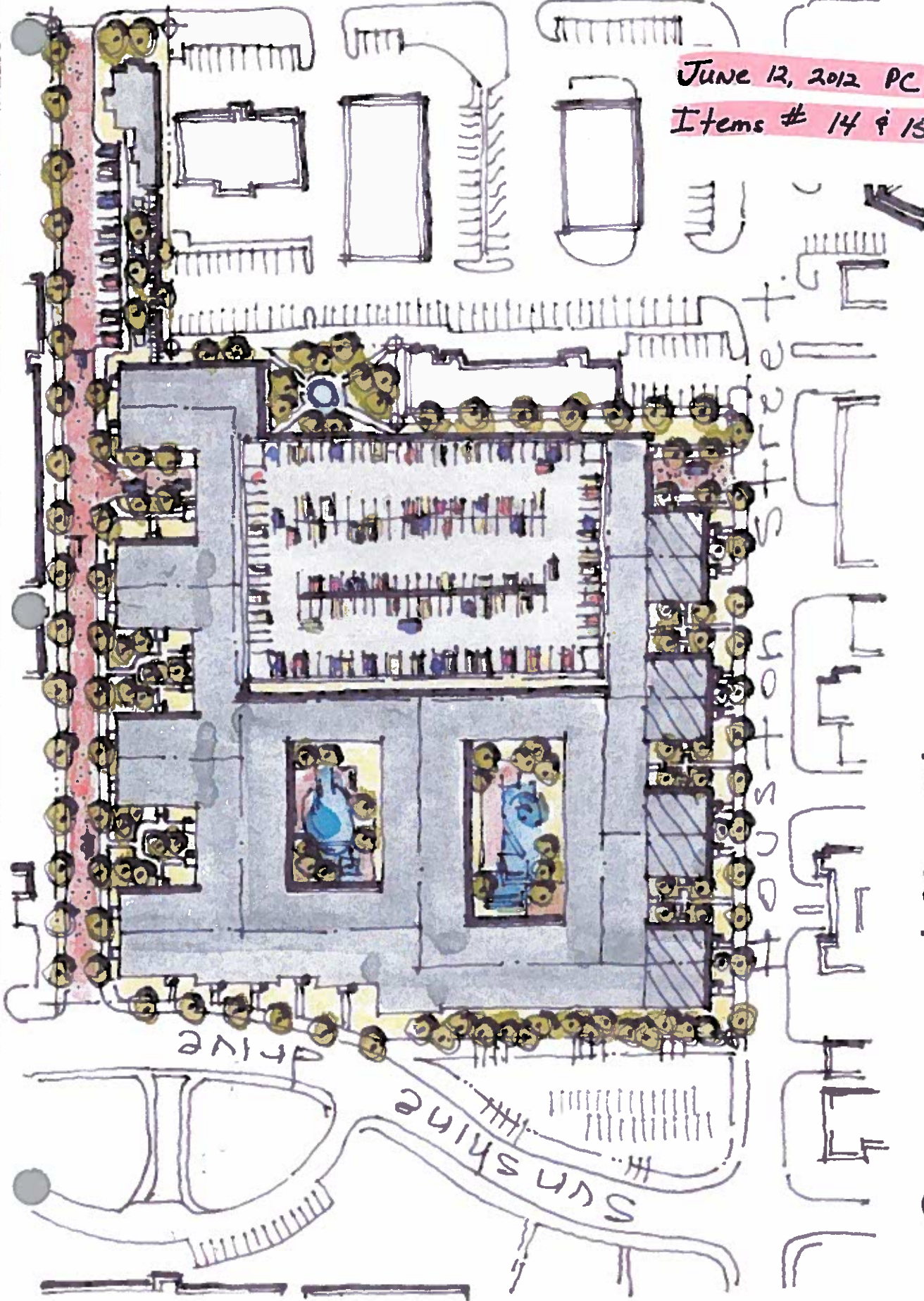
North Lamar Blvd.

C14-15

10'-0"

June 12, 2012 PC

Items # 14 & 15



Conceptual Site Plan

Meredith, Maureen

From: Kelly Wright <KWright@coatsrose.com>
Sent: Tuesday, June 12, 2012 11:05 AM
To: sully.jumpnet@sbcglobal.net
Cc: dchimenti@austin.rr.com; vskirk@att.net; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; commjms@sbcglobal.net; donna.plancom@gmail.com; John Joseph; Pamela Madere; Meredith, Maureen; Rusthoven, Jerry
Subject: Requests for postponement - Planning Commission hearing on June 12, 2012
Attachments: Brentwood - Shia - Ltr to Planning Commissioners from JMJ re PC postponement request - 06-12-12.PDF

Chair Sullivan,

I have attached two postponement requests for the George Shia and Texas State Troopers Association Neighborhood Plan Amendments. We would like to respectfully request that these two items be postponed to the June 26, 2012 hearing.

Thanks,
Kelly

COATS | ROSE

Professional Corporation

Kelly Wright

Entitlements Manager

1717 W. 6th Street, Suite 420
Austin, Texas 78703
Direct: 512.541.3599 Cell: 512.638.0066 Fax: 512.469.9408
kwright@coatsrose.com

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

www.coatsrose.com

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COATS | ROSE

A Professional Corporation

JOHN M. JOSEPH

jinjoseph@coatsrose.com
Direct Dial
512.541.3593

June 12, 2012

VIA EMAIL

Mr. Dave Sullivan, Chair
Planning Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Texas State Troopers Association Neighborhood Plan Amendment (NPA-2012-0018.01)

Dear Chair Sullivan:

I am writing to you on behalf of our client, Texas State Troopers Association (the "Applicant"), to formally request a postponement of the above-referenced case to the June 26, 2012 Planning Commission hearing. The Applicant would like to have another opportunity to reach out to the neighborhood. This is the Applicant's first request for a postponement.

Thank you for your immediate attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,



John M. Joseph

cc: Planning Commissioners, City of Austin
Jerry Rusthoven, City of Austin
Maureen Meredith, City of Austin

1717 W. 6th Street, Suite 420 Austin, Texas 78703
Phone: 512-469-7987 Fax: 512-469-9404
Web: www.coatsrose.com

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1738872.1/011973.000001

COATS | ROSE

A Professional Corporation

JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

June 12, 2012

VIA EMAIL

Mr. Dave Sullivan, Chair
Planning Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: George Shia Neighborhood Plan Amendment (NPA-2012-0018.02)

Dear Chair Sullivan:

I am writing to you on behalf of our client, Texas State Troopers Association (the "Applicant"), to formally request a postponement of the above-referenced case to the June 26, 2012 Planning Commission hearing. The Applicant would like to have another opportunity to reach out to the neighborhood. This is the Applicant's first request for a postponement.

Thank you for your immediate attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,



John M. Joseph

cc: Planning Commissioners, City of Austin
Jerry Rusthoven, City of Austin
Maureen Meredith, City of Austin

1717 W. 6th Street, Suite 420 Austin, Texas 78703

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

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1738872.1/011973.000001

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.austintexas.gov/planning/.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
6/9/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.01

Contact: Maureen Meredith

Public Hearing: Jun 12, 2012, Planning Commission

Jun 28, 2012, City Council

| |
|--|
| <input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object |
|--|

Jaqueline A. Bailey

Your Name (please print)

5607 Sanshine Drive #114 Austin, TX 78756

Your address(es) affected by this application

Signature

Date

Comments:

PUBLIC HEARING INFORMATION

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City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
6/7/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02
Contact: Maureen Meredith

Public Hearing: June 12, 2012, Planning Commission
June 28, 2012, City Council

☐ I am in favor
☒ I object

Charles Sandel
Your Name (please print)

5403 Aurora Dr.

Your address(es) affected by this application

Charles Sandel
Signature

Comments: 06/04/12
Date

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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PUBLIC HEARING COMMENT FORM

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

City of Austin

Planning and Development Review Department

974-2695

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2012-0018.02

Contact: Maureen Meredith

Public Hearing: June 12, 2012, Planning Commission

June 28, 2012, City Council

☐ I am in favor
☒ I object

Jequeleine A. Bailey
Your Name (please print)

5607 Sunshine Dr. #114

Your address(es) affected by this application

Jequeleine A. Bailey Signature

Date

Comments: Creating more apartment

that are high rent in this area
is NOT within the area needs.

Developing the property in question
will destroy trees and cause property
values to drop current residents in

Neighboring apartments are spaced
out and quite possibly forced
into even worse situations. There are

enough

Meredith, Maureen

To: Luann Williams
Subject: RE: Proposed Brentwood Neighborhood Plan Amendment

From: Luann Williams
Sent: Friday, June 08, 2012 11:22 AM
To: Meredith, Maureen
Subject: Proposed Brentwood Neighborhood Plan Amendment

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Case Numbers: NPA-2012-0018. 01, NPA-2012-0018. 02, C14-2012-0052, C14-2012-0053, C14-2012-0054

June 8, 2012

Dear Ms. Meredith (and Planning Commission/City Council Members):

I am writing to document my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please if possible include this letter in the public record, and in the meeting packets for the June 12 Planning Commission and June 28 City Council meetings. If you could reply back to confirm that it has been received and will be included for both meeting packets, I would appreciate it so much.

I have owned and resided at 5407 McCandless Street since 2002. I had been looking for a house in this area for a couple of years and when it came on the market, I was thrilled. Since then, I have done many improvements and updating to the house while trying to keep the charm of the original 1948 structure. It is a place I take much pride in. I love my neighborhood and my wonderful neighbors. We have quite an amazing community — like a small town within the city. I feel so blessed to live here.

My neighbors would agree that our street and our neighborhood is a wonderful, homey place. Local privately owned businesses and restaurants, physician offices (my doctor is a mile from me) and coffee houses (3 within walking distance of my house). We love them, frequent them, and love seeing our neighbors and their kids there.

Our neighborhood association and Planning Team are just awesome, and we have a thoughtful, visionary and progressive neighborhood plan/map that represents vast stakeholder input and enthusiastic anticipation for urban neighborhood development. We welcome the future of our neighborhood plan and are committed to upholding it!

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of any single property owner. Exceptions might be if a property owner can demonstrate that the requested change enhances the goals of the overall plan and the neighborhood. This applicant has failed to do that, and has not followed up with us at all for further discussion on any middle ground (although invited to do so after our neighborhood planning team unanimously opposed their initial proposal).

In addition, I also have these more specific issues with the proposed change. (Note that these specifics are also included in other submitted comments, and I have intentionally re-stated them here because they are well-articulated.)

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.
2. There is already plenty of multifamily- zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some of that property.

3. Changing all of the combined properties to MF6 will allow for a level of density that is absolutely incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.

4. That level of density will also dramatically increase traffic on Sunshine and Houston, and also on my street McCandless. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

In summary - I'm confident that the proposals will lead to a greatly reduced quality of life in this area, for the residents, for the students of McCallum, and for those good folks who traverse our area because they want to be part of this great neighborhood.

I strongly urge you all to reject these proposals.

Thank you.

All the best,

Nita Luann Williams
5407 McCandless St.
Austin, TX 78756

Meredith, Maureen

To: Karen Wiley
Subject: RE: Letter of Opposition to Zoning and Land Use changes for Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054

From: Karen Wiley
Sent: Saturday, June 09, 2012 2:33 PM
To: Meredith, Maureen
Subject: Letter of Opposition to Zoning and Land Use changes for Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054

To: Maureen Meredith, Neighborhood Planne

Subject: Proposed Brentwood Neighborhood Plan Amendment & Associated Zoning Changes

Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C12-2012-0052, C12-2012-0053, C12-2012-0054

June 9, 2012

Dear Ms. Meredith,

I own and reside in a home that lies within 500 feet of the proposed land use and zoning changes. I am writing to provide record of my opposition to the proposed changes for the Shia and State Trooper Association Properties, city case numbers are referenced above.

I have lived in Central Austin for 16 years. My husband and I have owned our home in Brentwood for 11 years. Our two children attend our neighborhood elementary school, riding bikes when they can. We are invested in our community. We chose our location for many reasons including our proximity to schools, restaurants and stores. We can walk and ride our bikes rather than take our cars and we frequently do. We can hop on the bus and quickly arrive at UT Campus or downtown. In addition to our fantastic access, we enjoy our post WWII neighborhood feel. We enjoy our yard and gardens, the sounds of birds, big shady trees, and our diverse neighbors- old, young, single, partnered, Texas natives, transplants from all regions and international residents, too.

I support continued density in North Central Austin applied appropriately. The Neighborhood Plan that is in place for our area was the result of years of work on the part of neighborhood residents and city planners. The lots under consideration for redevelopment have land use and zoning designations that provide for transitional density from what will ultimately be a highly dense Lamar Blvd to the existing neighborhood that is primarily single-family residential.

We have been presented with a proposed 400 unit apartment complex under the densest multifamily designation possible that would face Houston Street. Houston street is a narrow residential street that becomes very congested with traffic associated with McCallum High School. Houston street does not have a light at Lamar Boulevard. The increase in traffic would cause safety issues for the students and staff at McCallum High School and for all residents located near the redevelopment sites.

It is grossly inappropriate to place a dense 400 unit apartment complex across the street from single family residences and at the end of single family streets that are only about 1000ft long.

The applicants for these changes have shown no interest in engaging stakeholders beyond the very minimum required by the city development review process. They have shown no consideration for nearby residents or the neighborhood culture in their design and in their presentation and responses to resident questions. We have had far more engaging and successful collaboration with another

developer along Lamar who will be building within existing land use and zoning but who has sought to be a good neighbor and addressed residents' concerns through their design process.

The existing zoning and land use for these lots are appropriate and should be upheld. The proposed land use and zoning changes should be denied. Granting spot zoning to the first developer who comes along and proposes density for the sake of profit does not support the city's desire for smart sustainable growth within the context of Austin's vibrant and diverse neighborhoods.

Please include my letter in the case files as referenced above and confirm your receipt of my letter.

Thank you for your time and consideration,

Karen Wiley

5314 McCandless Street

Austin, TX 78756

Meredith, Maureen

To: Charee Mooney Thompson
Subject: RE: Proposed Brentwood Neighborhood Plan Amendment

From: Charee Mooney Thompson
Sent: Sunday, June 10, 2012 11:54 AM
To: Meredith, Maureen
Subject: Proposed Brentwood Neighborhood Plan Amendment

Greetings Ms. Meredith,

My name is Charee Thompson and my husband and I live at 5409 McCandless, within 500 feet of the proposed plan amendments, NPA-2012-0018.01 & NPA-2012-0018.02.

I'm writing to express our concern about the amendments, in hopes that our neighborhood is not only heard, but that we can also work with the landowners and developers to ensure that the future of this neighborhood is in everyone's best interest.

We've lived in our home for almost three years, which is not a long time compared to others on our street who raised children here and have called Brentwood home for decades. When we moved into our home we were pleasantly surprised by how welcoming people were, how long they had lived in this neighborhood, and most importantly, how much they care about Brentwood and the city at large.

Currently, McCandless is a busy street, with high school students and people on their way to work using it as a shortcut between North Loop and Houston. Often when I am walking to or from the bus, or taking our dog for a walk, cars will speed by. I mention this because we are already dealing with traffic and congestion from the high school and commuters; it is unimaginable how crowded Houston will be if a high-density residential complex is built in the area under consideration. Frankly, it is 1) unsafe to the children of the neighborhood and the high school and 2) impractical in terms of traffic to build a complex that dense in that location.

Our neighborhood realizes that the future of Austin involves revitalizing what is old and worn, and welcoming new residents into our neighborhoods. We are and continue to be very open to plan amendments that attempt to take into consideration the current and future residents of the neighborhood. And by that I mean developments that are not as dense, include feasible ways of dealing with traffic and parking, and include amenities (shops, parks, trees, etc.) that benefit the neighborhood and its aesthetic as a whole. Those filing these amendments, from their presentations thus far, have not shown interest in the concerns about safety and traffic that we have voiced. We hope these plan amendments are denied, and that the filers come to the neighborhood with more thoughtful and forward-thinking negotiations.

If you would, please, file this letter with the others involved with these cases. Thank you for your time and consideration.

Regards,
Charee Mooney Thompson

Charee Mooney Thompson, M.A.
Assistant Instructor
Department of Communication Studies
The University of Texas at Austin
1 University Station A1105
Austin, TX 78712

Meredith, Maureen

To: Libby Farris
Subject: RE: Message from a Brentwood homeowner

From: Libby Farris
Sent: Sunday, June 10, 2012 1:00 PM
To: Meredith, Maureen
Subject: Message from a Brentwood homeowner

Dear Ms. Meredith

I would like to add my voice to the objections to the change in zoning re:
NPA-2012-0018.01 & NPA-2012-0018.02, and C14-2012-0052, C14-2012-0053, & C14-2012-0054

I strongly believe this development would be detrimental to the existing single-family nature of the surrounding streets and neighborhood. With most of the units being 2BR-2BA, 400 units easily translates into almost 1000 additional cars that will severely impact the Sunshine/ Houston Street traffic load. After seeing the site plan presented by the developer's representative at the the recent meeting, it's clear that there is no provision for guest parking either. So the vehicles of visitors to this apartment complex will overflow onto neighboring streets as well.

This is a neighborhood where people walk dogs, ride bikes and generally enjoy a peaceful retreat from city bustle. Most homes are owner-occupied, well-maintained and watched over.

With its excessive 90-ft building height this development is in complete opposition to the character and charm of this enclave of one-story cottages. This proposed project appears to have taken what is currently a large wildflower field and paved it over with the maximum number of profit-generating rental units--without even making an attempt to preserve any greenspace for its own tenants, let alone the welfare of the surrounding neighbors.

I urge you and the City to return this request to the developers with an emphatic NO.

Please respond with your acknowledgement of receipt of this message and that it has been entered into the public record.

Sincerely,

Libby Farris
5410 Aurora Drive
Austin, TX 78756

Meredith, Maureen

From: Susan Moffat <[REDACTED]>
Sent: Sunday, June 10, 2012 11:55 PM
To: sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; amdealey@aol.com; dave.anderson.07@gmail.com; vskirk@att.net; commjms@sbcglobal.net; mnrgatfield@yahoo.com; alfonsochernandez@gmail.com; donna.plancom@gmail.com
Cc: Meredith, Maureen; Anguiano, Dora
Subject: Please Vote No on Items 14 & 15 - Serious Impacts to McCallum HS

Dear Members of the Planning Commission,

I am writing to express my strong concerns regarding the zoning and use changes proposed in Items 14 and 15 on your June 12th agenda and to ask your support in opposing them.

The tracts in question comprise six acres on Sunshine Drive and Houston Street, small residential streets directly adjacent to McCallum High School. The proposed change will allow for building heights up to 90 feet tall, 80% impervious cover and small minimum setbacks (5 to 15 feet) in conflict with the area's adopted Neighborhood Plan.

According to neighbors, the applicant's representatives have presented a concept for a single, large apartment building with as many as 400 units, meaning the likely addition of at least 400 more cars to the immediate area (this assumes average Austin use; while some renters may rely on public transportation, units with multiple tenants may have more than one car).

As a former McCallum parent, current member of the McCallum Campus Advisory Council, and former chair of the McCallum Facility Master Plan Task Force, I am quite familiar with the area in question.

In addition to the clear conflict with the Brentwood NP, I believe the requested changes will result in a significant negative impact to McCallum High School, including possible harm to students, and should be opposed for the following reasons:

1. Traffic congestion is already extreme on these streets during school hours and on many evenings and weekends as well. With over 1800 students and several hundred staff members arriving and leaving every day, the area is already saturated with car, bike and pedestrian traffic. Many of these drivers are young and inexperienced, and all students - whether walking or biking - are subject to the distractions, impulses and lack of caution that typify the teen years. Adding 400 new cars to these already overburdened streets threatens to create a deadly mix, as renters rushing to get to work or college overlap with young teens rushing to get to school.
2. In addition to cars, school bus traffic in this area is quite intense during morning rush hour and at school release. Buses form a solid line on much of Sunshine Drive during these times, limiting visibility and reducing traffic to a single lane. McCallum's regular class schedule starts at 9am, but hundreds of students begin arriving as early as 6:30am for band practice or zero hour classes. After school pick-up begins at 4:15pm and lasts until the last rehearsal, football practice, extracurricular rehearsal or performance is finished.
3. Many students also ride the Cap Metro 1L and 1M buses on Lamar, requiring them to make their way by foot down Houston, a small congested residential street with inadequate sidewalks. Adding 400 or more units to this street will exacerbate an already dangerous situation.

As home of the district-wide McCallum Fine Arts Academy, the campus hosts an unusually high number of rehearsals, events and performances on multiple evenings each week, as well as Saturday performances and Sunday matinees. The school currently has three functioning performance spaces, with a combined seating

capacity of over 900, including the new McCallum Arts Center on Sunshine Drive. Virtually all attendees for these events arrive by car on Sunshine Drive, as do parents picking up student performers.

5. At most times of day, it is virtually impossible to turn left from Sunshine Drive onto westbound Koenig Lane due to the high traffic volume already on this roadway. This means all new traffic traveling west will be forced to exit the area on Houston or Sunshine, the same small residential streets that are already overloaded.

6. McCallum is one of AISD's most successful central city high schools, with a diverse student population that already exceeds the number for which the facility was designed. Because of its age and size, this campus may well require additions or expansions in the future, and the proposed zoning changes could effectively limit or inhibit AISD's ability to provide safe efficient facilities for a growing student population.

It is regrettable that this proposal comes before you when school is already out for the summer, making it impossible to provide you with current photos of traffic congestion during a typical school day or invite you to attempt navigating it yourselves. Obviously, the timing also makes it impossible for our Campus Advisory Council to weigh in as a formal body or for us to notify all the families, students, faculty and staff who will be affected by your decision in this case.

Please take seriously the likely effects of this proposal on our successful public high school and vote No on Items 14 and 15.

As always, thank you for your thoughtful consideration and for your countless hours of hard work on behalf of our community.

Best,
Susan Moffat
4112 Speedway
590-0227

14. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers

Location: 5538 North Lamar Blvd. & 826 Houston Street, Waller Watershed, Brentwood NPA

Owner/Applicant: Texas State Troopers

Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)

Request: Mixed Use to Multifamily

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov

Planning and Development Review Department

15. Plan Amendment: NPA-2012-0018.02 - George Shia

Location: 828, 836, 900, 902 Houston Street & 5527 Sunshine Drive, Waller Watershed, Brentwood NPA

Owner/Applicant: George Shia

Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)

Request: Higher Density Single Family and Mixed Use/Office to Multifamily

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov

Planning and Development Review Department

Meredith, Maureen

To: Lisa Lawless
Subject: RE: Uphold Brentwood Neighborhood Plan

-----Original Message-----

From: Lisa Lawless
Sent: Monday, June 11, 2012 5:09 PM
To: Meredith, Maureen
Subject: Uphold Brentwood Neighborhood Plan

Maureen Meredith,

Regarding case numbers:
NPA-2012-0018.01 and NPA-2012-0018.02
C14-2012-0052
C14-2012-0052
C14-2012-0054

Please respond to this email to confirm that it has been received, and please enter this into the public record.

Regarding the proposed development at 828, 836, 900, and 902 Houston Street and 5527 Sunshine Drive, the plan is obviously not in keeping with the established Brentwood Neighborhood Plan. A multi-family building of this size would be completely out of scale with the surrounding neighborhood. Our reason for buying our property on Sunshine Drive almost twelve years ago was because this has always been a quite, single-family residence, low-density community. Even at the current level of population density of our neighborhood, rush hour traffic is slow and congested. Leaving this area on weekday mornings requires a planned route of right-hand turns to avoid excessive wait times at intersections. Another traffic concern is parking. With McCallum High School right down the street, we already have students' cars parking throughout the neighborhood when school is in session. This large development would only make that issue far worse. The home owners of this community are completely opposed to this proposed plan, and we expect the City of Austin to hear our concerns and uphold the Brentwood Neighborhood Plan.

Lisa Lawless

Meredith, Maureen

To: Emily Hoyt
Subject: RE: proposed development on Houston Street

From: Emily Hoyt
Sent: Monday, June 11, 2012 8:09 PM
To: Meredith, Maureen
Subject: proposed development on Houston Street

I would like to contribute to the discussion regarding the proposed development on Houston Street (case numbers > NPA2012-0018.01 and NPA-2012.0018.02).

For the past 8 years this neighborhood has been my home, first as a renter in a small apartment complex, and now as a home owner. I met my husband walking dogs here and now as new parents, we live just one block from the proposed site. I love this neighborhood. It is an affordable, walkable, bikeable neighborhood, with easy access to public transportation. I would like to continue to see it grow up, especially with higher density VMU concentrated on the corridors along Lamar, with more residential houses, duplexes, small apartment complexes, and park space in the interior.

I am opposed to the current proposal of 400+ units on Houston Street. This is a poorly placed project. Although, dense in the numbers of units, the change in zoning concentrates the density into property that should remain mixed use residential, while the corridor of North Lamar misses out on much needed VMU. The project detracts from the growing vibrancy that makes the area an attractive place for people to relocate to, and stay to live permanently (as I have).

I am in no way opposed to growth. I welcome new growth in my neighborhood and will be around for a long time to experience the benefits of appropriate projects. Hopefully this poorly conceived project will not.

Thank you for your time. Please confirm that you have received this letter and entered it into the public record for the Planning Commission Meeting.

Sincerely,
Emily Hoyt

Meredith, Maureen

To: Doug Campbell
Subject: RE: NPA02012-0018.01 & NPA-2012-0018.02

-----Original Message-----

From: Doug Campbell
Sent: Monday, June 11, 2012 10:31 PM
To: Meredith, Maureen
Subject: REF: NPA02012-0018.01 & NPA-2012-0018.02

Douglas W Campbell & Kenneth W MacKenzie III
1306 Houston Street
Austin, Texas 78756
dougmgx@earthlink.net
Phone: 512 574 1763

REF: NPA02012-0018.01 & NPA-2012-0018.02 and C14-2012-0052, C14-2012-0053, & C14-2012-0054

Maureen Meredith
City of Austin Case Manager
City of Austin, Planning & Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Dear Maureen,

As homeowners and long-time residents of the Brentwood neighborhood, we are alarmed and wish to voice protest and opposition to the proposal for zoning changes that would allow another large multi-family complex to be built within 500 feet of our single family home. Any variance for more multifamily dwellings in consideration of the high concentration of such properties already available in and around Lamar, Houston Street and Sunshine Avenue would be totally unacceptable and would be vigorously protested. We and our neighbors have already given up a great deal of quality of life to support continued concentration of living by allowing for more multi-family units, flag lots, and duplexes already replacing once quaint single family houses, churches and schools. Traffic on Houston Street is increasing exponentially as commuters speed between Lamar and Burnett Road.

The Brentwood neighborhood already has a plan in place for responsible growth in cooperation with Austin City Council and we expect that plan to be honored and upheld.

Sincerely
Doug Campbell & Ken MacKenzie III

June 10, 2012

Case numbers NPA 2012-0018.01, NPA-2012-0018.02, C 14-2012-0052, C 14-2012-0053 and C 14-2012-0054

Dear Maureen Meredith and City of Austin, Planning and Development Review Department and City Council,

I am writing to you as a neighbor within 500 feet of this proposed development. I want to urge you to not approve this variance for zoning.

My reasons are as follows:

- This development does not fit with the neighborhood it is planned. If you come to the location, this development would be out of place and not appropriate for our neighborhood.
- This development bypasses the hard work already put forth in planning for this area. There is a plan in place. Careful thought was put into this plan. To grant a variance undermines the purpose of citizens participating in the process.
- The traffic that this development would bring would not be a safe environment for the community. In addition, congestion and entry would be a major problem.
- There has been little time for the neighborhood to organize to voice our concerns. If there were more time, the opposition would be far greater.
- There isn't anything positive that this project would bring to the community. High density is not the answer to providing a healthy community. It needs to be a mix of elements to bring a thriving community.
- This project was previously proposed to our neighborhood and unanimously voted down. To approve it negates our voice.
- The law firm representing this development asked the neighborhood for input with the sincerity that there would be a revised plan presented. But instead, they moved quickly to push this plan through.
- There are many options within its current zoning to make this space a profitable and agreeable use for the community, these options should be explored prior to granting a variance that the neighborhood opposes.
- This project leaves little or no green space for the occupants of the project.
- Developing 400 units does not promote a community vested in the well being of the community. There are options that could help preserve the sense of community in our area.
- If this variance is approved, it would not put the public trust in the process where it should be and lead to distrust in our city's governance.

Please do not approve this zoning change. It is not the right thing to do for our great city. I love being a resident of our neighborhood and this city. Approving this would change how I feel about living here in the best city- Austin!

Sincerely

Mark Brown- 5401 Aurora Dr.

Meredith, Maureen

To: David Swann
Subject: RE: objection to changes in neighborhood plan

From: David Swann
Sent: Tuesday, June 12, 2012 3:40 PM
To: Meredith, Maureen
Subject: objection to changes in neighborhood plan

Dear Commissioners,
Thank you for considering my objection to the two cases described below. I will bring an original, signed copy to tonight's meeting.

Case Number NPA-2012-0018.01
Contact: Maureen Meredith
Public Hearing: June 12 Planning Commission
June 28 City Council

Submitted by Jon David Swann
408 McCandless Street
Austin TX 787569

I object to this change.

Case Number NPA-2012-0018.02
Contact: Maureen Meredith
Public Hearing: June 12 Planning Commission
June 28 City Council

Submitted by Jon David Swann
5408 McCandless Street
Austin TX 787569

I object to this change.
