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MEMORANDUM

TO: Dave Anderson, Chair
Members of the Planning Commission

FROM: Francis Reilly, Planning and Development Review, 947-7657

DATE: March 19, 2014

RE: South Austin Combined Neighborhood Plan
Case #s: NP-2013-0030, C14-2014-0017 (Westgate), C14-2014-0018 (South Manchaca),
C14-2014-0019 (Garrison Park)

Description of Backup Information

Backup information for the South Austin Combined Neighborhood Plan is attached, including:

- Participation summary, plan summary, summary of major themes, issues, and concerns (this document)
- Draft plan, NP-2013-0030
- Character District Map (FLUM)
- Neighborhood Housing and Community Development Department's Affordability Impact Statement

Participation Summary

The South Austin Combined Neighborhood Plan was initiated by City Council Resolution (20120628-039) in June 2012. The kickoff meeting was held in January 2013. Over the course of the year, Planning and Development Review staff conducted 12 workshops and meetings and administered 3 main online and print surveys, culminating in a draft neighborhood plan presented at the December 2013 open house.

DATE	WORKSHOP	PARTICIPANTS
January 12, 2013	Kickoff Workshop	129
February 16	Visioning Workshop	131
March 23	Civic Center Community Design Workshop	86
April 29	APD, Code Compliance, and Implementation Forum	43
May 18	Character District Workshop	57
June 15	Frontage Road Community Design Workshop	55
August 22	Creativity & Collaboration Community Conversation	48

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September 10	Environment Community Conversation	54
October 3	Transportation Community Conversation	41
October 26	Character Districts Community Conversation	38
November 19	Household Affordability Community Conversation	24
December 7	Open House	131

Please see plan appendix for more details on meetings.

DATES	SURVEY	RESPONDENTS
Dec. 14, 2012 – Jan. 28, 2013	Initial Survey	546
Apr. 29 – June 30, 2013	Code, Crime & Implementation Survey	198
Dec. 9, 2013 – Jan. 13, 2014	Final Survey (all plan policies + actions)	198
Nov. 25, 2013 – Jan. 13, 2014	Final Survey (process + plan satisfaction)	61
Jan. 29 – Feb. 5, 2014	Infill Options/Design Tools Survey	180

Other Outreach

- Postcards
- Flyers, including door-to-door flyering for Civic Center and Frontage Road workshops
- Press releases and coverage in *Community Impact*, *Austin Chronicle*, KUT, YNN, *Imagine Austin* blog/City Shaping News
- Regular email updates (832 people signed up on list)
- Neighborhood Association meetings
- Collaboration with Go! Austin Vamos! Austin
- Collaboration with AIA Austin for Community Design Workshops
- 2 Bike Rides
- Participated in Friends of Armadillo Park workdays

Plan Summary

The community vision and goals emerged from these workshops and surveys. Each element of the plan vision corresponds to plan chapters and is summarized below:

Vision: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

Mobile and Interconnected: Encourage walking, bicycling, and transit through design and education

Compact Accessible, and Affordable:

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub/Corridor, and Activity Center districts. Expand housing options in all districts.

2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

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Natural and Sustainable:

1. Improve access to and amenities in area parks.
2. Protect, enhance, and expand the neighborhood's green infrastructure.
3. Promote environmentally sustainable practices.

Healthy, Safe, Creative, and Engaged:

1. Increase the overall health of the SACNPA.
2. Improve the community's safety and upkeep.
3. Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

Summary of Major Themes

- Improve walking, biking, and access to transit
- Maintain the character of residential parts of the neighborhood
- Improve commercial areas by making them more walkable, by increasing the mix of uses, and by encouraging neighborhood-serving businesses
- Turn the area around Stassney and Manchaca into an identifiable, cohesive district
- Transform the area along Ben White into a community asset
- Preserve and improve household affordability
- Preserve the neighborhood's tree canopy
- Improve area parks and look for new opportunities for additional parks/green space
- Incorporate art into infrastructure, parks, and public buildings
- See Top Plan Actions in Plan Appendix

Issues and Concerns

Infill Options

Participants support the overall process and plan, but some have raised concerns about the Special Use Infill Options, particularly the Corner Store option. A summary of workshop and survey results regarding these options is included below.

The survey was sent to the South Austin Combined email interest list on January 29, 2014 as a way to gather additional input about the Special Use Infill Options and Design Tools available to neighborhood planning areas. During the one week the survey was open, between 147 and 152 people responded to survey questions (not all respondents answered every question). These answers were considered in conjunction with the results of the workshops held on May 18 and Oct. 26, 2013. Results of the workshops and surveys are summarized below, including the votes for each option out of the total votes for each planning area.

Special Uses	Percent In Favor of Option (votes for/total)					
	Westgate		South Manchaca		Garrison Park	
	Workshops	Survey	Workshops	Survey	Workshops	Survey
Small Lot Amnesty	82% (9/11)	68% (19/28)	100% (7/7)	86% (44/51)	90% (19/21)	80% (35/58)
Cottage	82% (9/11)	63% (17/27)	100% (7/7)	70% (37/53)	90% (19/21)	83% (40/48)
Urban Home	82% (9/11)	74% (20/27)	100% (7/7)	75% (38/51)	90% (19/21)	66% (38/58)
Secondary Apts.	25% (1/4)	57% (16/28)	100% (7/7)	83% (44/53)	91% (15.5/17)	61% (35/57)
Corner store	75% (9/12)	50% (14/28)	100% (7/7)	74% (40/54)	83% (19/23)	67% (38/57)
Design Tools	Workshops	Survey	Workshops	Survey	Workshops	Survey
Parking placement		79% (22/28)		92% (48/52)		75% (42/56)
Garage placement (flush or behind)	85% (17/20)	70% (19/27)	100% (7/7)	70% (37/53)	88% (21/24)	59% (33/56)
Front porches		82% (23/28)		84% (43/51)		79% (45/57)

The number of participants at the workshops and respondents to the survey differed and may include some of the same people, so the results cannot be combined with one another. The survey results were compatible with the workshop results in all but two instances, although the strength of vote varied between the survey and the workshops.

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Following receipt of the legal notice mailing, several community members submitted emails or comment forms regarding the corner store, cottage lot, and urban home infill options (attached).

Household Affordability

Some participants also expressed concern during the planning process about whether the neighborhood plan adequately addressed household affordability. Household affordability was discussed at the Saturday, Oct. 26 meeting, and following feedback from participants, at a specially called meeting on Nov. 19. Representatives from Neighborhood Housing and Community Development, Community Advancement Network, HousingWorks, and Foundation Communities participated in a panel discussion on affordability and worked with participants to craft actions included in the draft plan.

Final Survey Results (61 responses)

The Planning & Development Review Department surveyed the SACNPA stakeholders at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Please rate your overall level of support for the SACNPA Neighborhood Plan by checking one (1) response below. Refer to the vision and goals listed on the previous page to determine how well the plan represents your concerns for your neighborhood." (61 total responses):

Answer Options	Response Percent	Response Count
Fully Supportive	50.8%	31
Generally Supportive	36.1%	22
Generally Unsupportive	3.3%	2
No Support	3.3%	2
Unfamiliar with the Plan	6.6%	4
<i>answered question</i>		61



PRELIMINARY Affordability Impact Statement
Neighborhood Housing and Community Development
City Council Agenda: Case Number:


CH 46

PROPOSED CODE AMENDMENT:	Implement a neighborhood plan for the South Austin Combined Neighborhood Planning Area
PROPOSED NEIGHBORHOOD PLAN IMPACT ON HOUSEHOLD AFFORDABILITY:	<p>The proposed neighborhood plan would have an overall positive impact on household affordability.</p> <p>This plan furthers the Imagine Austin identified priority of developing and maintaining household affordability. This plan takes a comprehensive approach to household affordability that "takes into consideration transportation, utilities, and access to daily and weekly needs as essential and inter-related components of household affordability."¹</p>
PLANNING AND DESIGN TOOLS THAT SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING	<p>The plan meets the directive of the Imagine Austin household affordability priority program by allowing for many types of housing to be developed in the neighborhood areas. Diversity of housing types can provide opportunities for affordable housing in areas where there might not otherwise be affordable options available.</p> <p>Imagine Austin says "To meet the market demand of our growing and diversifying population, the range of available housing choices must expand throughout the city."²</p> <p>This neighborhood plan allows for many infill development types including:</p> <ul style="list-style-type: none">- secondary apartments- cottage lot- urban home- residential infill (applied to specific properties)- small lot amnesty

¹ Imagine Austin, 2012

² Imagine Austin, 2012

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<p>ADDITIONAL PLANNING AND DESIGN TOOLS THAT SUPPORT HOUSEHOLD AFFORDABILITY AND EQUITABLE ACCESS TO AMENITIES</p>	<p>The neighborhood plan directly addresses household affordability through policies and actions related to:</p> <ul style="list-style-type: none"> - complete streets and an emphasis on improving connections to the neighborhood - colocation of affordable housing and transit routes - energy efficiency restoration and renovation for aging housing stock - ongoing coordination with NHCD, affordable and market rate housing developers, and other affordable housing stakeholders and advocates - improved access to amenities and parks - colocation of affordable housing and schools
<p>ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:</p>	<p>The Imagine Austin household affordability priority program sets a short term goal of "Ensure new and revised small-area plans include an affordability component addressing preservation of existing and creation of new affordable, supportive, and workforce housing."</p> <p>The South Austin Combined Neighborhood Plan incorporates the preservation of existing affordable housing and the development of new market rate and subsidized affordable housing, and workforce housing, but the plan does not speak to the development of new supportive housing.</p> <p>NHCD Staff recommends that the neighborhood consider the inclusion of supportive housing in their policies and actions related to household affordability.</p>
<p>OTHER RECOMMENDATIONS</p>	
<p>DATE PREPARED:</p>	<p>March 18, 2014</p>
<p>DIRECTOR'S SIGNATURE </p> <p>BETSY SPENCER</p>	

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
BAD IDET

Comments: Leave well enough alone. Why
destroy what is already a pleasant and
convenient location for property owners.
Zoning changes should be done on a case-by-
case basis not sweeping changes.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Mr. M. Kaufman

Address 4600 Kiowa Pass

- ☐ I am in favor
(Estoy de acuerdo)
- ☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

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 previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

This is great idea. More housing close to town -

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Harris Charles Schell



I am in favor

(Estoy de acuerdo)

Address 5904 Burnhill Dr. Austin, TX 78745



I object

(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14/10

Comments: in favor of all plans except the re-zon
of Berkeley Methodist Church, it is dangerous
for the school across the street w/ all the
increased traffic it would create.

You may also send your written comments to the Planning and Development Review Department, Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robert Deit

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

Address 6302 BERKELEY ON AUSTIN TX 78745

INFORMATION ON PUBLIC HEARINGS

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You may also wish to contact your neighborhood or environmental organization for more information.

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I AM COMPLETELY OPPOSED TO THESE PROPOSALS, BY REZONING FOR INFILL YOU WILL COMPLETELY DESTROY THE EXISTING NEIGHBORHOODS! THE "CORNER STORE" OPTION IS ESPECIALLY ILL-ADVISED. DO NOT DO IT!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) KELLI BAXTER

Address 4600 KIOWA PASS

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Comments: I am objecting because I oppose the Corner Store,
Home and Cottage Lots changes. I like my neighbor hood
it is now and these 3 changes would make my neighbor hood
unrecognizeable. Please oppose these 3 particular propos

You may also send your written comments to the Planning and Development Review Department, Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kim Hitchcock

☐ I am in favor
(Estoy de acuerdo)

Address 4606 Arapahoe Trail, Austin 78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Comments: I don't want the Berkeley Methodist Church
property to be re-zoned. I am in favor of the
other proposals but NOT rezoning the church.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) COURTNEY DENT

Address 10302 BERKELEY CV., AUSTIN TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Comments: you've destroyed the So. Lamar!!
area. Now you want to devour
more. You gutters! Stop your
insane development!!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kathleen Greaney

Address 1507 Kinney Ave. #2010
78704

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

*Great idea. More Housing
close to town — (lots of)
wasted space. Would have
to have ~~some~~ secondary dwelling option.*

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Harris Charles Schell

☒ I am in favor
(Estoy de acuerdo)

Address 5905 Burnhill Dr. Austin, TX 78745

☐ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Eliminates zoning protections!
No!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Becky Pursley

Address 5307 Buffalo Pass Austin, TX
78745

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Comments: Too permissive for our
residential neighborhood!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Phil Pursley

Address 5307 Buffalo Pass Austin, TX
78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
18

Comments: My entire neighborhood is an SF-3 zoning. Allowing cottage lots and corner stores would completely destroy its quiet, serene quality. The narrow streets without sidewalks cannot support increased traffic and parking.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) GINNIE POWELL

Address 2201 SOUTHERN OAKS DRIVE 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14-
19

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Jana Nelson

Address 6503 Lancet Hill Dr 78745

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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CASE#NP-2013-0030

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am opposed to ALL of the Special
Infill Options & Design Tools Descriptions

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) MARLENE ESKIN

Address 5112 Emerald Forest Drive

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I have lived here since 1988 & I do not want
the neighborhood to get more dense. I also do
not want my property tax to increase because high
dollar properties move in. Austin is already too much
about money.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Gail Hines

Address 4910 Enchanted Ln 78745

☐ I am in favor

☒ (Estoy de acuerdo)
I object

(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
22

Comments: I am not interested in changing the zoning
in this area

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Bruno + Shannon Zucca
9009 Sedgeamore Trl
Address 8001 Clydesdale Dr
5402 Linstead Cove

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Realizing being hbars like to put mobile pools so to invite children of close friends and such just beware of snakes and other dangerous animals. Some people like to keep pets but boas and pit bulls are to be kept out, Tracks are to be secured because some children use them as walking routes, Think safety.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) longtime resident of ☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address St Elmo School District (philer Dr.)

C14
23

CH-4
24

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: After reviewing zoning area maps, much needed attention on safety for children crossing the STELW Rd. that intersects 51st St. borders St. Elmo Elementary. No matter the hour, accidents occurs, usually patrol units are a firmes visible. Thanks, Emergency Vehicle. You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Resident near ☐ I am in favor
(Estoy de acuerdo)

Address Phileo Dr. (1 block from school area, ☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

CH 1/25

Comments: I COMPLETELY OPPOSE THE CORNER STORE - COTTAGE LOT
AND URBAN HOME USES. THEY WOULD COMPLETELY CHANGE AND
RUIN WHAT WE LOVE ABOUT OUR NEIGHBORHOODS. PLEASE
DO NOT LET THESE CHANGES TAKE PLACE.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LaNeille Atwill

Address 4520 Frontier Trail, Austin TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

CH
1/2

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am opposing because of 3 items: Cottage Lots, Corner Stores and the Urban Home items. I think they would be terrible changes to make. They would be very bad for the community, and change what makes Austin neighborhoods better than everywhere else.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Patricia J. Hitchcock

☐ I am in favor
(Estoy de acuerdo)

Address 4520 Frontier Tr. Austin 78745-1563

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
25

Comments: I AM TOTALLY OPPOSED TO THIS
ZONING CHANGE THAT WILL DESTROY
OUR BEAUTIFULL NEIGHBORHOOD OF
WESTERN TRAILS! NO CORNER STORES PLEASE!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) JOHN HARVEY WILLIAMS

Address 4601 NEVADA PATH

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

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John Harvey Williams
4601 Nevada Path
Austin, Texas 78745

CH
28

March 17, 2014

Francis Reilly
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-8835

Dear Mr. Reilly,

I am a resident of Western Trails. I moved here with my family in 1967. After spending my entire adult life in Mexico I sold all of my property there and moved back into our family home after my mother's death and following a very costly remodeling of the property. One of the main reasons I chose to move back into the family home here in Western Trails was because of the very positive way that Western Trails had developed into a very quiet, attractive and desirable RESIDENTIAL neighborhood. I have been VERY happy here for the last three years looking forward to a quiet and pleasant retirement with my elder disabled sister who shares the house with me. I was shocked and VERY dismayed to receive information recently regarding a zoning change that would effectively DESTROY our beautiful neighborhood by allowing commercial use of residential lots as "CORNER STORES". This beautiful neighborhood has ALWAYS been 100% residential. Fortunately as the original owners depart young families with small children are moving in and renovating this beautiful old ranch style homes. This is NO place for "CORNER STORES" with the traffic, noise and disorder that that implies. Please remove the "CORNER STORE" special use from the over all plan which as a whole seems very positive.

Respectfully,


John Harvey Williams

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
29

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) NOE DIAZ

Address 4600 NEVADA PATH Austin Texas 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14/30

Comments: STOP! These rules are NOT needed.
We have too many rules already. I do not
approve.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Karl Burkott

Address 2205 Western Trails Blvd

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

CH 4/31

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Aurora Diaz

Address 4600 Nevada Path

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
32

Comments: I object to the proposed zoning changes. They are
too broad and over-reaching. I certainly don't want a
corner store 2 houses down from me.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kelly Doggett

Address 2101 Fair Oaks Dr.
Austin, TX 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14/33

Comments: PLEASE DO NOT RUIN OUR BEAUTIFULL
AND QUIET NEIGHBORHOOD OF
WESTERN TRAILS I AM OPPOSED TO
COTTAGE LOT, URBAN HOME AND ESPECIALLY CORNER STORE

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LINDA THOMPSON

Address 4601 NEVADA PATH

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

Please note I have a small business called Clip n curl beauty salon, I have been in business for 40 years in this area. If you do all these improvements we will not be able to do business here. It would be great if you could include local existing businesses, instead of driving us out of business, that would be very Austin friendly!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print)

Lillic m. Polston

Address

Shop, ~~1110~~ 5700 Manchama Rd

1110 RADAM CIR 78745

I Don't Know

☐ I am in favor ^{yet?}
(Estoy de acuerdo)

☐ I object
(No estoy de acuerdo)

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- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
1/35

Comments: "corner store" infill option is
counter to maintaining neighborhood
character. I don't want the possibility
of commercial business placed in my
neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) WALLY DOUGGETT

Address 2101 Fair Oaks Dr.
Austin TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

C14
36

Comments: We live in the Westgate plan area. We
do not want or approve of any more
commercial development. NO corner
stores or offices permitted by zoning.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) William Stewart

Address 4613 Arapahoe Trl.

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

until the zoning loophole
is fixed

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

CH
3/25

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Charles R. Christopher

Address 4805 Brighton Rd.

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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CASE # NP-2013-0030

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am opposed to ALL of the Special
Infill Options & Design Tools Descriptions

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) MARLENE ESKIN

Address 5112 Emerald Forest Drive

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

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From: [Walters, Mark](#)
To: [Reilly, Francis](#)
Subject: FW: C24-2014-0017, c14-2014-0018, c14-2014-0019
Date: Wednesday, March 19, 2014 12:52:31 PM

OK
3/19

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

From: Kimberley Howard [<mailto:howardkimberley@att.net>]
Sent: Tuesday, March 18, 2014 7:36 PM
To: Walters, Mark
Subject: C24-2014-0017, c14-2014-0018, c14-2014-0019

I am against these proposals.
Tommye Von Roeder
5420 Fairmont Circle
Austin, Tx 78745
Sent from my iPad

From: [Jacquie Roberts](#)
To: [Reilly, Francis](#)
Subject: Residential Westgate zoning changes
Date: Tuesday, March 18, 2014 6:28:35 PM

C14/40

I am vehemently opposed to allowing commercial development nearer or on corner residential lots along the Westgate corridor. That would devalue our homes. My neighbors and I wish to reside in our homes in the peaceful neighborhoods that exists. More commercial development increases security concerns and creates noise pollution.

I am opposed to that section of the zoning proposal. Without it being removed I am opposed to the entire proposal as it is written now.

Cheers... Jacquie. Peace out.

Sent from my iPad

From: [Katy Hamill](#)
To: [Reilly, Francis](#)
Subject: Proposed zoning changes--South Austin Neighborhood plan
Date: Monday, March 17, 2014 3:39:56 PM

CH
4/1

Hello Francis,

It was recently brought to my attention by a neighbor that under proposed zoning changes, some residential homes may be lawfully turned into commercial enterprises. Without going into detail as to why, I would simply like to register my opposition to this proposed change. To clarify, this is in reference to the Westgate, Garrison Park, and Manchaca Neighborhood Plan.

I appreciate all the work being put into creating this plan and ensuring the participation of a broad swath of engaged citizens. Thank you for your work, and thank you for your consideration of this matter in particular.

Cheers,
Katy Hamill

--

Wherever you go, there you are.

From: [Marshall Escamilla](#)
To: [Reilly, Francis](#); [Walters, Mark](#)
Subject: Southwood Neighborhood Plan
Date: Tuesday, March 18, 2014 9:45:27 PM

CH
42

Hello,

I got the notice in the mail about the proposed changes to our neighborhood zoning. I won't be able to attend the meeting on Thursday due to having a newborn baby. But I filled out the comment form to say that all these zoning changes seem perfectly reasonable and I support them.

Based on what I'm reading on our neighborhood list serv, there are some folks who disagree with me on this. I wanted to let you know that their hysterical howlings don't represent my view. Hopefully I'm not alone.

Marshall

--



Marshall Escamilla
Music & Performing Arts Director
The Khabele School
A Community for a Peaceful World
Early Childhood through 12th Grade - From
Montessori to College Prep
512.217.0226
m.escamilla@khabele.org
www.khabele.org

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

CH
43

Comments:

See Attached.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print)

Mary Bell

Address

4505 Navajo Path, Austin, TX 78745

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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C14
44

Mary Bell
4505 Navajo Path
Austin, Texas 78745
skip2mlou@rocketmail.com

Mr. Francis Reilly
City of Austin, Texas
(via email: francis.reilly@austintexas.gov)

Mr. Mark Walters
City of Austin, Texas
(via email: mark.walters@austintexas.gov)

Gentlemen:

My name is Mary Bell. My husband and I live on Navajo Path, south of Pack Saddle Pass and Roundup Trail. I oppose the proposed zoning changes to the Westgate NPCD (C14-2014-0017), specifically any change which would increase density and/or which would change use from residential to commercial. The reasons for my opposition are set forth below:

1. Increased density means increased demand for City services (i.e., fire, police, etc.).
2. Increased density will result in increased traffic on already busy thoroughfares in need of repair and/or which already try to deal with heavy traffic (i.e., Pack Saddle Pass, which has traffic bumps installed to slow traffic between Ben White and Jones Road).
3. Increased density will mean a loss of environment (i.e., resulting noise/adverse effects on surroundings) and adversely impact the ongoing neighborhood revitalization.¹
4. Allowing lots to be subdivided and permitting two structures on each lot will result in more concrete/impervious cover and less green space¹.
5. There is no McMansion ordinance in place to protect existing homeowners and neighborhood character. If there is a desire to allow "change", homeowners in 78745 should be treated similarly to homeowners in other older neighborhoods (i.e., Allandale and Tarrytown) and appropriate restrictions should prevent overbuilding and the loss of neighborhood character.
6. Increased density will not only change the character of the neighborhood, it may result in a decline of property value, particularly if any non-residential use is located nearby.
7. Increased density and traffic will result in additional pollution and burden nearby creeks and streams.
8. Increased density will tax the existing (old) water and wastewater facilities and system.
9. Allowing any additional non-residential use is unnecessary and inappropriate in the Westgate NPCD which already has appropriate non-residential use north of Pack Saddle Pass and Western Trails.

Sincerely,

Mary Bell

¹My husband and I bought our home at the end of January, 2012. We chose the house based on the location, the existing mature trees and foliage, and the "environment" (i.e., the sound of birds and glimpses of wildlife, the old '60's ranch style homes, etc.). We have invested a substantial amount of money "remodeling" the home (with an eye to retaining its "ranch"/neighborhood character) and, having specifically chosen not to live in 78704 or other areas that do not have consistency are have houses with minimum setbacks, we are very concerned that the City now proposes to change the character of a neighborhood which is very pleasant and in the process of revitalization.

From: [Michael Frosolono](#)
To: [Reilly, Francis](#)
Subject: Neighborhood Plan
Date: Monday, March 17, 2014 4:43:07 PM

CH
45

Mr. Reilly,

My wife and I live at 6104 Bridlington Circle.

We oppose the parts on page three of the proposed plan that allows convince stores, restaurants, etc. on corners within the residential cores of the Cherry Creek neighborhoods. We don't need any further commercial development encroaching upon these residential cores.

Thanks.

Mike Frosolono

From: [Sandy Frederick](#)
To: [Reilly, Francis](#)
Subject: Zoning file #C14-2014-0018
Date: Wednesday, March 19, 2014 12:10:43 PM

CH
46

As a resident of this area since 1978, I am opposed to this proposal.. I specifically object to the Cottage Lot, Urban Home, Secondary Apartment and Corner Store special use infill options. The character of this neighborhood has already degraded by the infill building that has occurred. Walking around the area, I see many of the original houses now have 2nd houses behind them or garage apartments behind them. A few of these would be fine, but It is getting out of hand. I am opposed to anything that will allow increasing density in our neighborhood.

My address is 1413 Redd, and I have owned this property since 1978. Please help protect our neighborhood from rampaging developers buying up the houses and building second buildings behind them..

Thank you.