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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: New to the neighborhood - it would be really nice to
have more retail / businesses / restaurants we can walk to.

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) Marshall Escamilla

Address 4803 Everglade Dr. 78745

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

.....
INFORMATION ON PUBLIC HEARINGS

Planning and Development Review Department has filed an application for zoning/rezoning to neighborhood plan. This notice has been mailed to you because City Ordinance requires that environmental or neighborhood organizations and utility service addresses be notified that an application for development has

AGENDA 1-4

Reilly, Francis

From: Mike & Donna Cunningham [REDACTED]
Sent: Tuesday, April 22, 2014 1:13 AM
To: Anderson, Dave - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie; Morrison, Laura; Reilly, Francis
Subject: this is the kind of stuff being told to people about the neighborhood plan
Follow Up Flag: Follow up
Flag Status: Flagged

From: M. C. Forister
Sent: Monday, April 21, 2014 8:39 PM
To: Cherry Creek Village Area
Subject: Fw: Neighborhood city planning issue / Fw: Planning Commission tomorrow

See below, the first was from the neighbor about neighborhood city planning issue with attachment. And, the last is from Francis Reilly from the City of Austin. Some of the neighbors has been complaining about how the City of Austin rushed things. But, there are lots of neighbors (home owners) didn't know about it and most of owners doesn't live in this area, only rents their houses to renters. There are lot of confusing and they feel that we need more time to know more about what the City of Austin are doing to changes things. To let ALL of us here to let the City of Austin to know how we feel about it, not just few of us. Already, we do have serious problems for a long time with such a heavy traffic with too many of apartments kept adding and adding. And, we're getting too many of cars accidents and children gets hurt by walking across the streets to schools as well. So, I agree to vote "NO" on the Infill Options. Forister

Sent: Monday, April 21, 2014 10:43 AM
To: Forister
Subject: Neighborhood city planning issue

Forister,
Please send this out immediately to the Neighborhood group list.

I attended six meetings during the planning process for our neighborhood. Many things are good, such as upgrading the shopping center near Crockett H.S. and the one on Westgate at Wm. Cannon.

But as we have learned, the issue that is causing the most discussion is the one dealing with possible future use properties that are, or may become, vacant. The land across the street from the fire department is one example. The last I heard was that it may be at two or three story multiplex apartments...divided into about 5 or 6 separate buildings.

There has been a lot of discussion about the "Infill Options". These will all add high density housing. As I recall from the meetings, the "Secondary Apartments" will be the most dense.

Reilly, Francis

From: Courtney Dent [REDACTED]
Sent: Monday, April 21, 2014 1:10 PM
To: Reilly, Francis
Subject: Rezoning on Berkeley Avenue

Good afternoon,

I wanted to write to you to let you know that I live at 6302 Berkeley Cove and I am NOT in favor of rezoning the Berkeley Methodist Church for housing or apartments. It is too dangerous that close to the school, also my daughter goes to daycare at Berkeley Methodist and they are a wonderful organization and do many great things for our neighborhood. Please take this into consideration, I think all other improvements are great ideas but this one is NOT.

Thank you,

Courtney Dent
6302 Berkeley Cove
Austin, TX 78745

AGENDA
#1-4

Reilly, Francis

From: James Espinosa [REDACTED]
Sent: Tuesday, April 22, 2014 1:56 PM
To: Reilly, Francis
Subject: RE: Neighborhood plan infill options + public hearing April 22

Good Afternoon Francis,

My neighbors and I have spoken extensively about the proposed changes and we are NOT in favor of the Cottage Lots, Urban Homes and Corner Stores in the Garrison Park Zone and Cherry Creek Central Neighborhood.

Thank you very much!

God Bless You!

James Espinosa
5702 Burrough Drive
Austin, TX 78745

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

Date: 2014-04-15 12:26:42

From: francis.reilly@austintexas.gov

To: webapp@ci.austin.tx.us

Subject: Neighborhood plan infill options + public hearing April 22 Good afternoon South Austin community members,

Planning Commission will hold a public hearing on the South Austin Combined Neighborhood Plan on Tuesday, April 22. The meeting will be at City Hall starting at 6 p.m. The plan is not the only item on Commission's agenda that night, but I will try to let you know where the hearing for the neighborhood plan falls on the agenda once it is posted.

Based on the recent feedback we received and the meeting on infill options held April 3, we've revised our recommendations from what was included in the public notice ya'll received by mail. Those recommendations and results are available on this page: <http://austintexas.gov/page/south-austin-combined-neighborhood-plan-meetings-workshops>

The draft neighborhood plan will be updated to reflect these new recommendations. I'll send another email once these changes have been made.

Planning Commission will follow this basic format: Once we come up on the agenda, staff will give a presentation of the neighborhood plan, including the recommended infill options. Commission will then open the public hearing, allowing anyone who signs up to speak have 3 minutes to address the Commission. If you would like, you may also donate your time to another speaker. Following the hearing, Commission will vote on whether to recommend the plan, recommend it with modifications, or recommend against it. If recommended (or with modifications), the plan will move forward to City Council, likely sometime in early or mid May.

Thank you all for your continued interest in the neighborhood plan. I hope to see ya'll on April 22. Please let me know if you have questions or would like additional information.

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~

April 22, 2014

Comments: I object to cottage lots, urban homes
and corner stores! I only believe this will
contribute to negative influences for me as a
homeowner and to our neighborhood overall.

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) Katherine Houck

Address 5800 Cherry Creek Dr.

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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- by attending the Planning Commission hearing and conveying your concerns at that meeting
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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~~ April 22, 2014

Comments: I OBJECT TO COTTAGE LOTS, URBAN HOMES
AND CORNER STORES IN CHERRY CREEK CENTRAL
NEIGHBORHOOD IN THE GARRISON PARK ZONE.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1033, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LAURA RAY

☐ I am in favor
(Estoy de acuerdo)

Address 5913 BURROUGH DRIVE 78745

☒ 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~~

April 22, 2014

Comments: I OBJECT to Cottage Lots, Urban Homes
and Corner stores in the Cherry Creek Central
Neighborhood and Garrison Park Zone I Don't want
this in my established Neighborhood keep it out

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) David Ray

Address 5913 Burrongh Dr. Aus, TX 78745

- ☐ 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~~ April 22, 2014

Comments: We love our Cherry Creek Central
neighborhood as it is. I object to
cottage lots, urban homes + corner
stores. I have owned my house since 1974.

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) NORMA J. WOLF

Address 5805 BURROUGH 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~~ April 22, 2014

Comments: I OPPOSE RE-ZONING OUR AREA
FOR cottage lots, Corner stores, OR Urban
HOUSES.

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)

BROCK O'HEARN

☐ I am in favor
(Estoy de acuerdo)

Address

6001 Cherry Creek DR. 78745

☒ 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~~

April 22, 2014

Comments: I object to cottage lots, corner stores and urban
homes. We want to preserve the tranquility of our 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): Tom Nentle

Address 5800 Cherry Creek Dr. 78745

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

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Reilly, Francis

From: Da Cos [REDACTED]
Sent: Thursday, April 17, 2014 4:25 PM
To: Reilly, Francis
Subject: Combined South Austin Neighborhood Plan

Hello Francis,

My biggest concern for the plan that has been developed is very specific to my neighborhood.

I live on Salem Walk Dr. several houses on this street have flooded in 1998, 2001, and twice in October 2013. These are not houses that are in the flood plane at all they flood from water overwhelming the street drainage system and jumping the curb and sending up to a foot of water through these houses. The water comes from property and streets south of us, it is a large drainage area centered at Odom elementary school. The neighborhood plan calls for much of this property to be in the "transition" area meaning it could be redeveloped with a lot more impervious cover than what is there right now (not what is currently allowed but what is actually there). This would send a lot more water straight down the hill from William Cannon Dr. aimed right at Salem Walk Dr. The COA water drainage engineers are well aware of this problem. I would appreciate it if the planning commission could get these engineers to come up with a scenario for what this increased impervious cover would mean for our neighborhood and put it in the plan along with their recommendations for fixing this problem. I know it is late in the planning process but the October floods focused my neighborhood on this problem and how it relates to their homes.

Please forward to the planning commission.
Thank you, it has been good working with you.
Michael Cospers

"Change is one thing. Acceptance is another."

Arundhati Roy,

The God of Small Things

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: My wife and I strongly object to the zoning/
re-zoning of our 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) BRAUN + SUZANNE REYNOLDS

Address 4610 TEXAS TRAIL, AUSTIN 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~~

April 22, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1038, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Dolores Belvin

☐ I am in favor
(Estoy de acuerdo)

Address 5902 Cherry Creek Dr
78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

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Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am against Cottage Lots, Urban Homes,
& Corner Stores

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1033, Austin, TX 78767-8335 Attn: Francis Reilly

Name (please print) Jimmy Collazo

☐ I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Drive, Austin, TX

☒ I object
(No estoy de acuerdo)

78745

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

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am opposed to Cottage Lots, Urban Homes,
& Corner Stores 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) Laura Collazo

☐ I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Dr, Austin, TX 78745

☒ I object
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Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I very much ~~oppose~~ planned Cottage Lots, Urban
Homes and Corner Stores — I will vote "NO" at
the appropriate opportunity. We do not want added automobiles
from patrons. We do not want foot traffic disruptions in neighborhood
We do not want auto parking as a result of these proposed 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) Carol George O'Hearn

☐ I am in favor
(Estoy de acuerdo)

Address 6001 Cherry Creek Drive, Austin TX 78745

☒ I object
(No estoy de acuerdo)

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Comments: I object to cottage lots, urban
homes, & corner stores.

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Name (please print) Ben J. Wolf

Address 5805 BURROUGHER
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

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

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: OPPOSED TO COTTAGE LOT S, URBAN HOMES,
and CORNER STORES

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) Rah'k G. Ramsey

Address 4602 ROUNDUP TRAIL
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

Comments: Our residential neighborhood is a small,
delightful place filled with people making improvements
and helping one another. Please do NOT tarnish
this beautiful place with commercial businesses
Western Trails is a gem for Austin - let's keep it that way
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) Enna Cruhala

Address 4664 Frontier Trail, Austin TX
78745

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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No. Urban Homes should be subdivided to have 2-4 two story units built on it, It changes how much impervious cover can be built on a site (i.e. flooding issues) and includes parking restrictions

Cottage homes: same.

Corner Store : allows a very few places within our SACP to be made into corner stores, with operating hours of 6 am to 11 pm.

Urban Housing or Cottages are not appropriate for the Core Residential areas, but could be suited for the Transition Zone, so keep the infill option for the Transition Zone, but remove it for the Core zone".

Building 2-3 two story houses on one lot would block light and be invasive. The big issue in our neighborhood is the run off and I have already had to install a French drain to deal with back ups from the drainage.

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 object to "Cottage Lot"
"Urban Home" and "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)

PATRICIA ANN FORD

☐ I am in favor
 (Estoy de acuerdo)

Address

4519 FRONTIER TRAIL

☒ 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

Comments: I do NOT agree with the provision
to add "Corner store" as an option
in the Westgate NCD,

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) AMANDA WILSON

Address 4601 Tejas Trail 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

Comments: I am opposed to: Cottage Lot,
Urban Home, and Corner Store proposals.
These would not benefit the residential
area in close proximity.

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) Steven M Becker

Address 5424 Fairmont Circle
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

Comments: I oppose the cottage lot, the
urban home and the corner store and
do not feel these are beneficial to
a 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) Ann G. Becker

Address 5422 Fairmont Circle
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

Comments: I oppose the "cottage lot - the urban home-
and corner store" proposals, as I feel they are
not beneficial to the residential neighborhood
in close proximity.

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) Carl R. Becker

Address 5422 Fairmont Circle
Austin, TX 78745

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

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WG

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 do not want any commercial development in this area, especially on Western Trails Blvd.

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) JIM PRUITT

Address 2207 WESTERN TRAILS BLVD


☐ (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

Comments: NO TO ALL YOUR PLANS! KEEP THE INTEGRITY OF OUR
NEIGHBORHOOD - DO NOT ALLOW CORNER STORES! OR FOR
EXTRA LIVING SPACES TO BE BUILT ON LOTS! HAVE YOU
LOST YOUR SENSES ???

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) JOSEPH STEVEN DILLINGHAM

Address 4509 TEXAS TRAIL, 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

Comments: DO NOT SCREW UP OUR NEIGHBORHOOD!
I SHOULD HAVE KNOWN THE PLANS ARE NOT IN
OUR NEIGHBORHOODS BEST INTEREST! YOU PEOPLE
NEVER CEASE TO AMAZE ME! I CANNOT WAIT UNTIL
THE NEXT ELECTION CYCLE

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) Debbie Dillingham

Address 4509 TEXAS TRAIL, AUSTIN, TX
78745

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

COUNTY COMM. #114

.....
INFORMATION ON PUBLIC HEARINGS

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W1

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 object to the Cottage Lot & the Corner Store provisions, because they would greatly ^{harm} change the quality of life here & drastically change the nature of our neighborhood. If we wanted this type of neighborhood, we would have moved to such a 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) SUSAN M BROWN

Address 4164 TEXAS TR ATX 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

Comments: _____

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Name (please print) Sarah Leann Land

Address 4710 Frontier Trl

- ☐ 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

Comments: While I support infill & appropriate
re-use & re-development - I oppose a commercial
enterprise within the residential core.

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) Carole Barasch

Address 4601 Frontier Trail - 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

Comments: We object to: Cottage lot, Urban Home,
Corner store, Garage Placement

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) Robert Allen & Patti
Beerwinkle-Alen

Address 4507 Tejas 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

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

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Name (please print) Alise Bruton

Address 4710 Fronker Trl

- ☐ 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

Comments: I object to all. We do NOT need
more families in our neighborhood and we do NOT
need corner stores on any corner.

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) BRENDA Langley

Address 2211 Southern Oaks Dr.

- ☐ 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

Comments: THERE ARE ALREADY TOO MANY CONVENIENCE
STORE IN MY AREA. OUR NEIGH, LIKE ROAD IS
JUST FINE AS IS

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) CYNR. GUSTAFSON

Address 7300 SOUTHERN DR.

- ☐ 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: DO NOT WANT COTTAGE LOT, URBAN HOME, OR 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) MARYANN ORR

Address 2204 SOUTHERN OAKS DR AUSTIN TX 78745

MAILING: PO BOX 153037 AUSTIN TX 78715

- ☐ 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

Comments: I am against this proposed change. It
would be detrimental to allow several of the
in-fill options listed in our largely residential
area. Thank you.

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) ANITA Garcia

Address 2100 Village Way Drive

Austin, TX 78745-2738

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

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Reilly, Francis

From: OTC05WestTexas@ci.austin.tx.us
Sent: Wednesday, August 20, 2014 5:30 PM
To: Reilly, Francis
Subject: Scanned from OTC05WestTexas
Attachments: Scanned from OTC05WestTexas.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf

multifunction device Location: 5th Floor OTC PDRD
Device Name: OTC05WestTexas

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 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 C., 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

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: in favor of all plans except the re-zoning
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, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robert Dent

Address 6302 BERKELEY CN 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

Comments: Concern over Parking Limitations - No Front & Side Parking
restrictions; Corner stores, small lots & 20 ft ages are not
acceptable in residential core & concern that these may be too
close to residential properties. Concern that density will bring
other parking issues to neighborhood local business & small children

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) Elina May

1605 Sylvaan Grade Austin TX 78748 Property
Address 4813 Eagle Feather Dr Austin TX 78735

☐ 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 object to special use infill options
cottage lot, urban home, and the
corner store. I do not want to see huge
homes and multiuse homes to ruin 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)

IRMA FLORES-MANGES

Address

817 ORLAND BLVD

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

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SM

From: [Kate Spencer](#)
To: [Reilly, Francis](#)
Subject: Email from austinTexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development
Date: Thursday, March 20, 2014 5:05:43 PM

This message is from Kate Spencer. [kate.spencer@co.travis.tx.us]

Hi Francis, although I understand that many of my neighbors are leery about restaurants or corner store retail in 78745, I'd like to express my support. I love what's going on in the North Loop area, etc. and think it would be great if we could eventually get more mixed use in our neighborhood. Thank you for all of your hard work on the neighborhood plan. All the best.

From: [Deanne Aldridge](#)
To: [Reilly, Francis](#)
Subject: Opinion re South Austin Combined Neighborhood Plan
Date: Thursday, March 20, 2014 1:00:21 PM

Although I support most of the South Austin Combined Neighborhood Plan, I do not support the cottage lot and urban home portions, and I'm concerned about the front porch setback option. I believe these options will too drastically reduce the amount of green space (in yards, obviously) in the neighborhoods. I do NOT consider Plum Creek, which was used as an example of the urban home option, to be an example to be emulated. Much of Plum Creek is, in my opinion, sterile and lifeless; it does not encourage community interaction, at least in part because of the lack of space for trees and plants. (I do believe in xeriscaping and the use of drought-resistant plants, but I believe these options allow far too little space in the lots for any types of plants.) If the front porch section allows porches to be closer to the street than is currently permitted, I am opposed to it for the same reason.

I believe that there must be better ways to increase density than with these options.

I appreciate your work on these matters.

Deanne Aldridge
4615 Gillis St.
Austin, TX 78745
(South Manchaca 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: I do not believe Urban Home or Cottage
are appropriate for Residential Care, but I think
they are fine for Transition zone. Please remove
those options from care but leave them in
the other areas

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)

Scott WERBAUGH

Address

1900 FOREST LADE

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

*mix-
self
comment*

.....
INFORMATION ON PUBLIC HEARINGS

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CASE#NP-2013-0030

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

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Name (please print) Nancy Martin

Address 1409 Redd Street
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

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 ZuccaAddress 9009 Sedge moore Trl
8001 Clydesdale Dr
5402 Listhill Cove.

- ☐ 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

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 GreaneyAddress 1507 Kinney Ave. #2010
78704

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am AGAINST Infill Options -

Cottage Lot - AGAINST, Secondary Apartment - AGAINST
Corner Store - AGAINST, Garage Placement - AGAINST
Front + Side Yard Parking Ordinance - AGAINST

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) Michael BARNES

Address 2200 Village Way Dr - Austin 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

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 Burkett

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

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

Comments: "corner store" infill option is
 counter to maintaining neighborhood
 character. I don't want the possibility
 of commercial businesses 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 DOUGHERT

☐ I am in favor
 (Estoy de acuerdo)

Address 2101 Fair Oaks Dr.

☒ I object
 (No estoy de acuerdo)

AUSTIN TX 78745

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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: _____

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Name (please print) Aurora Dizz

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

Comments: _____

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Name (please print) NOE DIAZ

☐ I am in favor
 (Estoy de acuerdo)

Address 4600 NEVADA PATH Austin Texas 78745

☒ 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

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

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

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do not want cottage lots urban homes or
corner stores in Western TRAILS we want to preserve single
family homes and prevent tear down of existing homes to
build multifamily units no mansions etc Increased traffic is
concerning it Density and Commercial zoning increase

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 West Jr.

☐ I am in favor
(Estoy de acuerdo)

Address 4603 Aegolus Trail Austin, TX 78745

☒ 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

Comments:

against cottage homes^{lots} / sub plots
corner stores & urban homes.

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)

Laura Rodriguez Emmanuel Tadhua

Address

4612 Texas Trail

☐ 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: We are opposed to cottage lots,
urban homes and corner stores in the
Western Trails 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) Walker E. Rachael McDaniel ☐ I am in favor
(Estoy de acuerdo)
Address 4901 Tahoe Trail, Austin, TX ☒ I object
78745
(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

Comments: Small lot amnesty is acceptable. As for the rest, it seems
to directly contradict the intent of the McMansion ordinance.
And if infill is desired, we still have plenty of room on
major corridors such as Lamar, South First, and South
Congress for very high density development with far lower
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 Ecological impact.

Name (please print) Margaret Marcum

Address 4624 Philco Dr., 78745

☐ I am in favor

☒ (Estoy de acuerdo)

☒ 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 live in the Westgate neighborhood and oppose
in-fill options: Cottage lot, urban home, secondary apartment
and 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) Bernard A. Flusche

Address 4600 Frontier Trail

☐ 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 am opposed to cottage lots,
urban homes, and corner stores

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) Ernest Zapata

Address 4905 Tahoe Tr 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
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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: My wife and I strongly object to the zoning/
re-zoning of our 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) BRAUN SUZANNE REYNOLDS ☐ I am in favor
Address 4610 TEXAS TRAIL, AUSTIN 78745 ☒ I object
(Estoy de acuerdo)
(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

Comments: I object To rezoning of the Berkeley Methodist Church
on Berkeley Ave. File# C14-2014-0019. Also object To rezoning
of Cunningham Elementary School- Don't want Secondary Apt
special use.

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) Robin Matthews

☐ I am in favor
 (Estoy de acuerdo)

Address 6303 Berkeley Cove
78745

☒ 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: I object to the "corner" store 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) Noma Meyer

☐ I am in favor
(Estoy de acuerdo)

Address 1714 Bissel Lane, Austin, TX 78745

☒ I object
(No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

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JOHN HARVEY WILLIAMS
4610 NEVADA PATH
AUSTIN, TEXAS 78745

MARCH 20, 2014

PLANNING & DEVELOPMENT REVIEW
NEIGHBORHOOD PLANNING
CITY OF AUSTIN

ESTEEMED MEMBERS OF THE PLANNING COMMISSION,

YOU WILL FIND ATTACHED A SURVEY THAT I RECENTLY DID OF SIX BLOCKS ADJACENT TO MY STREET IN WESTGATE. 100% OF THE NEIGHBORS WHO ANSWERED THEIR DOOR WHEN I KNOCKED WERE OPPOSED TO THE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME. DUE THE SHORT AMOUNT OF TIME I HAD TO CONDUCT THIS SURVEY, I WAS ONLY ABLE TO COVER THE SIX BLOCKS NEAREST TO MY HOUSE ON NEVADA PATH. THERE ARE FOUR OTHER RESPONDENTS WHO DO NOT LIVE NEAR ME BUT THAT I ENCOUNTERED AT LAST NIGHTS NEIGHBORHOOD MEETING AT 5201 BUFFALO PASS. IN SHORT, BASED UPON MY SURVEY THE RESIDENTS OF WESTGATE ARE OPPOSED IN A LARGE MAJORITY TO THE THREE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME WHICH FORM A PART THE SOUTH AUSTIN NEIGHBORHOOD PLAN. I WOULD RESPECTFULLY REQUEST THAT YOU TAKE THIS INTO CONSIDERATION WHEN DETERMINING WHAT INFILL OPTIONS YOU RECOMMEND TO THE CITY COUNCIL. DURING THE COURSE OF MY SURVEY I OBSERVED THAT EVERYONE I VISITED WITH ABOUT THESE OPTIONS WAS UNAWARE OF THEIR NATURE EVEN THOUGH THEY HAD RECEIVED THE PACKAGE THAT WAS SENT OUT APPROXIMATELY TEN DAYS AGO. AS YOU MAY KNOW, THIS COMMUNITY IS MADE UP OF MOSTLY VERY ELDERLY PEOPLE AND YOUNG PROFESSIONALS WHO ARE MOVING IN AS THE ORIGINAL OWNERS DEPART. DUE TO AGE OR OCCUPATION RESPONDENTS DID NOT HAVE SUFFICIENT TIME TO REVIEW THE EXCELLENT MATERIAL THAT YOU PROVIDED. THE NEIGHBORS WHO HAVE MOVED HERE RECENTLY HAVE DONE SO SPECIFICALLY BECAUSE OF THE NATURE OF THE NEIGHBORHOOD AS IT IS. AS A RESULT, OVER THE LAST FEW YEARS THE NEIGHBORHOOD HAS DRAMATICALLY IMPROVED DUE TO THE CAPITAL INVESTED BY NEW OWNERS IN THE EXCELLENT RENOVATIONS THEY HAVE MADE TO THESE UNIQUE 50S AND 60S RANCH STYLE HOMES. IT IS CLEAR FROM MY SURVEY THAT THE INFILL OPTIONS MENTIONED ABOVE ARE NOT DESIRED BY THE MAJORITY OF THE NEIGHBORS IN WESTGATE AS, IF ADOPTED, THEY WOULD OPEN THE NEIGHBORHOOD TO DEVELOPMENT THE NATURE OF WHICH WOULD CHANGE THE CHARACTER OF OUR NEIGHBORHOOD TO EXACTLY WHAT WE ARE TRYING TO AVOID.

THANK YOU FOR YOUR KIND ATTENTION

JOHN HARVEY WILLIAMS



I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED.

I OPPOSE THE CORNER COTTAGE URBAN
STORE LOT HOME

| | | CORNER STORE | COTTAGE LOT | URBAN HOME |
|-------------------|------------------------------------|-----------------|----------------|---------------|
| Hector Renlon | 4603 Nevada path | ✓ | ✓ | ✓ |
| Pat Ford | 4519 FRONTIER TR | ✓ | ✓ | ✓ |
| NEILSON LANCASTER | 4505 RIM ROCK PATH | ✓ | ✓ | ✓ |
| WILLIAM ANDERSON | 4503 RIM ROCK PATH | ✓ | ✓ | ✓ |
| Frank Burkitt | 4501 Rim Rock Path | ✓ | ✓ | ✓ |
| Wanda Darnell | 4504 RIM ROCK PATH | ✓ | ✓ | ✓ |
| David Andrew | 4502 Frontier | ✓ | ✓ | ✓ |
| Jessica Rupert | 4504 Frontier Trl Austin, TX 78745 | ✓ | ✓ | ✓ |
| Robert Bevil | 4508 Frontier Trl Austin 78745 | ✓ | ✓ | ✓ |
| Peggy Frasier | 4512 Frontier TX 78745 | ✓ | ✓ | ✓ |
| LaFayette Atwill | 4520 Frontier Trail 78745 | ✓ | ✓ | ✓ |
| KIM HITCHCOCK | " " | ✓ | ✓ | ✓ |
| Jana Edwards | 423 Frontier | ✓ | ✓ | ✓ |
| JENNIFER SHULTS | 4603 NEVADA PATH | ✓ | ✓ | ✓ |
| Linda Negro | 4603 Frontier Trl | ✓ | ✓ | ✓ |
| Steve Varin | 4608 Cactus Lane | ✓ | ✓ | ✓ |
| NOAH EDELSTEIN | 4608 CACTUS LN | ✓ | ✓ | ✓ |
| Idin Sengsorn | 4607 Cactus Ln | ✓ | ✓ | ✓ |
| Amy Estes | 4607 Cactus Ln | ✓ | ✓ | ✓ |
| BECKY JONES | 4604 CACTUS LN | ✓ | ✓ | ✓ |
| TRAY TOUNGATE | 4604 CACTUS LN | ✓ | ✓ | ✓ |
| JOANN RAY | 4602 CACTUS LN | ✓ | ✓ | ✓ |
| Beth Smallwood | 4504 Cactus Lane | ✓ | ✓ | ✓ |
| LEROY ANDERSON | 4502 Cactus Ln | ✓ | ✓ | ✓ |
| Wm Spruce | 2101 Cimarron Trail | ✓ | ✓ | ✓ |
| Carly Roehrk | 2105 Cimarron Trail | ✓ | ✓ | ✓ |
| Dana Nauratyn | 2109 Cimarron Trl | ✓ | ✓ | ✓ |

I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED

I OPPOSE THE CORNER COTTAGE URBAN
STORE LOT HOME

| | | | | |
|-----------|---------------------------|---|---|---|
| WCHAG. C | 2111 CIMPSON TRL | ✓ | ✓ | ✓ |
| Joe McMen | 4607 Packsaddle Pass | ✓ | ✓ | ✓ |
| CHRIS | 2401 REMUDA TR | ✓ | ✓ | ✓ |
| Nolie S | 2304 Fair Oaks Dr | ✓ | ✓ | ✓ |
| Cr'CU | 4604 Frontier Trail 78745 | ✓ | ✓ | ✓ |
| MIKE COSP | 5404 SALEM WALK DR | ✓ | ✓ | ✓ |
| Lay 8/12 | 2012 Fair Oaks Dr | ✓ | ✓ | ✓ |
| Harriet | 2103 Fair Oaks Dr. | ✓ | ✓ | ✓ |
| E.abeth | 5201 Buffalo Pass 78745 | ✓ | ✓ | ✓ |
| ? | 4602 Arapahoe TR 78745 | ✓ | ✓ | ✓ |
| Conn | 2305 Fair Oaks Dr, 78745 | ✓ | ✓ | ✓ |

I live in the Westgate section of
South Austin Combined

| I oppose the: | | corner store | Cottage LOT | Urban Home |
|---------------|-------------------------------------------------------------------|-----------------|----------------|---------------|
| 1 | Virginia Kemp 4603 Kiowa Pass Austin, TX 78745 | ✓ | | |
| 2 | SUSAN BROWN 4611 Texas | ✓ | ✓ | |
| 3 | 78745 TR | | | |
| 4 | Laura Rodriguez & Emmanuel Tadeo 4612 Texas Trail | ✓ | ✓ | |
| 5 | MIKE & KELLI KAUFMAN 4600 Kiowa Pass 78745 | ✓ | ✓ | |
| 6 | Jim & Ellen Walker - 4601 Roundup Tr. | ✓ | ✓ | ✓ |
| 7 | WILLIAM PITCHER - 4604 ROUNDUP TR. | ✓ | ✓ | ✓ |
| 8 | JOHN WILLIAMS 4604 Roundup Tr. | ✓ | ✓ | ✓ |
| 9 | NOE & AURORA DIERZ 4600 Nevada Path | ✓ | ✓ | ✓ |
| 10 | Donna J. Conn | ✓ | ✓ | ✓ |
| 11 | William H Conn 4602 Nevada Path 78745 | ✓ | ✓ | ✓ |
| 12 | Ronnie Libson 4604 Nevada Path 78745 | ✓ | ✓ | ✓ |
| 13 | LYNN R. GUSTAFSON 28245 2300 SOUTHERN OAKS DR | ✓ | ✓ | ✓ |
| 14 | MARYANN ORR 2204 SOUTHERN OAKS DR 78745 | ✓ | ✓ | ✓ |
| 15 | Margaret Roberts, & Ernest Sharpe 2202 Southern Oaks Dr. 78745 | ✓ | ✓ | ✓ |
| 16 | Eric McFarlin & Kasia Baranska 5206 Pin Oak Path 78745 | | ✓ | ✓ |
| 17 | GINNIE TOWELL & P. BERRY DORR 2201 SOUTHERN OAKS DR 78745 | ✓ | ✓ | ✓ |

I live in the Westgate section of South Austin Combined.

| I oppose the: | | Corner Store | Cottage Lot | Urban Home |
|---------------|------------------------------------------------------------------|-----------------|----------------|---------------|
| 8. | BRENDA LANGLEY 221 Southern Oaks Dr Austin 78745 | ✓ | ✓ | ✓ |
| 9. | Susan Gaetz 5202 Periwinkle Path Austin TX 78745 | ✓ | ✓ | ✓ |
| 20. | Steven Duarte 5202 Periwinkle Path Austin TX 78745 | ✓ | ✓ | ✓ |
| 21. | Kyla Page 5101 Periwinkle Path Austin TX 78745 | ✓ | ✓ | ✓ |
| 22. | JAMIE WISE 5101 PERIWINKLE PATH AUSTIN TX 78745 | ✓ | ✓ | ✓ |
| 23. | Jesse Stockburger 5203 Periwinkle Path Austin, 78745 | ✓ | ✓ | ✓ |
| 24. | Anita GARCIA 2100 Village Way Dr 78745 | ✓ | ✓ | ✓ |
| 25. | Mark and Lindsey Davis 2206 Village Way Dr 78745 | ✓ | ✓ | ✓ |
| 26. | Bj Robinson 2204 Village Way Dr, Austin, 78745 | ✓ | ✓ | ✓ |
| 27. | Michael & Kathy Barnes 2200 Village Way Dr Austin TX 78745 | ✓ | ✓ | ✓ |
| 23 | Ann & Carl Becker 5422 Fairmont Circle Austin, TX 78745 | ✓ | ✓ | ✓ |
| 24 | Tommye Von Roeder 5420 Fairmont Circle Austin, TX 78745 | ✓ | ✓ | ✓ |

I live in the Westgate section of
South Austin Combine

I oppose the:

Corner
Store

Cottage
Loft

Urban
Home

25 Sylvia Galian
2303 Fair Oaks

✓

✓

✓

26 Roy L. Harmon
2302 Fair Oaks

✓

✓

✓

27 Lashelle McDonald
2306 Fair Oaks

✓

✓

✓

28 Reagan Birt
2309 Fair Oaks Dr.

✓

✓

✓

29 2311 Fair Oaks
Hugh & Pat Gaudin

✓

✓

✓

30 Jerry + Shirley Fessel
2307 Fair Oaks Drive

✓

✓

✓

31 John Nuckolls / Laura Cobb
5213 Buffalo Pass

✓

✓

✓

32 Josephine Colaluca
2309 Southern Oaks Dr.

✓

✓

✓

33 Chris Stevens
2310 Southern Oaks Dr

✓

✓

✓

34 Kelly Doggett
20 Fair Oaks Dr.

✓

✓

✓

35 Sally Hahn
5208 Buffalo Pass

✓

✓

✓

36 Amy Campney
5406 Fairmont Circle

✓

✓

✓

37 Joan Owens
1709 St Albans Blvd 78745

✓

✓

✓

38 J. Rollin Moore 5202 Buffalo Pass 78745

✓

✓

✓

39 Michael Barnes
2200 Village Way Dr. - 78745

✓

✓

✓

I live in the Westgate section of South Austin Combined.

| | I oppose the: | Corner Store | Cottage Lot | Urban Home |
|----|-------------------------------------|--------------|-------------|------------|
| 40 | PATRICK HEANEY 5201 BUFFALO PASS | ✓ | ✓ | ✓ |
| 41 | Lis Heaney 5201 Buffalo Pass | ✓ | ✓ | ✓ |
| 42 | Jacob Cohn 5430 Farmer Cir | ✓ | | |



Late Backup

#135

Wayne Shipley

September 25, 2014

Back up material for presentation by Wayne Shipley

ITEM #135 Opposing- South Austin Combined Neighborhood Plan with City Staff Revised Infill Tools

Small Lot Amnesty Amendment- February 18, 2014

Zoning- Acknowledgment Form concerning Deed Restrictions and Restrictive Covenants for SACNP

Zoning- Traffic Impact Analysis form for SACNP

Austin Monitor article, dated Sept 8, 2014, regarding South Lamar development mitigation

South Manchaca Character District mail-in comment card –In Favor/Against Zoning Changes

Letter from Southwood Neighborhood President in the South Manchaca District

Letter from Mark and Peggy Ashworth – Pawnee Pathway – Home Flooding photos in Powerpoint

D21
1

NEW BUSINESS: CODE AMENDMENT INITIATION REVIEW SHEET

Amendment: Small Lot Amnesty - Consider initiation of an amendment to Title 25 of the City Code to limit the ability of using small lot amnesty to disaggregate contiguous substandard lots to create a site that is smaller than the minimum lot area requirement.

Description: Clarify that the small lot amnesty infill tool can be used to allow development on substandard lots that do not meet the minimum lot size under today's code, but cannot be used to disaggregate substandard lots that have been combined for a single development.

Proposed Language:

Background: Initiation recommended by the Codes and Ordinances Subcommittee on February 18, 2014.

The small lot amnesty infill tool permits construction or major renovation of existing single-family homes on existing legally-created lots that do not meet current minimum lot standards. To qualify, the lot must have a minimum area of 2,500 square feet and a minimum width of 25 feet. This special use applies to all zoning districts and overlays that permit single-family homes. Under existing regulations that apply city-wide, an existing, legally-created lot less than 5,750 square feet that does not comply with current zoning regulations cannot be legally developed or have substantial improvements made to existing buildings (unless it is a qualified substandard lot (LDC 25-2-943) with a minimum lot area of 4,000 square feet and platted before March 15, 1946). Many legally subdivided lots in older parts of the city that do not meet current standards or do not qualify as substandard lots are sitting vacant or the homes on those lots are deteriorating because major improvements are not allowed.

This infill tool has been used in the past to disaggregate sites into smaller substandard lots. For example, a home that has been built across three substandard lots has been allowed to be demolished to make way for three smaller homes, one on each substandard lot. The intent of the small lot infill tool is to address substandard lots where development/redevelopment would have otherwise been impossible, not to allow existing sites to be broken down into smaller lots that don't meet current minimum size requirements.

Staff feels that initiation of this code amendment is appropriate and that it should be clarified that the small lot amnesty tool should not be used for disaggregation, and that the cottage and urban home infill tools are the best way to allow for disaggregation of lots or subdivision into lots below 5750 square feet. However, because most neighborhood planning areas have not opted into cottage and urban home infill tools, and most of the city does not have access to them, staff would like to explore potential options for allowing disaggregation and subdivision into smaller lots, where appropriate.

Staff Recommendation: Recommends initiation of this code amendment.

Board and Commission Actions:

Council Action:

Ordinance Number: NA

City Staff: Greg Dutton **Phone:** 974-3509 **Email:** greg.dutton@austintexas.gov

DP/2

ZONING

ACKNOWLEDGMENT FORM concerning Subdivision Plat Notes, Deed Restrictions Restrictive Covenants

I, WENDY W. RHODES have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

STASSNEY LN ON THE NORTH; SOUTH 1ST STREET ON THE EAST,
(Address or Legal Description)

WILLIAM CANNON DR. ON THE SOUTH, AND DEATONHILL DR, AND generally along
the lot line and WESTGATE BLVD ON THE WEST
If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.

Wendy W. Rhodes
(Applicant's signature)

2/4/2014
(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- Allows only one postponement for either side, unless otherwise approved by Council.
- Requires that all requests for postponements be submitted in writing to the director of the Planning and Development Review Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- The Director of the Planning and Development Review Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- Eliminates the automatic granting of a postponement of the first request.
- Authorizes Council to consider requests that are not submitted timely.

ZONING

CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: GARRISON PARK NEIGHBORHOOD PLAN AREA REZONING'S
 LOCATION: STASSNEY LN ON THE NORTH, S. 1ST STREET ON THE EAST, WILLIAM CANNON DR. ON THE SOUTH AND DEATONHILL TR, AND generally along the lot line AND WESTGATE BLVD ON THE WEST
 APPLICANT: TELEPHONE NO:
 APPLICATION STATUS: DEVELOPMENT ASSESSMENT ZONING: XXX SITE PLAN: _____

EXISTING:

FOR OFFICE USE ONLY

| TRACT NUMBER | TRACT ACRES | BLDG SQ. FT. | ZONING | LAND USE | L.T.E CODE | TRIP RATE | TRIPS PER DAY |
|--------------|-------------|--------------|--------|----------|------------|-----------|---------------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

PROPOSED

FOR OFFICE USE ONLY

| TRACT NUMBER | TRACT ACRES | BLDG SQ. FT. | ZONING | LAND USE | L.T.E CODE | TRIP RATE | TRIPS PER DAY |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|--------|----------|------------|-----------|---------------|
| NO BASE DISTRICT ZONING CHANGES ARE PROPOSED. | | | | | | | |
| THE ZONING CHANGE PROPOSES TO ADD A JNP COMBINING DISTRICT, as well as design tools & special use options, restricted parking, restricted mobile food vending | | | | | | | |
| | | | | | | | |
| | | | | | | | |

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

| STREET NAME | PROPOSED ACCESS? | PAVEMENT WIDTH | CLASSIFICATION |
|--------------------|------------------|----------------|----------------|
| STASSNEY LN. | | | |
| S. 1ST ST. | | | |
| WILLIAM CANNON DR. | | | |
| WESTGATE BLVD | | | |

FOR OFFICE USE ONLY

- ☐ A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- ☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ☒ The traffic impact analysis has been waived for the following reason: CITY-INITIATED PROJECT
- ☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: _____ DATE: _____

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ TRANS. DEPT.

TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



Monday, September 8, 2014 by Elizabeth Pagano

DEVELOPMENT

South Lamar development problems get closer look

Development in the city's South Lamar neighborhood may be approaching a tipping point. A recent report could have the city scrambling to make sure it doesn't capsize.

"Are we just going to give up on this neighborhood, or are we going to figure out how to make it work?" asked Council Member Laura Morrison.

City Council's Comprehensive Planning and Transportation Committee got an update of the South Lamar Neighborhood Mitigation Plan last week. The report was a result of a Council directive that asked the city to take a closer look at the transportation and flooding issues that have occurred in the area – which has seen rapid development over the past few years – and offer potential solutions.

Specifically, staff was asked to address infill issues, general problems and possible needed revisions to the Land Development Code.

The recommendations could come with a hefty price tag. Though the exact figure isn't yet known, department heads estimate that Watershed Protection and Transportation Department studies of the area could cost between \$1.5 and \$3 million. They hope to get that funding in this budget, which could be finalized as soon as today.

Planning and Development Review senior planner Mark Walters explained that, in the South Lamar Neighborhood, subdivision patterns have allowed developers to build single-family homes in a desirable zip code, unlike other parts of town where the ability to do so was limited.

From 2009 to the second quarter of this year, 133 Certificates of Occupancy were issued in the neighborhood. Walters called it a "good number of housing units."

That number is dwarfed by the 549 new residences on the way, and in the midst of development.

The rush of development has caused a number of problems for the neighborhood already, most notably in terms of transportation and flooding.

Flooding has been a serious issue in the neighborhood; even prior to the additional development, the area suffered from what Walters called “undersized, collapsed and nonexistent stormwater infrastructure.” Flooding has become worse, according to neighbors, with the increase in development.

Jorge Morales, who is an engineer with the city’s Watershed Protection Department, showed pictures of flooding in the neighborhood, taken by residents in the past year. He said his department has been concerned about development in the area for a few years and has been trying to work with developers to mitigate flooding.

Morales said that in order to expand the current project, they would need more money for consultants and more staff. He suggested that an expansion could be undertaken for about \$700,000 to \$1.5 million, which would allow the city to look at the entire West Bouldin Creek watershed and establish a master plan.

Short term, the city could implement a closer study of neighborhoods facing these kinds of development problems by subjecting development to more cross-departmental study. Walters said this could be done with current resources, but could extend review times. He also said the city could immediately close loopholes that allow developers to avoid stormwater regulations, and look at whether current stormwater requirements could be revised to provide more protections against flooding.

“Watershed has identified hundreds of millions of dollars’ worth of needed improvements, but the funds to do that just aren’t there,” said Walters.

Poor roadway connectivity is also causing traffic issues – exacerbated by rapid development – for the area.

“I challenge you, if you are not from the neighborhood, to go from north to south and try and find your way through the neighborhood. It’s almost like a maze,” said Walters.

Transportation Department Director Robert Spillar pointed out that the “almost rural” development of the area had created unique transportation problems. By way of example, Spillar said that while driving to the meeting, a chicken had “literally” run across the road in front of his car, just blocks away from a new, dense urban development.

Spillar said one of the problems his department faces is that many of the developments are built just below the size that triggers greater scrutiny, and the buildings themselves of more infrastructure.

The area is filled with culs-de-sac and dead ends, and does not have a plan to support connectivity, which exacerbates traffic problems. Spillar acknowledged that implementing connectivity could spur more development.

Walters said that although it was “no accident” that South Lamar was facing these issues as a result of development, the factors causing the trouble might be somewhat unique to the area.

Walters said the Land Development Code is, essentially, a suburban model of development the city has tried to retrofit with urban infill options, and that hasn’t worked very well. Changing this in order to address the problems citywide could have “implications.” Namely, it might take longer for the city to review projects, and it might cost more.

“We need to demonstrate to the community that we can do infill responsibly,” said Morrison. “These kinds of steps are going to help do that.”

Walters explained that because the code doesn’t adequately address infill, the city has already missed out on opportunities to build infrastructure and mitigate effects of infill development. He suggested City Council could pass development restrictions for the area, which could add another layer to an already-unwieldy land development code. He also said the neighborhood could establish a neighborhood plan, though staff did not have the resources to embark on that mission currently.

Additionally, Walters acknowledged that an earlier attempt to craft a neighborhood plan for the area may have “generated a certain level of mistrust” between the neighborhood and the city.

As a slight complication, any changes to the Land Development Code should be coordinated with the multi-year CodeNEXT rewrite already underway.

Though not yet complete, the report asks the city for funding to hire consultants to analyze the West Bouldin Creek Watershed, revise the Transportation Criteria Manual, and develop a transportation “collector plan” for the city. Staff also recommended the creation of a stakeholder working group and a cross-departmental working group to take a closer look at the problems.

Council will weigh in on the report after it is complete. That is expected to be Sept. 15.

- See more at: <http://www.austinmonitor.com/stories/2014/09/south-lamar-development-problems-get-closer-look/#sthash.zPV3eXTg.dpuf>

South Manchaca Character District Comment Forms OPPOSING Zoning Change

| 26 Households | 32 Individuals |
|-----------------------------------------------|--------------------------------------------------------------------|
| South Manchaca/Southwood: 1413 Redd | Sandy Frederick |
| South Manchaca/Southwood: 1802 Forestglade | Clare Halbert |
| South Manchaca/Southwood: 1805 Forestglade | Virginia Bingham |
| South Manchaca/Southwood: 4529 Clawson | Jill Hodges and Patrick Lawson |
| South Manchaca/Southwood: 4608 Lennox | Andrea and Margarito Rodriguez (no street number or name given) |
| South Manchaca/Southwood: XXX Philco | Lynn Williamson |
| South Manchaca/Southwood: 809 Philco | Laura and Paul Schlichting |
| South Manchaca/Southwood: 4610 Philco | Henry and Mildred Nazier |
| South Manchaca/Southwood: 4701 Philco | Margaret Marcum |
| South Manchaca/Southwood: 4624 Philco | John Gamble |
| South Manchaca/Southwood: 4705 Glenhaven Dr | Charles Christopher |
| South Manchaca/Southwood: 4805 Brighton Rd | Rheta Smith |
| South Manchaca/Southwood: 4902 Enchanted | Gail Hines |
| South Manchaca/Southwood: 4910 Enchanted | Marlene Eskin |
| South Manchaca/Southwood: 5112 Emerald Forest | Bruno and Shannon Zucca |
| South Manchaca/Southwood: 5402 Lishill Cove | Olivia Hernandez @ 2313 S. 1 st St. |
| South Manchaca/Southwood: 502 Normandy | Olivia Hernandez @ 2305 S. 3 rd St. |
| South Manchaca/Southwood: 503 Normandy | Harold E. Angell |
| South Manchaca/Southwood: 703 Orland Blvd | Amy Eastup Solomon |
| South Manchaca/Southwood: 809 Orland Blvd | Ellen Thibodeaux and Kelly Chester |
| South Manchaca/Southwood: 814 Hill wood Dr | Loraine Bodoh |
| South Manchaca/Southwood: 900 Hill wood Dr | Erlene McVay |
| South Manchaca/Southwood: 4303 Banister | Sally Jacques |
| South Manchaca/Southwood: 4620 Banister | Michael Cosper and Lora Cox |
| South Manchaca/Salem Walk: 5404 Salem Walk | Lillie Polston |
| South Manchaca/Salem Walk: 1110 Radam Cir | |

South Manchaca Character District Comment Forms IN FAVOR:

| 4 Households | 6 Individuals |
|------------------------------|------------------------------------------|
| 4803 Everglade Dr. | Marshall Escamilla & Lindsay Patterson |
| 5218 Meadowcreek | Rhiannon Dillion |
| 4513 So. 3 rd St. | Clara Ramirez |
| 4613 Jinx | Patrica Sweredoski & Lawrence Sweredoski |

Phyllis Joan Owens

1709 Saint Albans Blvd

Austin, TX 78745

► **City of Austin Council Members**

City of Austin Planning Commission

Phone: 512 447-3115 * 512 461-3318 Cell

September 23, 2014

South Austin Combined Neighborhood Plan (SACNP)

Dear Council Members and Planning Commission Members

It has come to my attention that there may be some misconceptions regarding the input that you have received from Southwood Residents in regard to the South Austin Combined Neighborhood Plan (SACNP).

I have heard that some council members and planning commissioners may be under the impression that they have heard from the Southwood Neighborhood Association in favor of the in-fill options in the SACNP. If this is true, I would like to clarify that point.

During the Planning Process that lasted over a year, there were approximately seven South Manchaca Neighbors who consistently participated. At least five participants were or had been Southwood Neighborhood Association Officers. As you began personally hearing testimony and meeting with Southwood residents in regard to the SACNP, it often was these same dedicated individuals meeting with you.

But at all times these individuals were representing themselves and their views in regard to the SACNP and the infill options. The Southwood Neighborhood Association represents a large and diverse neighborhood (over 2000 roof tops). The association never conducted a vote or referendum on the infill options of the SACNP. I hope as you make your decision on the SACNP that you keep this in mind. While those of us who invested so much personal time in the process have our opinions, I know that you have also had questionnaire responses and letters from other Southwood residents. I hope that you will keep in mind their responses as well. They sent in their responses in the belief that they would be given your consideration.

My personal hope for the SACNP is that it will be passed; a lot of good visions are represented within the document. My *preference would be for it to be passed without the infill options, but I understand that there are others who strongly prefer the infill options and I can accept that.* The current recommendation from the Planning and Development staff represents a compromise.

Thank you for your time and the work that you have invested in this process.

Phyllis Joan Owens
Southwood Neighborhood

Email from Mark and Peggy Ashworth
5806 Pawnee Pathway, 78745
Photos from Sept 18, 2014

Mark Ashworth <[REDACTED]>

Wed, Sep 24, 2014 at 8:44 AM

To: '[REDACTED]'

Cc: "Ashworth, Peggy" <[REDACTED]>, Jamie Ashworth <[REDACTED]>

Dear Paula:

Thanks for putting your energy behind such a worthy endeavor. I hope you find somebody who will stop and consider the plight of people like my wife Peggy, my daughter Jamie and myself whose lives are dramatically affected by flooding in Austin.

Our story begins in 1996 when we moved to a gorgeous piece of property backing up to Williamson Creek. Our home is located on a cul de sac and our back yard is a greenbelt which includes all manner of wildlife, including deer, raccoons, fox, coyote, owls and an assortment of waterfowl. This setting was perfect for our family since we needed room for our pets and child to romp around. When we moved in we had no idea what sort of danger and misery was in store for us. At the time all we saw was an idyllic park-like setting.

In 1998 I believe we had our first major flood. Williamson Creek turned into something that was hard for us to fathom. It rained something like 12 inches in a very short period of time and the small dry creek which is a good 100 yards from our house became a raging river probably 300 yards wide. Four feet of water got into our garage, water began shooting out of our toilet like "Old Faithful", our fencing was torn down, many of our belongings were destroyed and were suddenly victims of a disaster complete with the Red Cross magically appearing. Unlike many more unfortunate people our house was not destroyed and we were able to put everything back together after months and help from many people.

Subsequent to that huge flood, the US Army Corps of Engineers and the City of Austin decided that they wanted to do something for our neighborhood which would ease the flooding but it would require pretty much destroying the natural beauty near the creek which was why we moved there in the first place. After many months of planning and meeting with various neighborhood groups the Army Corps and the City determined that there was so much resistance to this plan that they finally gave up on it and went away. This was a victory for our neighborhood and the greenbelt or so we thought.

Several years went by until once again another major flood occurred which was in Oct of 2013. This one was worse than the one in 1998 and caused many people in the area to lose their homes entirely or their lives. My wife and I were not finished making repairs and spending thousands of dollars until April of 2014. In the early morning of Sept. 18th 2014 we got hit again. The fencing went down a couple of feet of water accumulated in the garage, lots of clean up afterwards and many other repairs which flood insurance will not cover are in our forecast.

We have worked hard to make a life in South Austin in a wonderful neighborhood but the fact of the matter is that this flooding problem is going to get so bad and so dangerous that one day our house is simply going to float away with everything we own inside of it. All it will take will be the right amount of sustained rain and no flood mitigation in place.

It is the natural order of things that it floods in Texas and if you live by a creek you must beware. The problem is to the West of us is an ever increasing amount of new construction and with that construction comes more asphalt and more concrete. Where does the water go when it rains? It once was able to go into

the ground and not turn our urban creek into the Mighty Mo with the same intensity as it does these days.

What is the answer? I doubt the building will ever cease nor will previous building be torn down. The answer has got to be a very aggressive project that will make the creek channel **very deep** and remove the impediments to the swift flow of flood water all along the creek in question, particularly the small antiquated bridges. Our priorities have changed because the situation has changed. Once we wanted to preserve the ambiance of Williamson Creek but now we just need to preserve our house and our lives. The last flood came with no alerts and we were literally awakened by our neighbor so we could remove our car from the garage before it was ruined.

Thanks again Paula for taking the time to come by and take some photos of the flood's aftermath and to leave your letter for us. Good luck in your efforts to improve everybody's quality of life.

Mark and Peggy Ashworth--