

Rhoades, Wendy

C-2

**From:** [REDACTED]  
**Sent:** Monday, April 06, 2015 7:33 PM  
**To:** Rhoades, Wendy; mckinneyheightsboard@gmail.com  
**Subject:** Bumpstead Rezoning Case # C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 6th

Dear Ms. Rhoades,

I live in the McKinney Heights subdivision in Southeast Austin and would like to respectfully request the above referenced zoning request be approved. The zoning request would seem to adhere to the City Council's political platform to keep Austin affordable. My family got pushed out to the suburbs because of inflation. I have worked with many people and lost clients because they could no longer afford to live in Austin. Soon, the Easton Park and new KB Cliff subdivisions are sure to raise overall property values in our area. When one in six adults and one in four children in Central Texas are suffering from food scarcity, offering duplexes in our neighborhood seems like the right thing to do. I always vote for affordable housing measures. I hope that that the City of Austin continues to approve such measures and will approve this zoning request.

Thank you for your consideration,

Joanne Hawley  
McKinney Heights Resident  
[REDACTED]



**MCKINNEY HEIGHTS HOME OWNERS ASSOCIATION**  
**A SOUTH EAST AUSTIN COMMUNITY**

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P.O. Box 1088  
Austin, TX 78767-8810

RE: Case # C14-2015-0016

April 6, 2015

Ms. Rhoades,

It has come to the attention of the McKinney Park East (commonly known as McKinney Heights) Home Owner's Association Board of Directors that the owner of 6218 Bumpstead Drive, which is located in the McKinney Heights neighborhood has applied to the City of Austin to have the lot rezoned from I-RR to SF-3.

Acting on behalf of over 1,000 homeowners, who make up the McKinney Heights HOA, the Board has voted unanimously to oppose this rezoning and has concerns about the development of this property.

This property is surrounded by homes that are required to participate in and abide by the HOA restrictions, including a home currently being built on the adjacent lot which when completed will be one of the last homes built before the development is ~~completed~~ ~~if this~~ property were to be rezoned SF-3 that would make it the only lot in the entire neighborhood eligible to be developed as a duplex. This prospect is very concerning to not only the residents in the immediate vicinity of the subject property, but also the neighborhood at large.

If this property were to be rezoned at all, we would ask that it be a zone that is consistent with the rest of the neighborhood. We would also request that the developer be required to either enter into an agreement with or be entirely subject to the covenants and restrictions of the McKinney Heights HOA.

This lot is, to all intents and purposes, in the middle of our neighborhood and thus HOA. As a result, we feel very strongly that any developments should have to comply with the same restrictions as the rest of the neighborhood to protect property values and consistency throughout the neighborhood.



**MCKINNEY HEIGHTS HOME OWNERS ASSOCIATION**  
**A SOUTH EAST AUSTIN COMMUNITY**

We respectfully request that you not approve the application to rezone 6218 Bumpstead – case # C14-2015-0016.

Sincerely,  
McKinney Heights HOA Board of Directors

Michael Bullock – President

James Janus – Vice President

Mark Heaps – Secretary

Teresa Garza

CC: Zoning and Platting Commission  
Councilwoman Delia Garza, District 2

**MICHAEL BULLOCK – PRESIDENT**  
**JAMES JANUS – VICE PRESIDENT**  
**MARK HEAPS – BOARD SECRETARY**  
**(512) 900-6525**

**JIM SMITHERMAN – PROPERTY MANAGER**  
**GOODWIN MANAGEMENT**  
**11149 RESEARCH BLVD., SUITE 100**  
**AUSTIN, TX 78759-5227**

## Rhoades, Wendy

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**From:** ~~christopher@hooper.ca~~  
**Sent:** Friday, April 03, 2015 1:48 PM  
**To:** Rhoades, Wendy  
**Subject:** case number: C14-2015-0016  
**Attachments:** c14-2015-0016.pdf

Wendy Rhoades-

RE: I oppose the zoning change from I-RR to SF-3.

Attached please find my objection for case C14-2015-0016.

The current vacant lot a 7864 Thaxton Road: 6218 Bumstead Drive is located within a suburban neighborhood with single family homes (no duplexes or apartments). The lot sit between to houses.

I believe the developer intends to cram duplexes into the lot. The addition of duplexes may negatively affect property values for the neighborhood and will certainly alter the characteristic of the neighborhood.

I understand the status of this application is "Recommended for Approval". However, the families of our community do not want the application approved.

Sincerely,  
Chris Hooper

**Rhoades, Wendy**

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**From:** Mark Schmidt <~~mschmidt@texascommission.com~~>  
**Sent:** Monday, April 06, 2015 12:03 PM  
**To:** Rhoades, Wendy  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0016  
Contact: Wendy Rhodes, 512-974-7719  
Public Hearing: April 7, 2015, Zoning and Platting Commission  
May 14, 2015, City Council

Your Name (please print): Chris Hooper

Your address(es) affected by this application: 8908 Milton Lease Dr. 75747

I am in favor  
 I object

Signature: Chris Hooper Date: April 2, 2015

Daytime Telephone: 512-667-3379

Comments: This is a suburban neighborhood with single-family homes (no duplexes or apartments). The addition of duplexes will negatively affect property values for the neighborhood and will alter the character of the neighborhood.

The families of our community do not want the application approved.

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

**Rhoades, Wendy**

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**From:** M A <[REDACTED]>  
**Sent:** Monday, April 06, 2015 12:57 PM  
**To:** Rhoades, Wendy; mckinneyheightsboard@gmail.com  
**Subject:** Case #C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 6, 2015

Ms. Rhoades:

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners.

Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank you for your time and consideration.

Concerned McKinney Heights resident, Miranda Arrington

**Rhoades, Wendy**

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**From:** Cassie Cole <[REDACTED]>  
**Sent:** Monday, April 06, 2015 1:04 PM  
**To:** Rhoades, Wendy  
**Subject:** Case # C14-2015-0016

Ms. Rhoades,

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration,

Cassie Cole  
Homeowner-9116 Edmundsbury Dr.



**Rhoades, Wendy**

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**From:** [REDACTED]  
**Sent:** Monday, April 06, 2015 1:25 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

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**Rhoades, Wendy**

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**From:** Victor Lujan [REDACTED]  
**Sent:** Monday, April 06, 2015 2:03 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

April 6

Ms. Rhoades,

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Victor Luján

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This e-mail is intended only for the named person or entity to which it is addressed and contains valuable business information that is proprietary, privileged, confidential and/or otherwise protected from disclosure. If you received this email in error, any review, use, dissemination, distribution or copying of this email is strictly prohibited. Please notify us immediately of the error via email to [disclaimerinquiries@gsdm.com](mailto:disclaimerinquiries@gsdm.com) and please delete the email from your system, retaining no copies in any media. We appreciate your cooperation.  
-----gsdm.legal.disclaimer.03242011

## Rhoades, Wendy

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**From:** Annje Valdez <AnnValdez@bartoncreek.com>  
**Sent:** Monday, April 06, 2015 2:07 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

Thank you,

Annie Valdez  
Assistant Club Manager  
The Owners Club at Barton Creek  
8212 Barton Club Dr  
Austin, TX 78735  
512-329-4663

Like us on Facebook  
<https://www.facebook.com/TheOwnersClubAtBartonCreek>

**Rhoades, Wendy**

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**From:** Cottonwood Investments <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:17 PM  
**To:** Rhoades, Wendy  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department Wendy Rhoades [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I own a home in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration

Sincerely,

Stephanie Fitzpatrick

Sent from my iPhone

**Rhoades, Wendy**

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**From:** Brooks Milam <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:20 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Zoning

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,

Brooks Milam  
Resident of McKinney Heights

## Rhoades, Wendy

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**From:** ms.melissa.allison <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:30 PM  
**To:** Rhoades, Wendy  
**Subject:** Rezoning case #C14-2015-0016

Attn: City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

We live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Jason & Melissa Allison

**Rhoades, Wendy**

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**From:** Patricia Bourgeois <pbougeois1888@gmail.com>  
**Sent:** Monday, April 06, 2015 2:55 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

City of Austin  
Planning & Development Review Department Wendy Rhoades [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live on Bumpstead Drive two houses away from the lot in question in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Patricia Bourgeois  
6212 Bumpstead Drive  
Austin, Texas 78747

## Rhoades, Wendy

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**From:** Moe Sanchez <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:58 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.”

Moe Sanchez  
Commercial Driver  
Ace Contractors Supply  
[REDACTED]



**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2015-0016**  
**Contact: Wendy Rhoades, 512-974-7719**  
**Public Hearing: April 7, 2015, Zoning and Platting Commission**  
**May 14, 2015, City Council**

Rosa & Alejandro Delgado

Your Name (please print)

6216 Bumpstead Dr.

Rosa Delgado

Signature

Daytime Telephone: 512-496-7382

4/6/15

Date

I am in favor  
 I object

**Comments:**

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced rezoning application be denied. The rezoning application is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners and would affect property values in our neighborhood.

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

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810

## Rhoades, Wendy

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**From:** Nicole B <[REDACTED]@[REDACTED].com>  
**Sent:** Monday, April 06, 2015 7:00 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

Ms. Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration,  
Nicole

**Rhoades, Wendy**

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**From:** John Hickson - [REDACTED]  
**Sent:** Monday, April 06, 2015 9:14 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Rezoning of Property on Bumpstead Drive

RE: Case # C14-2015-0016

Ms. Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Respectfully,

John Hickson  
6200 Bumpstead Drive  
512 330-0175

## Rhoades, Wendy

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**From:** Kimberly Grauzer [mailto:kimberlygrauzer@gmail.com]  
**Sent:** Tuesday, April 07, 2015 8:59 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case #C14-2015-0016, rezoning in McKinney Heights Subdivision

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied.

The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

We bought our home in McKinney Heights because we wanted to be in a quiet neighborhood of single family homes. The possibility of duplexes in our community will, in my opinion, change the character and integrity of our subdivision. Also, I strongly feel that any new residences in our subdivision should be required to become member(s) of the Home Owners Association, as all the existing homes already are.

Thank You for your consideration.

Kimberly Grauzer  
6720 Doyal Dr., Austin, TX 78747

**Rhoades, Wendy**

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**From:** JBdf [REDACTED]  
**Sent:** Tuesday, April 07, 2015 9:53 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

JUNE BROWNING  
MCKINNEY HEIGHTS RESIDENT

## Rhoades, Wendy

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**From:** Cassie Brown <[REDACTED]>  
**Sent:** Tuesday, April 07, 2015 10:48 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

Ms. Rhodes,

I live in the McKinney Heights subdivision in South Austin. I would like to formally oppose the above referenced zoning request and urge its denial.

I live very near to this parcel (Ipswich Bay Drive and Bumpstead). The rezoning of this parcel as proposed is inconsistent with the surrounding parcels and has the potential to bring unnecessary burdens in the form of increased traffic, increased street parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the surrounding neighborhood would seem a more suitable choice.

Thank you for your consideration.

Cassandra Brown

Sent from my iPhone

**Rhoades, Wendy**

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**From:** Paul Fitzgibbon [REDACTED]  
**Sent:** Tuesday, April 07, 2015 1:42 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** McKinney Heights

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 7th

Ms. Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration

Paul Fitzgibbon  
6824 Walkup Lane  
Austin TX 78747



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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