

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East MLK Combined Neighborhood Plan

CASE#: NPA-2017-0015.01 **DATE FILED:** July 18, 2017

PROJECT NAME: Little Walnut Creek Greenbelt

PC DATE: October 24, 2017

ADDRESS/ES: 5100 E. 51st Street

DISTRICT AREA: 1

SITE AREA: Approx. 205 acres

APPLICANT/OWNER: City of Austin Parks & Recreation Dept.

AGENT: Greg Montes, City of Austin, Parks & Recreation Dept.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Residential, Mixed Use & Multifamily **To:** Recreation & Open Space

Base District Zoning Change

Related Zoning Case: C14-2017-0088

From: SF-6-NP; MF-3-CO-NP; GR-NP; CS-MU-CO-NP **To:** P-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

PLANNING COMMISSION RECOMMENDATION: Pending.

STAFF RECOMMENDATION: Staff recommends -- Recreation & Open Space

BASIS FOR STAFF’S RECOMMENDATION: The request to amend the E. MLK Combined Neighborhood Future Land Use Map to acknowledge the existing use, namely parkland and a greenbelt, is supported by policies and text found in both the Imagine Austin Comprehensive Plan and the East MLK Combined Neighborhood Plan.

1. **Imagine Austin.** *The request is consistent with the Imagine Austin Growth Concept Map, text, and policies found in the Imagine Austin Comprehensive Plan.*
 - i. **Imagine Austin Growth Concept Map.** *The existing park is located along Springdale Road, a designated Activity Corridor, which supports parks as a desired land use.*

Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. They will be walkable, bikable, and connected to one another, the rest of the city, and the region by roads, transit, bicycle routes and lanes, and trails. (p. 106)

- ii. **Imagine Austin Core Principal for Action.** *The existing park is supported by an Imagine Austin Core Principal Action – **Integrate Nature in the City** -- which supports green infrastructure, including parks and greenbelts, being located throughout the city.*

Core Principal for Action -- Integrate Nature into the City

A beautiful, world-class system of outdoor places for recreation and environmental protection will define Austin as a world-class city. We need to develop our natural assets into a network of connected greenways and waterways. By strengthening our "green infrastructure" - parks, the urban forest, trails and greenbelts, rivers, creeks, lakes, gardens, urban agriculture, open spaces, and wildlife habitat - Austin can protect the natural environment and enhance recreational opportunities.

- iii. **Imagine Austin Policies.** *The following Imagine Austin policies support parks and greenspace being located throughout the city to make complete communities.*

❖ **LAND USE AND URBAN DESIGN POLICIES**

LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

LUT P23. Integrate citywide and regional green infrastructure, to including such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands, and the trail system, into the urban environment and the transportation network.

LUT P29. Develop accessible community gathering places such as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Austin, especially in the Downtown, future TODs, in denser, mixed-use communities, and other redevelopment areas, that encourage interaction and provide places for people of all ages to visit and relax.

❖ **HOUSING AND NEIGHBORHOOD POLICIES**

HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

HP P13. Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.

❖ **PARK, CONSERVATION AND ENVIRONMENTAL POLICIES**

CE P3. Expand the city's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CFS P43. Maximize the role of parks and recreation in promoting healthy communities and lifestyles.

CFS P47. Extend existing trail and greenway projects to create an interconnected green infrastructure network that includes such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands linking all parts of Austin and connecting Austin to nearby cities.

S P3. Encourage more active lifestyles through new and redevelopment that supports walking and bicycling. Locate retail, services, and public facilities such as parks, health services, and libraries in or near neighborhoods to reduce traffic congestion and contribute to an improved sense of community.

2. **East MLK Combined Neighborhood Plan.** *The request to increase the amount of parkland and greenspace in the East MLK Combined Neighborhood Planning area is supported by the plan.*

Goal 13 of the E. MLK Neighborhood Plan states that it wants to “*Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.*” (p. 102).

Objective 13.2: Maintain and improve neighborhood parks, add new parks and improve undeveloped green spaces.

Orien's Park (pgs. 66-64):

Existing Conditions (in Pecan Springs-Springdale Planning Area)

Orien's Park is a large, mostly vacant industrial subdivision. The area was zoned and platted in 1985; however, due to a combination of environmental and market constraints it has been left mostly undeveloped. This area provides one of the best opportunities for large-scale development in the urban core. The City has recently acquired about 200 acres of land adjacent to Little Walnut Creek for a destination park. This land has unique environmental characteristics as well as steep topography and flood plain issues.

Action 29- Develop a destination park/natural preserve to the south of Little Walnut Creek.

Action 30- Develop a hike/bike trail along Little Walnut Creek.

LAND USE DESCRIPTIONS – EXISTING AND PROPOSED**Existing Land Use**

Mixed Residential—An area with a variety of different housing types, including single family, townhouses, duplexes, apartments, and limited serving retail. Single family should comprise at least half of the mixed residential area

Purpose: 1. Create multiple housing types of varying densities to provide a high degree of housing choice; and 2. Encourage flexibility and better design for residential development on large residential parcels.

Application: 1. Appropriate for larger tracts having access to major roadways that are not suitable for commercial or mixed use; 2. Primarily implemented through the Residential Infill special use, but can be achieved with the mixing of different residential districts if the intent is met; and 3. Generally applicable to sites of 1 acre or greater.

Multifamily—Higher-density housing with 3 or more units on one lot.

Purpose: Preserve existing multifamily and affordable housing; 2. Maintain and create affordable, safe, and well-managed rental housing; 3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods; and 4. Applied to existing or proposed mobile home parks.

Application: 1. Existing apartments should be designated as multifamily unless designated as mixed use; 2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and 3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Mixed Use—An area that is appropriate for a mix of residential and non-residential uses.

Purpose: 1. Encourage more retail and commercial services within walking distance of residents; 2. Allow live-work/flex space on existing commercially zoned land in the neighborhood; 3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips; 4. Create viable development opportunities for underused center city sites; 5. Encourage the transition from non-residential to residential uses; 6. Provide flexibility in land use standards to anticipate changes in the marketplace; 7. Create additional opportunities for the development of residential uses and affordable housing; and 8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application: 1. Allow mixed use development along major corridors and intersections; 2. Establish compatible mixed-use corridors along the neighborhood's edge; 3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District); 4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types; 5. The Mixed Use (MU) Combining District should be

applied to existing residential uses to avoid creating or maintaining a non-conforming use; and 6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Applicant's Proposed Land Use

Recreational & Open Space—This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage ways and detention basins, and any other public usage of large areas on permanent open land.

Purpose: 1. Maintain, improve and extend existing parks and recreational facilities; 2. Open spaces that are currently in a naturalistic state should be preserved to the greatest extent possible; and 3. Any undevelopable land should be left as open space.

Application: 1. All existing and planned parks, regardless of jurisdiction; 2. Private recreational areas and open space, such as golf courses, ball fields, and privately owned, dedicated open space; and 3. Land that is likely to remain primarily undeveloped, such as drainage easements, steep slopes, and flood plains in urban watersheds.

STAFF RECOMMENDED LAND USE:

Recreation & Open Space future land use map designation in support of the E. MLK Combined Neighborhood Plan to acknowledge the existing park/greenbelt in the planning area.

DEPARTMENT COMMENTS:

The Neighborhood Plan Amendment application was filed by the City of Austin's Parks and Recreation Department on July 18, 2017.

This NPA case was initiated at the bequest of Councilperson Ora Houston to increase the amount of dedicated parkland/greenspace in the East MLK Combined Neighborhood Planning Area (the resolution is included in this report)

The applicant/owner is the City of Austin's Parks and Recreation Department, who purchased the Little Walnut Creek Greenbelt property from 2003 to 2004 from 1998 bond money dedicated to buy up parkland and greenspace. The request is to change the entire property, consisting of 205 acres, to Recreation & Open Space on the Future Land Use Map of the East MLK Combined Neighborhood Plan. The proposed rezoning would create a single contiguous P-NP zoning district covering the entire property.

Staff recommends a *Future Land Use Map designation of 'Recreation & Open Space'* because this request is supported by goals, actions and text in both the East MLK Neighborhood Plan; the Imagine Austin Comprehensive Plan; the East MLK Neighborhood Contact Team, and Council.

PUBLIC MEETING: The ordinance required plan amendment community meeting was held on October 2, 2017. Approximately 756 community meeting notices were mailed to property owner and renters located within 500 feet of the property of subject property, in addition to environmental and neighborhood organizations registered on the Community Registry. Thirty (30) people attended the meeting, in addition to the applicant/agent, and one city staff member. Below are the notes taken from the October 2, 2017, Community Meeting on this Neighborhood Plan Amendment case, conducted at the University Hills Branch Library.

The community meeting began at 7:30 PM. Ms. Fox gave a brief introduction and explained the neighborhood plan amendment process. The request is to amend the E MLK Neighborhood Plan Future Land Use Map from map from **Multi-Family, Mixed Use and Mixed Residential to Recreational & Open Space**. The proposed rezoning on the property is from **SF-6-NP** (Townhouse & Condominium Residence—Neighborhood Plan); **MF-3-CO-NP** (Multi-Family Residence-Medium Density District-Conditional Overlay—Neighborhood Plan); **GR-NP** (Community Commercial District—Neighborhood Plan); **CS-CO-NP** (General Commercial Services District—Conditional Overlay—Neighborhood Plan) to **P-NP** (Public District—Neighborhood Plan) for a public park/greenbelt.

Mr. Greg Montes, the City of Austin's Parks and Recreation Dept. came forward and explained that the park site was approximately 205 acres in size and the City of Austin Park and Recreation Department (PARD) had initiated a Neighborhood Plan Amendment and Rezoning application per the direction of Councilperson Ora Houston via a Council resolution. PARD did not have any money at this time to develop the park/greenbelt. The property is owned by PARD. The park properties were bought from 2002 to 2003 via bond money received in 1998. There is no money at this time to even do a Master Plan for the property. A public trail was just completed on the site. They hope to eventually have the trail go to Rangoon Street, but that street is not fully constructed. He discussed how it was important to understand that PARD needs a Master Plan for the site, which involves the input of all community members with approval by City Council before requesting park funding from Council. Having a Master Plan in place means makes it easier to ask Council for money.

Audience Question: Can another other use be placed on the park site?

- Mr. Montes: The Bond money was specifically earmarked for the acquisition of parkland and is prohibited from being used for another use. The PARD are stewards of this land and all park property.

Audience Question: When will the Master Plan process begin?

- Mr. Montes: PARD needs money to do a Master Plan and hire a consultant. PARD has done its own Master Planning but on a much smaller park sites. This site is too large to be master planned by PARD staff. The consultant would not only do a Master Plan, but analyze soils, the hydrology, the topography, and vegetation on the site, while PARD staff would assist in organizing public meeting to receive input from the community on what they want for this site.

Audience Comment: An Adopt-a-Park application for \$10K was submitted to get a grant to do a Master Plan for this site. They are also working on raising funds to match grant funding to finance a master plan

for this park. Several audience members discussed the issue of raising money to finance a master plan via other non-profit organizations.

- Mr. Montes: This area was originally designated to be a District Park but it's now designated as a Greenbelt because of the challenging topography. He stated that because of the topography, the park would have issues of access and TXDOT does not allow pedestrian bridges to cross over SH-183. He discussed the possibility of having a pedestrian tunnel under SH-183 to park near the site.

Audience Question: Can convention center money be used for Master Plan for this park?

- **Pinaki Ghosh, E. MLK Contact Team Chair.** He discussed how Councilperson Tovo was interested in finding funding for a Master Plan for this park and also finding funding to remove trash from the site. He also said that it would cost \$100,000 to develop a Master Plan and millions to build a park. He stated that the Waller Creek project had \$200 million set aside for improvements and getting money for this park was an equity issue.
- Mr. Montes: He discussed how the neighborhood need to convey to City Council how important this project was to them. He discussed how parks increased nearby land values and promoted healthy communities.

Audience Question: What is the possibility of making other connections to other nearby trails through this park? They described the trail across the street on 51st Street and connecting the new trail to the one across the street.

- Mr. Montes stated that the trail across 51st Street was private and that the City of Austin would have to get an easement for public access, which was hard to do.

Audience Question. What about connecting the new trail in the park to the old ones already scattered throughout the site?

- Mr. Montes stated that the old trails in the park were not made by PARD and this often happened. These older non-PARD trails were also not maintained by PARD.

Audience Question. What is PARD going to do about all the homeless camps in the park?

- Mr. Montes explained that PARD had no law enforcement abilities to clear out people living in the woods. He recommended that citizens call 311 to report people living in the woods and use existing laws as a tool of enforcement.

Pinaki Ghosh, E. MLK Contact Team Chair. Can the city acquire more private land along Springdale Road to expand the park? There is a piece of privately owned land that goes right through the center of the park.

- Mr. Montes: He explained that PARD had no funding to acquire more land and that any new funding to buy more parkland would have to be part of future bond package.

Audience Comment: They explained how important it was to show up to Planning Commission and City Council meetings in support of this park.

Audience Question. Asked about 'P' Public Zoning standards.

- Mr. Montes explained how P zoning was typical for parkland. He then went over the topographical issues with the site and how it would be hard to access the interior of the site with playing fields and how most of the flat land was located along E. 51st Street.

The meeting adjourned at 8:35 PM.

CITY COUNCIL DATE: December 7, 2017 **ACTION:** Pending.

CASE MANAGER: kathleen.fox@austintexas.gov **PHONE:** 512-974-7877

EMAIL: kathleen.fox@austintexas.gov



City of Austin

Parks and Recreation Department
919 W. 28th ½ St., Austin, Texas 78705

NPA-2017-0015.01
Summary letter

June 15, 2017

Greg Guernsey, Director
City of Austin
Planning Development Review Department
505 Barton Springs Road
Austin, Tx 78704

Dear Greg:

The Parks and Recreation Department (PARC) is submitting a neighborhood plan amendment application for Little Walnut Creek Greenbelt. The greenbelt is located at 5100 East 51st Street, within the City Council approved East MLK Combined Neighborhood Plan, specifically the Pecan Springs-Springdale area. The subject property is 205 acres in size and is currently undeveloped and has Multi-Family, Mixed Use, and Mixed Residential future land uses assigned to it.

The property is currently zoned MF-3-CO-NP, SF-6-NP, CS-MU-CO-NP and at this time, PARC is concurrently submitting a zoning application in order to rezone the property to P-NP. PARC purchased the property in 2002-2003 with 1998 Bond funding in an effort to acquire parkland in the area. The East Martin Luther King, Jr. Contact Team has requested that a hike and bike trail be constructed on the property, so it's necessary to begin the neighborhood plan amendment process.

In closing the PARC is requesting that the property be approved with the future land use of **Recreation and Open Space** in order to facilitate the future development of the park as stated in the attached Council Resolution No. 20170518-041.

If I can provide you with further information, please contact me at 512-974-9458.

Respectfully,

Gregory Montes
Park Development Coordinator, Parks and Recreation Department

RESOLUTION NO. 20170518-041

WHEREAS, the Parks and Recreation Department (PARC) owns parkland at 5100 East 51st Street, which includes ten (10) parcels not currently zoned Public (P) district; and

WHEREAS, PARC purchased these parcels in 2002 and 2003 with bond funds approved by City of Austin residents in 1998 for the continuing acquisition and development of parkland in areas throughout the city; and

WHEREAS, the intention of purchasing these parcels was to add to the City's green space for infill parks, destination parks, preserves, and land along creeks for future recreation and leisure uses including greenways and trails; and

WHEREAS, in the Imagine Austin Comprehensive Plan, quality of life, healthy living, and conservation and environment policies depend on the need to expand and preserve the City's green infrastructure; and

WHEREAS, the East Martin Luther King Neighborhood Plan Contact Team has requested a hike and bike trail, including a section of Little Walnut Creek Park, in its 2002 Planning Capital Improvement Project list; and

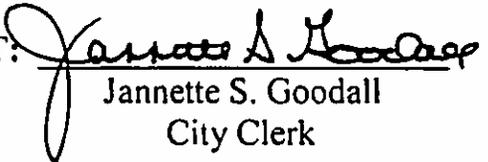
WHEREAS, the rezoning of these parcels to Public (P) district will consolidate the entire 205 acres and enhance the prominence of Little Walnut Creek Greenbelt for future parkland development in District One; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council initiates the rezoning and future land use map amendment of these ten (10) parcels of land with Property ID Numbers 545997, 212205, 212204, 212203, 212202, 209781, 209780, 209779, 209782, and 207919, located at 5100

East 51st Street and known as Little Walnut Creek Greenbelt, and directs the City Manager to process the rezoning and amendment cases so these parcels are zoned Public (P) district.

ADOPTED: May 18, 2017

ATTEST: 
Jannette S. Goodall
City Clerk

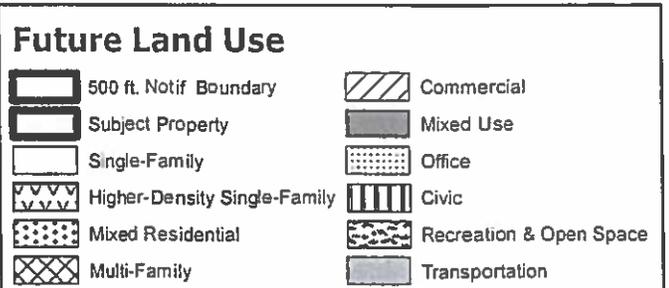
5100 East 51st St. (205 acres)
 Future Land Use Map Request:
 From: 'Mixed Residential', 'Multi-family', 'Mixed Use'
 To: Recreation & Open Space



**East MLK Combined Neighborhood Planning Area
 NPA-2017-0015.01**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

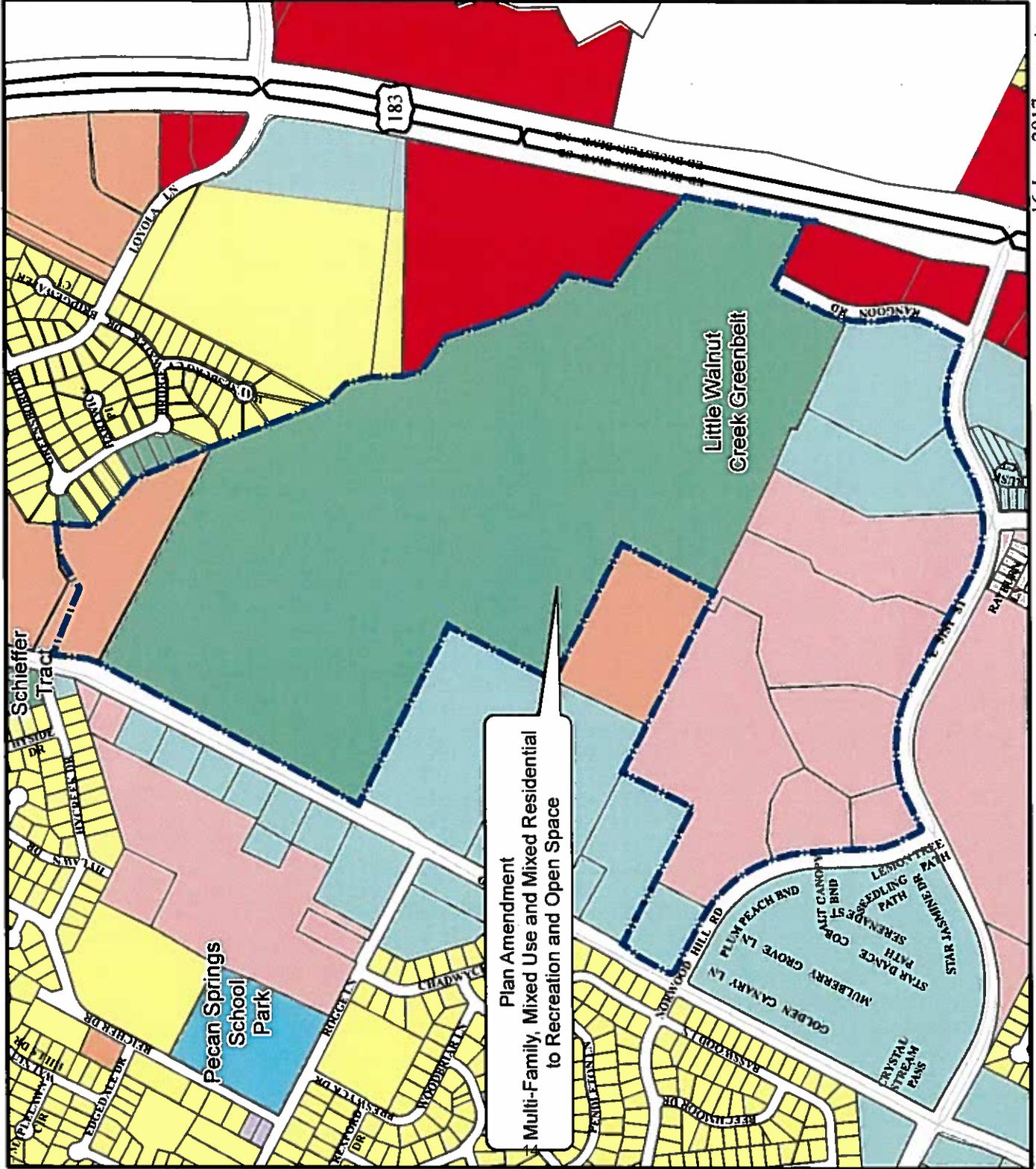




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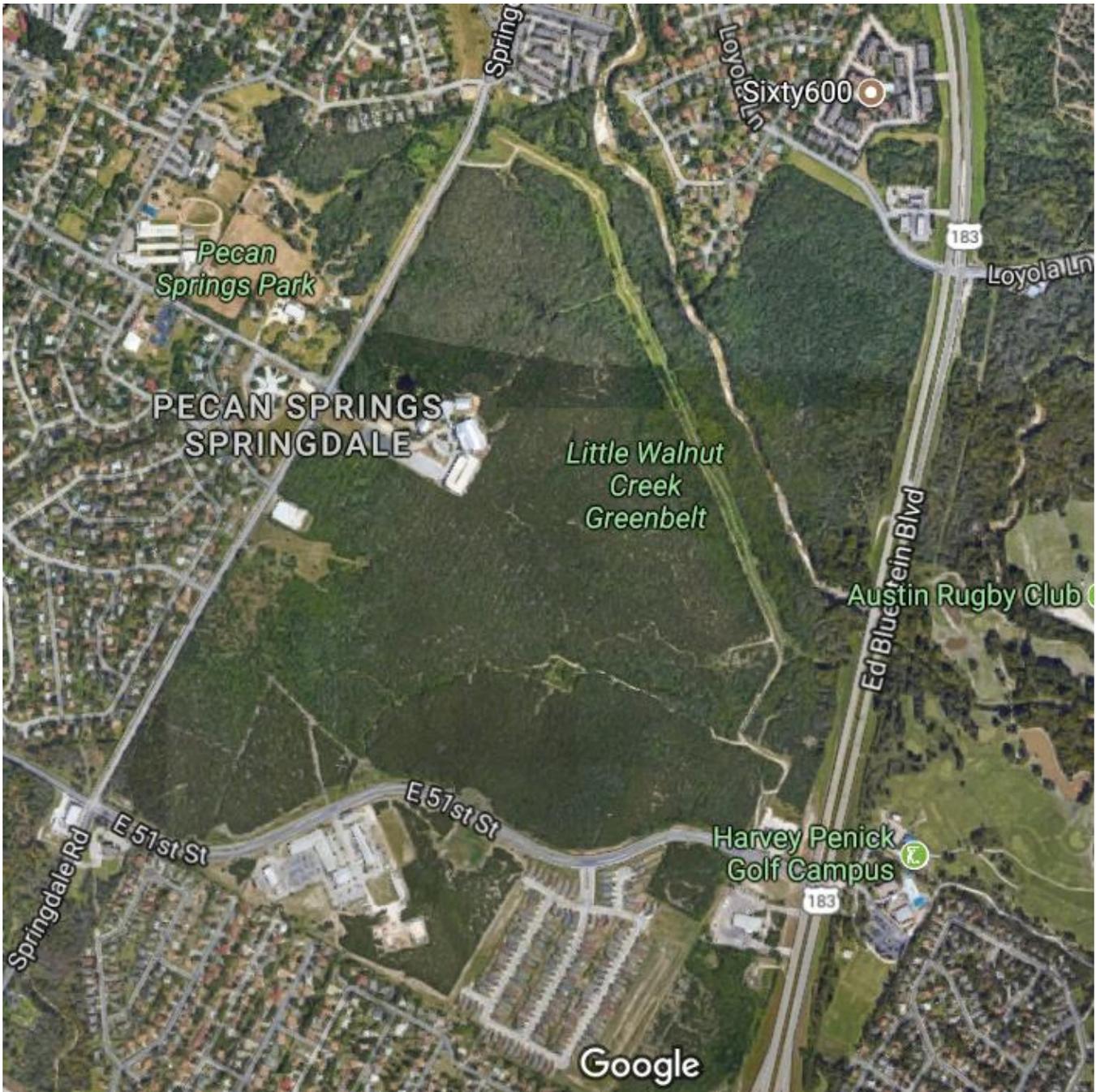
Future Land Uses	
	Mixed Residential
	Civic
	Commercial
	Mixed Use
	Multi-family
	Office
	Recreation & Open Space
	Single Family

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16 June 2017 montesg

FLUM Map: Little Walnut Creek Greenbelt



Little Walnut Creek Greenbelt

To

10/11/2017

City Mayor

City of Austin Council

Zoning and Planning Commission

Subject: **Supporting Plan Amendment # Support NPA-2017-0015.01**

Associated Zoning Case #: C14-2017-0088

Address: 5100 E 51st Street (205 acres)

Dear Mayor/City Council Members/ ZAP Commissioners / COA Employees,

This is to confirm that the EMLK Combined planning team support the above-mentioned Plan Amendment and Zoning case (this land is also known as **Little Walnut Creek Park**).

Reasons: The case meets the following goals of the EMLK contact team

Goals #7: Create Transportation network that allow residents to travel safely through the neighborhoods

Goals #8: Provide access to and from the neighborhoods

Goal #9: Improve bicycle and pedestrian traffic safety on neighborhood street.

Goal #13: Create more public open space including parks and green spaces.

Items Addressed

- Outreach - there has been more than a dozen meetings which involved all local neighborhoods.
- Rendering – We are working on a master plan and trying to get funding for it.
- Infrastructure – Infrastructure can be requested after masterplan completion. We may get some help from the 183 Project since they are using the park to store materials
- Scale and character – it will be the biggest nature reserve in east-side and we do not want to over develop it.
- Neighborhood impact – it will improve the quality of life dramatically for more than 35K people who live around this place including Mueller neighborhood.
- Environment – east Austin is losing green areas at a very fast pace due to the pressures of development – protecting this green space is extremely important for entire east Austin.

Sincerely



Pinaki Ghosh

For EMLK Combined Planning Contact Team.

Emails in Support of the Little Walnut Creek Greenbelt Neighborhood Plan Amendment

From: Lauren Stanley [REDACTED]
Sent: Monday, October 02, 2017 10:12 AM
To: Gonzalez, Debora
Cc: Lars Stanley; EMLKCT Chair
Subject: Little Walnut Creek P zoning

Hello,

My husband and I, both park-lovers, architects, community activists, and long-time east side residents, are fully in support of Little Walnut Creek greenbelt becoming a thriving, healthy green space for all east side residents to enjoy for years to come. We would like to see the full 207 acres being considered in this combined tract assume **P** zoning.

Here on the east side, we are in very deserving need of dedicated green space to balance development, especially if we are to absorb much of the new urban residential density the city of Austin seeks. We are encouraged to see many more advocates for the east side and balanced development, and we envision and expect to see Little Walnut one day become a much loved and used park.

Thank you,

Lauren Woodward Stanley, AIA

STANLEY STUDIO

[REDACTED]
P 512.445.0444
C 512.632.1772
=====

From: ali ronder [REDACTED]

Sent: Monday, October 2, 2017 12:03 PM
To: Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Subject: Re: NPA-2017-0015.01_CM_notice

Kathleen Fox, Senior Planner - City of Austin: Planning and Zoning~

Please acknowledge this email as a letter of support for the proposed Little Walnut Creek Park. Although some of this land is mixed use, Hog Pen NA is in full support of the conversion of the entire tract (207 acres) to P as park land for this beautiful land to be preserved.

While there is a hearing at the University Hills Library this evening, I am unable to attend to represent the Hog Pen NA in person. Thank you for accepting this letter in support of the proposal.

East Austin has a deficit of tree canopy and park land in comparison to the land west of IH35. We recognize this was by design (in the past) and the City currently seeks to address this historical approach to East Austin resident's needs at this time.

We call for Equity through Connectivity in East Austin.

in gratitude, ali ronder
President, Hog Pen NA
1121 Delano St 78721
Ali Ronder, M.Ed.
www.austinyogamama.com
www.integrityacademy.org
(512) 576-2166 cell
(512) 535-1277 office
=====

From: John Spae [REDACTED]
Sent: Monday, October 02, 2017 3:56 PM
To: Gonzalez, Debora
Subject: Hearing for Little Walnut Creek Park Land Rezoning

Hi Debora,

I won't be able to attend the meeting tonight unfortunately, but I just wanted to express my neighborhood's support for this zoning change to a park. Heritage Village is a neighborhood just east of 183 on FM 969. We are excited that there may be more parkland we can access in the immediate area, neighbors/families in the area will definitely appreciate and utilize the park!

Thanks, John Spae
President, Heritage Village HOA.
[512-466-1162](tel:512-466-1162)
=====

From: Matthew Bey [REDACTED]
Sent: Monday, October 02, 2017 5:34 PM
To: Gonzalez, Debora
Subject: Please preserve Little Walnut Creek Park

Ms. Gonzalez, I can't make it to the meeting tonight about Little Walnut Creek Park at the library on Loyola, but I would like to voice my support of maintaining the land as a park.

Little Walnut Creek Park is a jewel in the east side. It would break my heart if it disappeared. I have explored its trails and paths many times, and I have never failed to get lost. Austin deserves to retain that little piece of wilderness.

Sincerely, Matthew Bey

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From: [dianna holman](#) [REDACTED]
Sent: Tuesday, October 03, 2017 11:15 AM

To: Gonzalez, Debora
Subject: Preserved park space

Hello Debra

My name is Diana Dean and I am in support of the preserved park space for our community for health and wellness and equity in our land and our survival.

Dianna Dean
[5126745070](tel:5126745070)
Sent from my LG K10, an AT&T 4G LTE smartphone

=====

From: Maria Alonso [REDACTED]
Sent: Tuesday, October 3, 2017 3:36 PM
To: Fox, Kathleen
Subject: Little Walnut Creek Greenbelt / FLUM Change

Hi,

I would like to express my support for the FLUM change for the NPA-2017-0015.01 request.

Please let me know if I can provide any additional information.

Best, Maria Alonso
Resident 1123 Berger St, 78721

=====

From: Susan Tingley [REDACTED]
Sent: Tuesday, October 3, 2017 1:56 PM
To: Fox, Kathleen
Subject: Re: Zoning change for Little Walnut Creek Greenbelt

Hello Kathleen, Planning Commission, and City Council,

I fully support changing the zoning to park designation on 5100 E 51st St.

East Austin is developing so very rapidly. As an example, my immediate neighborhood may be slated for 3 new condo and apartment developments that would potentially include 1585-1698 new dwelling units within blocks of each other. I live on Delano St. in east Austin.

Therefore, the more thought that goes into parks, open spaces, and community connectivity ahead of time, the better. Once the land is developed for other purposes, it is too late.

Sincerely, Susan Tingley 1233 Delano St Austin 78721