

## ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0140 Norwood Park

DISTRICT: 1

ZONING FROM: GR-NP

TO: GR-MU-NP

ADDRESS: 916 and 918 Norwood Park Boulevard

SITE AREA: 11.288 Acres

PROPERTY OWNERS:

vXchnge-Facilities  
(Robert Doherty)

AGENT:

Costello, Inc.  
(Steven Buffum)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request for rezoning. Staff recommends GR-MU-CO-NP, to include the following conditional overlay: Buildings containing residential dwelling units are not permitted within 175 feet of existing facilities with more than 660 gallons of outdoor, aboveground storage of Class I Flammable or Class II Combustible Liquid storage unless protective measures are approved by the Austin Fire Department.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 9, 2019: TO GRANT GR-MU-CO-NP AS RECOMMENDED BY STAFF (9-0). [J. Thompson-1<sup>st</sup>, C. Kenny- 2<sup>nd</sup>; K. McGraw, R. Schneider, P. Seeger- Absent]

March 26, 2019: TO GRANT POSTPONEMENT TO APRIL 9, 2019 AS REQUESTED BY PLANNING COMMISSION, ON CONSENT (10-0). [P. Seeger- 1<sup>st</sup>, G. Anderson- 2<sup>nd</sup>; A. De Hoyos Hart, T. Shaw, and J. Shieh- Absent]

CITY COUNCIL ACTION:

April 25, 2019:

ORDINANCE NUMBER:

ISSUES:

Neighboring property owners have submitted a Valid Petition request. The petition currently stands at 26.28%, meeting the 20% threshold to require a super majority vote by City Council at 3<sup>rd</sup> reading.

CASE MANAGER COMMENTS:

The subject property is located between Norwood Park Boulevard and Rutherford Lane, slightly east of IH 35. The property is zoned GR-NP and is undeveloped. The site is designated as Mixed Use on the Heritage Hills/Windsor Hills Future Land Use Map (FLUM). *Please see Exhibit C—Future Land Use Map.* Immediately to the west is property zoned GR-NP and CS-1 that is developed with a data center. North of the rezoning tract, across Rutherford Lane, are properties zoned SF-3-NP that are developed with single family residences and religious assembly uses. Immediately east of the tract is property zoned GR-CO-NP that is developed with a mix of uses including retail, service station, pet services, and more. South of the tract, across Norwood Park Boulevard, are tracts zoned SF-3-NP and CH-NP. These are developed with TxDOT Austin District offices and Goodwill services. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

The Applicant is proposing approximately 228 multifamily units on the property. The Applicant is working with the Texas Department of Housing and Community Affairs (TDHCA) on the proposed development. The Applicant is proposing that 100% of the multifamily units be leased at 60% of the Area Median Income (AMI). An Educational Impact Statement (EIS) has been provided, and states that area schools are able to accommodate the additional capacity. *Please see Exhibit D—Educational Impact Statement.*

Staff recommends GR-MU-CO-NP, to include the following conditional overlay: Buildings containing residential dwelling units are not permitted within 175 feet of existing facilities with more than 660 gallons of outdoor, aboveground storage of Class I Flammable or Class II Combustible Liquid storage unless protective measures are approved by the Austin Fire Department. By adding the -MU designation, the property can add much needed residential units in the area. The property is located near Hart Elementary School and several convenience commercial services. Adding multifamily at this location will also provide a transition in land uses between the Norwood Park commercial area and the Heritage Hills residential area to the north.

Staff has received correspondence in opposition to the proposed rezoning. Neighboring property owners have submitted a Valid Petition request. The petition currently stands at 26.28%, meeting the 20% threshold to require a super majority vote by City Council at 3<sup>rd</sup> reading. *Please see Exhibits E and F—Correspondence and Valid Petition Request.*

BASIS OF RECOMMENDATION:

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

Adding multifamily at this location will also provide a transition in land uses between the Norwood Park commercial area and the Heritage Hills residential area to the north.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Multifamily development on this site will increase housing options in the area, reflecting the values of the Strategic Housing Blueprint.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR-NP	Undeveloped
North	SF-3-NP	Single family residential, Religious Assembly
South	SF-3-NP, CH-NP	TxDOT offices, Goodwill services
East	GR-CO-NP	Retail, Pet services, Service station, Limited Restaurant
West	GR-NP, CS-1-NP	Undeveloped, Data center

**NEIGHBORHOOD PLANNING AREA:** Heritage Hills/Windsor Hills

**TIA:** N/A

**WATERSHED:** Little Walnut Creek and Buttermilk Branch

**NEIGHBORHOOD ORGANIZATIONS:**

- Homeless Neighborhood Association
- Austin Neighborhoods Council
- North Growth Corridor Alliance
- Claim Your Destiny Foundation
- AISD
- Friends of Austin Neighborhoods
- Neighborhood Empowerment Foundation
- SELTexas
- Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
- Heritage Hills- Woodbridge Neighborhood Association
- Bike Austin

**AREA CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-01-0100 Walmart at Norwood Park 1030 Norwood Park	GR to GR (to add land area to site)	11/27/2001: To grant GR- CO Conditions: TIA, vegetative buffer on northern p.l.	01/10/2002: To grant GR-CO as recommended. Ord. No. 020110-Z-2

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Norwood Park Boulevard	90'	57'	Collector	Yes	No	Yes
Rutherford Lane	70'	35'	Collector	No	Yes, bike lane	Yes

OTHER STAFF COMMENTS:ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek and Buttermilk Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Few trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

COMPREHENSIVE PLANNING

Connectivity. Public sidewalk are located along both sides of Norwood Park Blvd., but are only on one side of Rutherford Lane. A bike lane is located along Rutherford Lane. A public transit stop is located 750 ft. away from the property. There are no urban trails within a quarter mile of this site. The Walkscore for this site is 54/100, Somewhat Walkable, meaning some errands can be accomplished on foot. However, when analyzing this particular location, the existing connectivity options in this area appear to be good.

Heritage Hills/Windsor Hills Combined Neighborhood Plan (HHWHCNP). The HHWHCNP Future Land Use Map (FLUM) designates this portion of the planning area as 'Mixed Use.' Zone GR-MU is permitted under this FLUM category. Mixed Use is defined as an area that is intended for a mix of residential and non-residential uses, including office, retail and commercial services. The following text, goals, objectives and recommendations are taken from the NP:

REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceed compatibility requirements where they abut residential neighborhoods.

REC 14: Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions.

REC 18: Support the Norwood Shopping Center, and surrounding properties which are identified as Mixed Use on the FLUM, transitioning to a Neighborhood Urban Center, to provide a mixture of pedestrian friendly, neighborhood serving uses (see Infill Options Map).

Objective L4: Establish neighborhood serving mixed use niches along roadways at the edges of single family neighborhoods.

REC 20: Transform portions of the Planning Area into neighborhood scale, pedestrian friendly, neighborhood serving mixed use developments (office, retail, residential) at:

\* The east side of Middle Fiskville Road.

\* Along portions of E. Rundberg Lane.

\* Along portions of Park Plaza Drive.

\* Within the Norwood Shopping Center.

REC 47: Support the creation of a vibrant, neighborhood urban center where Norwood Shopping Center/Wal-Mart currently exist (see Infill Options Map) that is pedestrian oriented, neighborhood friendly, neighborhood-scaled and serves neighborhood needs.

The HHWHCNP vision for the Norwood Shopping Center is to develop it into a Neighborhood Urban Center, (or urban village) which would provide a mixture of pedestrian friendly, neighborhood serving uses, and the redevelopment of the existing commercial center or development of a vacant site into a mixed use, pedestrian oriented transit center.

The urban village concept in the plan is defined as including residences and commercial uses.

The Plan also states that it wants mixed use development in the Norwood Shopping Center, to include this property, should be neighborhood serving, neighborhood-scaled, and have aesthetic attractive buildings and streetscape --- including along Rutherford Lane. Based on this project offering residential uses but not a true mixture of uses, or proposing true urban village concept, this proposal only appears to partially support the HHWHCNP Plan.

Imagine Austin. The Imagine Austin Growth Concept Map identifies this property as being near a "Job Center" but actually located within an existing neighborhood commercial node.

The following IACP policies are applicable to this case:

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

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 schools, retail, employment, community services, and parks and recreation options.

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based upon the Imagine Austin policies above that supports a variety of housing types, infill development, but the project not being a true mixed use project offering neighborhood amenities, this project appears to partially support the Imagine Austin Comprehensive Plan.

### SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located

540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4. The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

### TRANSPORTATION

TR1. A Neighborhood Traffic Analysis is not required at this time but may be required at time of site plan. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. A Traffic Impact Analysis is not required at this time but may be required at time of site plan. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR5. FYI – Staff recommends constructing a minimum 5-foot sidewalk along the access/sidewalk easement along the eastern property line (along the Brettonwoods Lane private drive) at the time of the site plan application.

TR6. FYI – Staff recommends access to Lot 2 from Norwood Park Boulevard and Rutherford Lane to be through the existing access easement along the eastern property line of Lot 2 to reduce the number of curb cuts on Norwood Park Boulevard and Rutherford Lane.

TR7. FYI – The existing sidewalks along Norwood Park Boulevard do not comply with City of Austin standards. The sidewalks shall be required to be removed and reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

TR8. FYI – Staff recommends providing vehicular, pedestrian, and bicycle connectivity between the lots within the site at the time of the subdivision and site plan application.

TR9. Existing Street Characteristics:

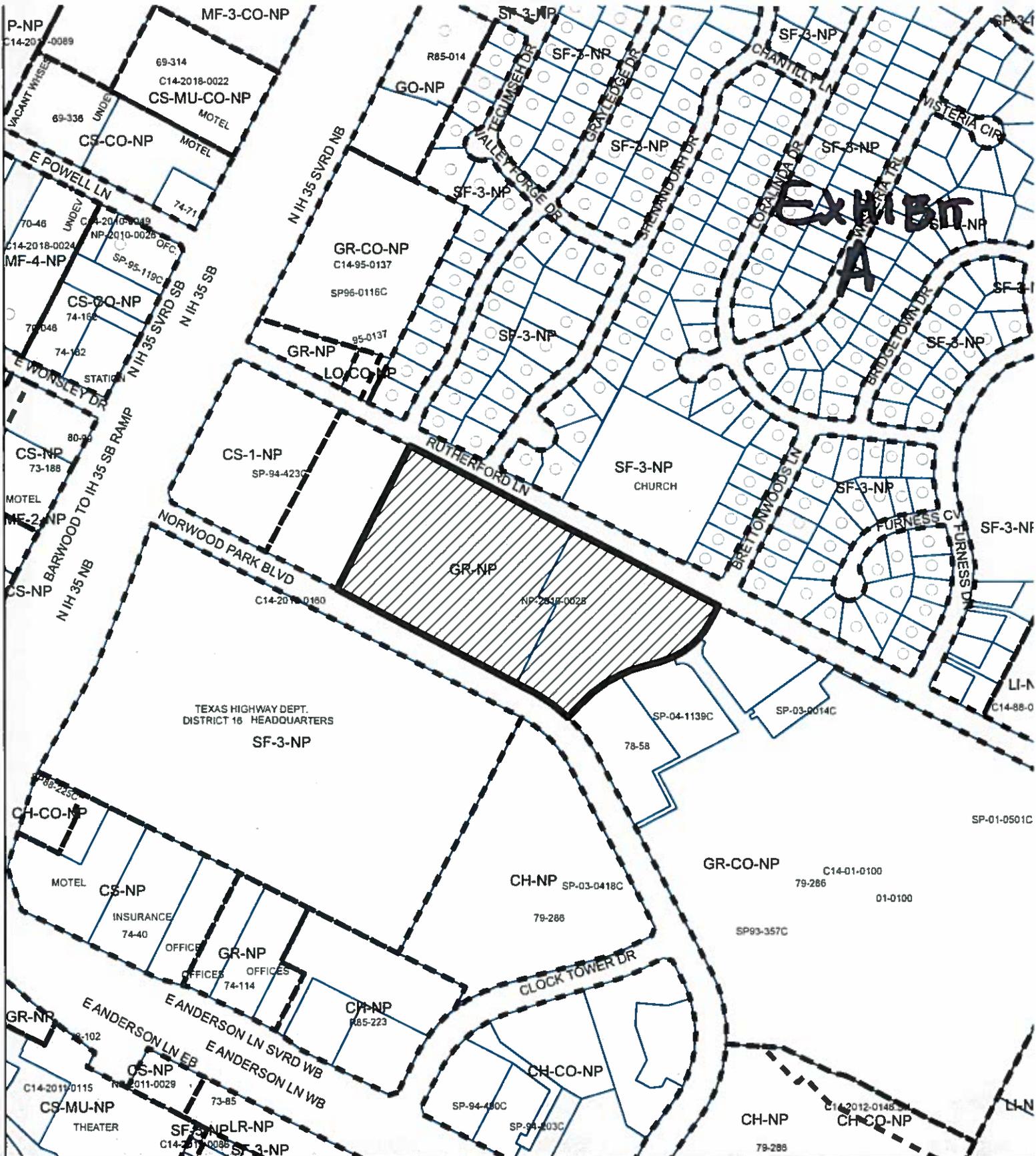
Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Norwood Park Boulevard	90'	57'	Collector	Yes	No	Yes
Rutherford Lane	70'	35'	Collector	No	Yes, bike lane	Yes

**WATER UTILITY**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Exhibit
- C. Future Land Use Map
- D. Educational Impact Statement
- E. Correspondence
- F. Valid Petition Request



**ZONING**

ZONING CASE#: C14-2018-0140



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/13/2018



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

1" = 400'

### NORWOOD PARK

ZONING CASE#: C14-2018-0140  
 LOCATION: 916 NORWOOD PARK BLVD  
 SUBJECT AREA: 11.290 ACRES  
 GRID: L28  
 MANAGER: HEATHER CHAFFIN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made



# Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Future Land Use Map

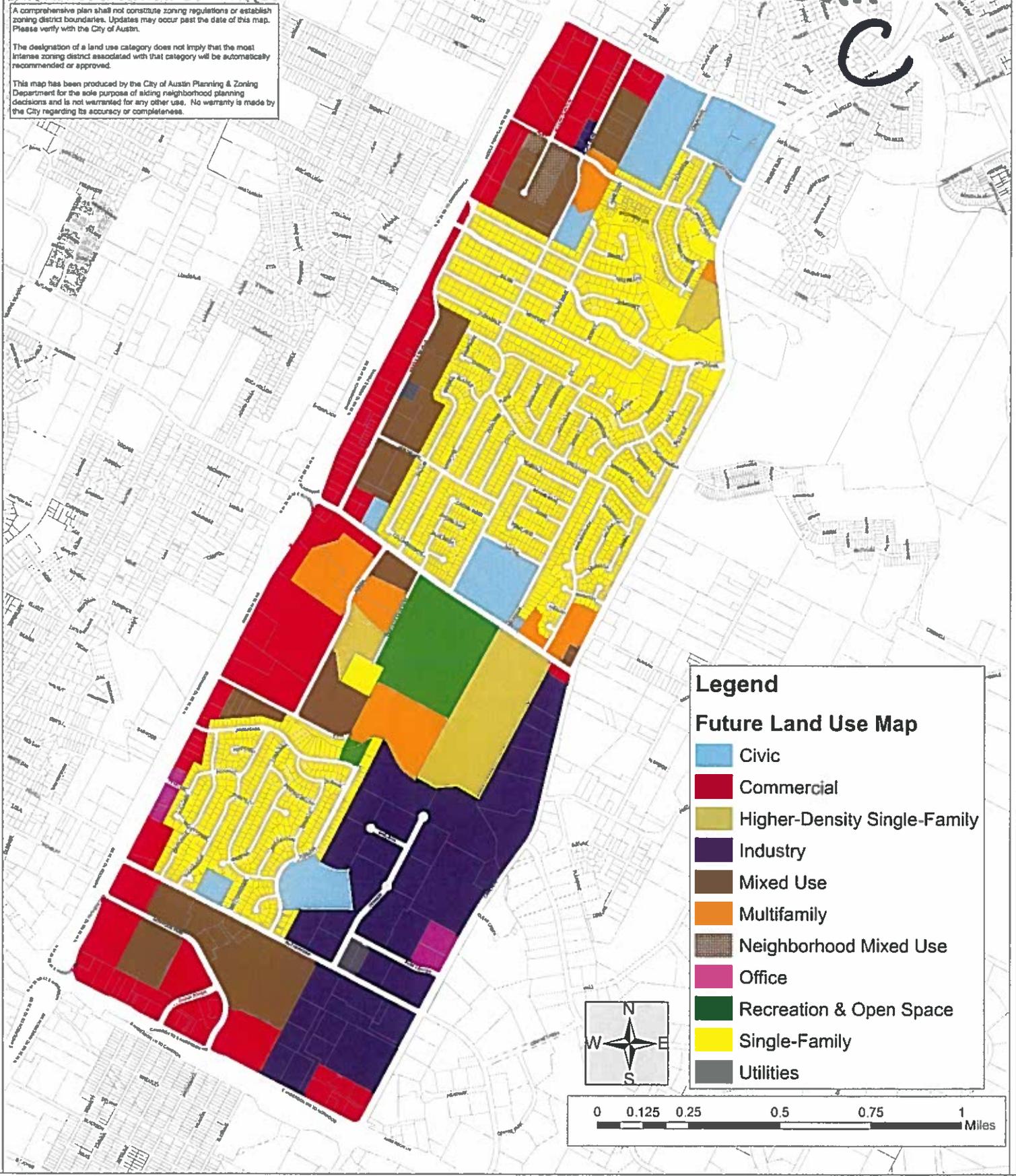
Plan Adopted: 1/13/11  
Map Updated: 1/7/2016

EXHIBIT  
C

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

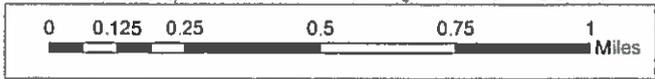
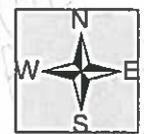
This map has been produced by the City of Austin Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



**Legend**

**Future Land Use Map**

- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Multifamily
- Neighborhood Mixed Use
- Office
- Recreation & Open Space
- Single-Family
- Utilities



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME: Norwood Park  
ADDRESS/LOCATION: 916-918 Norwood Park Blvd.  
CASE #: C14-2018-0140

# EXHIBIT D

- NEW SINGLE FAMILY                       DEMOLITION OF MULTIFAMILY  
 NEW MULTIFAMILY                       TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 264 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.420 Middle School: 0.135 High School: 0.170

## IMPACT ON SCHOOLS

The student yield factor of 0.725 (across all grade levels) for apartment homes was used to determine the number of projected students. An application has been submitted to the state for 228 tax credits units; the factor used is based on similar tax credit developments. The 264-unit multifamily development (228 tax credit units) is projected to add approximately 190 students across all grade levels to the projected student population. It is estimated that of the 190 students, 110 will be assigned to Hart Elementary School, 35 to Dobie Middle School, and 45 to Reagan Early College High School.

The percent of permanent capacity by enrollment for SY 2023-24, including the additional students projected with this development, would be within the utilization target range of 75-115% for Hart ES (90%) and would remain below the target range at Dobie MS (55%) and Reagan ECHS (70%). All of the schools would be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

Hart ES, Dobie MS and Reagan HS are located within 2 miles of the proposed development, therefore, students would not qualify for transportation unless a hazardous route is identified (see safety impact).

## SAFETY IMPACT

A sidewalk would need to be constructed along Rutherford Lane to provide a safe walking route to Hart Elementary.

Date Prepared: 03/14/2019

Executive Director: *Ben Wusef*

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Hart	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 8301 Furness St.	<b>PERMANENT CAPACITY:</b> 711
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 74.40%	<b>MOBILITY RATE:</b> -22.1%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	846	778	888
% of Permanent Capacity	119%	109%	125%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	659	529	639
% of Permanent Capacity	93%	74%	90%

<b>MIDDLE SCHOOL:</b> Doble	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 1200 E. Rundberg Lane	<b>PERMANENT CAPACITY:</b> 902
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 94.57%	<b>MOBILITY RATE:</b> -51.2%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,136	539	574
% of Permanent Capacity	126%	60%	64%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	554	465	500
% of Permanent Capacity	61%	52%	55%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



<b>HIGH SCHOOL:</b> Reagan	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 7104 Berkman Drive	<b>PERMANENT CAPACITY:</b> 1,588
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 88.42%	<b>MOBILITY RATE:</b> -23.8%

<b>POPULATION (without mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2018-19 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,475	1,347	1,392
<b>% of Permanent Capacity</b>	93%	85%	88%

<b>ENROLLMENT (with mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2018-19 Enrollment</b>	<b>5- Year Projected Enrollment (without proposed development)</b>	<b>5-Year Projected Enrollment (with proposed development)</b>
<b>Number</b>	1,124	1,068	1,113
<b>% of Permanent Capacity</b>	71%	67%	70%

COURTNEY DIBRELL GRAHAM

ATTORNEY AT LAW

EXHIBIT E

1109 Hermitage Drive

210-394-8684

November 25, 2018

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
Heather.chaffin@austintexas.gov

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG  
DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK  
BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

- 1) **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  - a. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - b. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their

tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.

- c. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
- 2) The area already accommodates several low income multi family housing complexes;**
- 3) Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
- 4) Further spot zoning will result in higher density which will result in higher crime;**
- 5) The development lacks a plan for much needed additional green space; and**
- 6) A multi family apartment complex in this location is contrary to the HHWBWNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I urge you to consider the negative impact a multi unit residential complex would have on the residents of the Heritage Hills-Woodbridge neighborhood and reject the rezoning application in its entirety. Should you have any questions, please do not hesitate to contact me.

Sincerely,

/s/ Courtney Graham

Courtney Dibrell Graham  
Attorney at Law  
Resident Heritage Hills-Woodbridge Neighborhood

## **Chaffin, Heather**

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**Subject:** FW: C14-2018-0140  
**Attachments:** Heritage Hills.pdf

**From:** Jenny Richardson  
**Sent:** Sunday, November 25, 2018 10:21 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** C14-2018-0140

Hello Ms. Chaffin,  
I'm the President of the Heritage Hills property owners association. Please consider the attached opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

Thank you for your consideration.

Thank you,  
Jenny Richardson, M.Ed.

**Chaffin, Heather**

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**Subject:** FW: Opposition to case C14-2018-0140 - Rezoning Application for 916-918 Norwood Par Blvd

**From:** Miranda Kiang  
**Sent:** Sunday, November 25, 2018 11:51 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Opposition to case C14-2018-0140 - Rezoning Application for 916-918 Norwood Par Blvd

Dear Ms. Chaffin:

As a resident of the Heritage Hills-Woodbridge neighborhood, I **strongly oppose** LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

My husband and I recently bought our house in the Heritage Hills-Woodbridge area because it is a quaint and close knit community consisting primarily of single family residences. It was a gem hidden amongst highways and other heavily trafficked areas. I've seen plans that indicate should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area.

Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

- 1. A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  - a. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - b. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  - c. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
- 1. The area already accommodates several low income multi family housing complexes;**
- 2. Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
- 3. Further spot zoning will result in higher density which will result in higher crime;**
- 4. The development lacks a plan for much needed additional green space; and**
- 5. A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

Thank you,

Miranda Kiang  
Resident of Heritage Hills-Woodbridge

**Chaffin, Heather**

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**Subject:** FW: Rezoning application 916-918 Norwood Park Blvd ATX 78753

**From:** Cynthia Acosta Valdez  
**Sent:** Monday, November 26, 2018 8:06 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Rezoning application 916-918 Norwood Park Blvd ATX 78753

Ms. Heather Chaffin

One Texas Center

505 Barton Springs Road

Austin, Texas

512-974-2122

[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

**RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753**

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multifamily apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

**1. A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**

1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.

2. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi-unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.

3. Alternatively, the high density multifamily housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

- 2. The area already accommodates several low income multifamily housing complexes;**
- 3. Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**

**4. Further spot zoning will result in higher density which will result in higher crime;**

**5. The development lacks a plan for much needed additional green space; and**

**a multifamily apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

Please note that our neighborhood is actively organizing against this proposed zoning change and are eager to respond. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Cynthia Acosta Valdez

Resident Heritage Hills

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Sent from Gmail Mobile

## Chaffin, Heather

---

**From:** Taylor Brack <t[REDACTED]>  
**Sent:** Monday, November 26, 2018 8:23 AM  
**To:** Chaffin, Heather  
**Subject:** RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122

[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

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1. **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
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3. **Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
4. **Further spot zoning will result in higher density which will result in higher crime;**
5. **The development lacks a plan for much needed additional green space; and**
6. **A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community,

result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Taylor Brack

Resident Heritage Hills-Woodbridge Neighborhood

## Chaffin, Heather

---

**From:** Christian Kurtz [REDACTED]  
**Sent:** Monday, November 26, 2018 9:19 AM  
**To:** Chaffin, Heather  
**Cc:** Christie Kurtz  
**Subject:** Heritage Hills Zoning

Hello Heather,

I wanted to reach out to you, along with some of my other neighbors in Heritage Hills, and express our concern over the zoning changes proposed at 916-918 Norwood Park. I feel that there was inadequate notification of the neighborhood even if the law only requires those within 500 of the zoning change be contacted. The apartments that are being proposed will add density that our neighborhood cannot handle. Was a TIA required and done? I and others in the community are willing to meet with developers or land owners to express our concerns.

Thank You,  
Christian Kurtz  
8405 Grayledge Dr  
Austin Texas, 78753  
512-496-7316

## Chaffin, Heather

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**From:** Cambria Schauer [REDACTED]  
**Sent:** Monday, November 26, 2018 9:55 AM  
**To:** Chaffin, Heather  
**Subject:** Re zoning Rutherford  
**Attachments:** 20181125 Final Opposition Letter HHWB MU Rezoning App.pdf

Good morning Heather. I am emailing you in regards to an attempt of re zoning of property outside of my neighborhood Heritage Hills. This issue was just brought to mine and most of my neighbors attention yesterday. Apparently those whom reside 500 feet from the property received a letter, however I live two streets over and have not received anything,even though it will effect all residents.The potential re zoning of this property will have a negative impact on the ENTIRE neighborhood,not just those 500 feet away. We already have a higher crime rate due to the apartments surrounding our neighborhood and the homeless camps located at 35/183/Cameron and in near the creek. In addition to the concern for crime, our neighborhood is challenged currently with the construction going on at every entrance and exit to get to our homes. Re zoning this lot for housing or retail with create a traffic nightmare. Attached is a letter from our neighborhood president concerning this matter.

Thanks

Cambria Schauer

## Chaffin, Heather

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**From:** KATHRYN [REDACTED]  
**Sent:** Monday, November 26, 2018 10:11 AM  
**To:** Chaffin, Heather  
**Subject:** CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APP

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

1) A traffic impact analysis must be required prior to the consideration of LDG Development's Application;

a. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.

b. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.

c. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

2) The area already accommodates several low income multi family housing complexes;

3) Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;

4) Further spot zoning will result in higher density which will result in higher crime;

5) The development lacks a plan for much needed additional green space; and

6) A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

Sincerely,

Winston and Kathryn Anderson  
8302 Tecumseh Dr.  
Austin, TX 78753  
512-836-6721

**Chaffin, Heather**

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**From:** Carole Stevenson [REDACTED]  
**Sent:** Monday, November 26, 2018 10:15 AM  
**To:** Chaffin, Heather  
**Cc:** Casar, Gregorio; Trinh, Stephanie  
**Subject:** OPPOSITION LETTER TO CASE C14-2018-0140 TO LDG DEVELOPMENT'S REZONING APPLICATION

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

**RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753**

Dear Ms. Chaffin:

**It is with great dismay that I just found out this past Saturday that a rezoning application has been requested and we who live in the neighborhood across the street from the property in question were not notified and that we may be too late to express opposition. I sincerely hope not!!** I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close-knit community consisting primarily of single-family residences. Should the planning commission permit the Mixed-Use designation, it will result in the development of a 264-unit multifamily apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

- 1. A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  - a. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application, or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - b. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi-unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  - c. Alternatively, the high-density multi-family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per

unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

2. **The area already accommodates several low-income multi-family housing complexes;**
3. **Hart Elementary School is unfit to accommodate an influx of students from an additional high-density apartment complex;**
4. **Further spot zoning will result in a higher density which will result in higher crime;**
5. **The development lacks a plan for much needed additional green space; and**
6. **A multi-family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jim and Carole Stevenson

Residents Heritage Hills-Woodbridge Neighborhood  
1002 Weeping Willow Dr.  
Austin, TX 78753

Cc: Greg Casar, District 4 Councilman

## Chaffin, Heather

---

**From:** Grace Lubeck Boden [REDACTED]  
**Sent:** Monday, November 26, 2018 10:16 AM  
**To:** Chaffin, Heather  
**Subject:** RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

1. **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  - i. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - ii. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  - iii. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
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5. **The development lacks a plan for much needed additional green space; and**
6. **A multi family apartment complex in this location is contrary to the HHWH neighborhood plan.**

Priority Action 9: Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)
- i. Also refer to the future land use map (pg. 38) which appropriately specifies commercial and mixed use at this site.

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Grace Lubeck Boden

Resident Heritage Hills-Woodbridge Neighborhood

**Grace Lubeck Boden**  
817.739.8440



**Chaffin, Heather**

---

**From:** Angela Gutierrez [REDACTED]  
**Sent:** Monday, November 26, 2018 10:17 AM  
**To:** Chaffin, Heather  
**Subject:** Fwd: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APP

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas

**RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753**

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

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- 4) Further spot zoning will result in higher density which will result in higher crime;
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Sincerely,

Angela and Paul Gutierrez  
8402 Grayledge Dr.  
Austin, TX 78753  
512-917-8184

## **Chaffin, Heather**

---

**From:** Steven Boydston [REDACTED]  
**Sent:** Monday, November 26, 2018 1:23 PM  
**To:** Chaffin, Heather  
**Cc:** Casar, Gregorio; Trinh, Stephanie  
**Subject:** Neighborhood Opposition to Rezoning Application 916-918 Norwood Park

Steven Boydston  
8300 Grayledge Dr,  
Austin, TX 78753  
[S.boydston@gmail.com](mailto:S.boydston@gmail.com)

**RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753**

Dear Ms. Chaffin, Mr Casar, and Ms. Trinh,

While the letter below was not originally written by me, I would like to firmly express my support for the contents of the letter, and my strong opposition to the re-zoning of Norwood Park.

Dear Ms. Chaffin,

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

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Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

The area already accommodates several low income multi family housing complexes; Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;

Further spot zoning will result in higher density which will result in higher crime;  
The development lacks a plan for much needed additional green space; and  
A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
Steven Boydston  
Resident Heritage Hills Neighborhood

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**a multifamily apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

Please note that our neighborhood is actively organizing against this proposed zoning change and are eager to respond. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Cynthia Acosta Valdez

Resident Heritage Hills

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Sent from Gmail Mobile

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Sent from Gmail Mobile

## Chaffin, Heather

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**From:** Migue [REDACTED]  
**Sent:** Monday, November 26, 2018 5:36 PM  
**To:** Chaffin, Heather  
**Subject:** CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
[512-974-2122](tel:512-974-2122)  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

We write to express our vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

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Sincerely,

Miguel C. Rodriguez

Carlos J. Rodriguez  
Lupe R. Rodriguez

40+ Year Residents of  
8113 Grayledge Drive  
Austin, Texas 78753

## Chaffin, Heather

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**From:** Somer Wilkerson [REDACTED]  
**Sent:** Tuesday, November 27, 2018 9:01 AM  
**To:** Chaffin, Heather  
**Subject:** Heritage Hills resident opposing LDG development rezone

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S  
REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

1. **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  2. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  3. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
2. **The area already accommodates several low income multi family housing complexes;**
3. **Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
4. **Further spot zoning will result in higher density which will result in higher crime;**
5. **The development lacks a plan for much needed additional green space; and**
6. **A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

Sincerely,

**Somer Wilkerson**  
**Resident Heritage Hills-Woodbridge Neighborhood**

**Chaffin, Heather**

---

**From:** Abigail [REDACTED]  
**Sent:** Tuesday, November 27, 2018 7:18 PM  
**To:** Chaffin, Heather  
**Subject:** CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Abigail Hart  
8111 Brettonwoods Ln.  
Austin, Texas  
512-922-9324  
[REDACTED]

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

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I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close-knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to heavy traffic, more trash, less green space, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

1. **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 - 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
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of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.

3. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

2. **The area already accommodates several low income multi family housing complexes;**
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5. **The development lacks a plan for much needed additional green space; and**
6. **A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. I live on the corner facing this lot, and my children play out in the front yard. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Abigail Hart

Teacher, Mother, and Resident Heritage Hills-Woodbridge Neighborhood

## Chaffin, Heather

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**From:** jill bradshaw [REDACTED]  
**Sent:** Wednesday, November 28, 2018 12:58 PM  
**To:** Chaffin, Heather  
**Subject:** Zoning Change Opposition for Heritage Hills  
**Attachments:** Zoning Change Opposition Letter.docx

Hi Heather,

I left you a message earlier today and would still love to discuss this a little further but I wanted to send in my official opposition letter so that you had that on file. If you could get back to me to discuss that would be greatly appreciated.

Thank you!  
Jill

## Chaffin, Heather

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**From:** Ian Orth [REDACTED]  
**Sent:** Wednesday, November 28, 2018 2:06 PM  
**To:** Chaffin, Heather  
**Subject:** Heritage Hills Zoning Change Opposition Letter - Ian Orth  
**Attachments:** Zoning Change Opposition Letter.pdf

Dear Heather Chaffin,

My name is Ian Orth, a resident of the Heritage Hills neighborhood. I am incredibly concerned at a current zoning change application that will greatly impede on our neighborhood.

Please see the attached letter detailing my concerns, and may you consider these arguments, along with those of my neighbors when deciding on the state of this application.

Kind regards,  
~Ian Orth  
Heritage Hills resident  
8505 Danville Drive



915-317-8993  
8110 Grayledge Drive



November 26, 2018

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
Heather.chaffin@austintexas.gov

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG  
DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK  
BLVD., AUSTIN, TEXAS 78753

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- 1) **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
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number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.

- b. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  - c. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
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Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,

/s/ Oliver Valdez

Oliver Valdez  
Resident Heritage Hills-Woodbridge Neighborhood

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
Heather.chaffin@austintexas.gov

Dear Ms. Chaffin,

My name is Annette Christopher. I am a resident of Heritage Hills. Please consider the following letter as it is a matter of great importance and represents my concerns for the neighborhood:

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S  
REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN,  
TEXAS 78753

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Sincerely,

/s/ Courtney Graham

Courtney Dibrell Graham  
Attorney at Law  
Resident Heritage Hills-Woodbridge Neighborhood

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
Heather.chaffin@austintexas.gov

Dear Ms. Chaffin,

My name is Rodney Christopher. I am a resident of Heritage Hills. Please consider the following letter as it is a matter of great importance and represents my concerns for the neighborhood:

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S  
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Sincerely,

/s/ Courtney Graham

Courtney Dibrell Graham  
Attorney at Law  
Resident Heritage Hills-Woodbridge Neighborhood

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One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

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Sincerely,



/s/ ~~Betsy~~ Albrecht (Mary E.)

Resident Heritage Hills-Woodbridge Neighborhood

Address: 8591 Shenandoah Dr. 78753

Date: 11/26/18

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122

Heather.chaffin@austintexas.gov

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I am writing this letter in conjunction with a large group of Heritage Hills residents that oppose the proposed planning commission for the development of a 264 unit multi-family apartment complex. I live two houses in from Rutherford so this will greatly affect my house and lifestyle. I have a 10 month old son who, as he gets older, would be considerably affected by higher traffic to the street. My husband and I purchased this house a year ago because of the quaint and beautiful homes in this area. I personally would not like to see affordable housing going in across the street from my home. I wouldn't have purchased this house if it was already there and I can see it being a deterrent for another family to not want to purchase our home in the future.

Upon reading the proposal for this development, I noticed a significant amount of statistics that are greatly misleading. For one, it uses data from 2000 which is almost 20 years ago as well as housing market data and a survey from 2010 which is almost a decade ago. It states that the median home value is \$165k for our area. I paid double that for my home just a year ago and since I tracked this area, I can assure you that almost every home is valued at around \$300k or more. As you know, Austin has changed a lot in the last eight years and Heritage Hills is no different. I feel that this proposal is painting a different picture for our neighborhood than what it is like in reality.

I implore you to analyze their claims and reach out to our community to discuss the plans seeing as only a handful of residents received the notice and many may not know this is being proposed unless they read Next Door. I don't think it's fair that only a portion of the neighborhood was informed and are able to file a complaint, not to mention the fact that a change of use notification does not indicate affordable housing so it would easily go unnoticed by many residents. Also, this was sent out over Thanksgiving weekend in which many people were gone or busy and have not been able to dig into this further.

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Sincerely,  
Jill Bradshaw  
8112 Shenandoah Dr.  
Resident Heritage Hills-Woodbridge Neighborhood

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

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Sincerely,

/s/ Andrew Albrecht

Resident Heritage Hills-Woodbridge Neighborhood

Address: 8519 Shenandoah Drive, Austin, TX 78753

Date: 11/26/2018

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122

Heather.chaffin@austintexas.gov

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG  
DEVELOPMENT'S REZONING APPLICATION FOR 916-918  
NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

I am writing this letter in conjunction with a large group of Heritage Hills residents that oppose the proposed planning commission for the development of a 264 unit multi-family apartment complex. My wife, 8 month old son, and I live three blocks away from Rutherford on Danville Drive, so, while we won't be as affected as our neighbors directly across the street, I do fear what the disruption to things such as safety, traffic, trash, school attendance, etc etc will have on our special little neighborhood. I am confident this will greatly affect my house and lifestyle. My wife and I purchased our house two years ago specifically because of the quaint and beautiful homes in this area, and the friendly neighbors. I personally would not like to see affordable housing going in across the street from my neighborhood. My wife and I constantly tell our friends that we were so lucky to have bought our dream house, in our dream neighborhood, as first time home buyers. If this affordable housing plan goes through, we will have to seriously reconsider all of that. Both my wife and I are small business owners of long running local Austin businesses (for 13 years my wife has owned and operated Prototype Vintage on South Congress, and I am co-owner of Margin Walker Presents, a prominent live music booking, promotions, and marketing agency that fills calendars at many of our cities music venues. We are also formally the company that produced the 10 year running Fun Fun Fun Festival). We love our city. I'm a native Austinite, born here in 1979. In fact I grew up across 183 in the Coronado Hills neighborhood, where my parents still live. Starting my family in this same part of town has been a dream of mine my whole life. This proposed plan sincerely puts all of that in jeopardy.

Upon reading the proposal for this development, I noticed a significant amount of statistics that are greatly misleading. For one, it uses data from 2000 which is almost 20 years ago as well as housing market data and a survey from 2010 which is almost a decade ago. It states that the median home value is \$165k for our area. I paid \$299,900 for my home two years ago, and a quick glance at homes for sale, nearly every home is valued at around \$300k or more. Our neighbors house on Danville is currently on the market for \$356k. Our property taxes have jumped dramatically from \$4k in 2016 to nearly \$7k last year! As you know, Austin has changed a lot in the last

eight years and Heritage Hills is no different. I feel that this proposal is painting a different picture for our neighborhood than what it is like in reality. I encourage you to take a quick tour of our lovely neighborhood and you will see a neighborhood in rebirth. A neighborhood where families who have lived there for 35+ years are next door to young, new families who are eager to see our neighborhood flourish and grow in value. This housing project is the exact opposite of progress.

I implore you to analyze their claims and reach out to our community to discuss the plans seeing as only a handful of residents received the notice and many may not know this is being proposed unless they read Next Door. I don't think it's fair that only a portion of the neighborhood was informed and are able to file a complaint, not to mention the fact that a change of use notification does not indicate affordable housing so it would easily go unnoticed by many residents. Also, this was sent out over Thanksgiving weekend in which many people were gone or busy and have not been able to dig into this further.

Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

1. **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  2. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  3. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
2. **The area already accommodates several low income multi family housing complexes;**
3. **Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
4. **Further spot zoning will result in higher density which will result in higher crime;**
5. **The development lacks a plan for much needed additional green space; and**

**6. A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
Ian Orth and Emily Larson-Orth  
8505 Danville Dr.

  
512-799-7730

Resident Heritage Hills-Woodbridge Neighborhood

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122

Heather.chaffin@austintexas.gov

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG  
DEVELOPMENT'S REZONING APPLICATION FOR 916-918  
NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

I am writing this letter in conjunction with a large group of Heritage Hills residents that oppose the proposed planning commission for the development of a 264 unit multi-family apartment complex. My wife, 8 month old son, and I live three blocks away from Rutherford on Danville Drive, so, while we won't be as affected as our neighbors directly across the street, I do fear what the disruption to things such as safety, traffic, trash, school attendance, etc etc will have on our special little neighborhood. I am confident this will greatly affect my house and lifestyle. My wife and I purchased our house two years ago specifically because of the quaint and beautiful homes in this area, and the friendly neighbors. I personally would not like to see affordable housing going in across the street from my neighborhood. My wife and I constantly tell our friends that we were so lucky to have bought our dream house, in our dream neighborhood, as first time home buyers. If this affordable housing plan goes through, we will have to seriously reconsider all of that. Both my wife and I are small business owners of long running local Austin businesses (for 13 years my wife has owned and operated Prototype Vintage on South Congress, and I am co-owner of Margin Walker Presents, a prominent live music booking, promotions, and marketing agency that fills calendars at many of our cities music venues. We are also formally the company that produced the 10 year running Fun Fun Fun Festival). We love our city. I'm a native Austinite, born here in 1979. In fact I grew up across 183 in the Coronado Hills neighborhood, where my parents still live. Starting my family in this same part of town has been a dream of mine my whole life. This proposed plan sincerely puts all of that in jeopardy.

Upon reading the proposal for this development, I noticed a significant amount of statistics that are greatly misleading. For one, it uses data from 2000 which is almost 20 years ago as well as housing market data and a survey from 2010 which is almost a decade ago. It states that the median home value is \$165k for our area. I paid \$299,900 for my home two years ago, and a quick glance at homes for sale, nearly every home is valued at around \$300k or more. Our neighbors house on Danville is currently on the market for \$356k. Our property taxes have jumped dramatically from \$4k in 2016 to nearly \$7k last year! As you know, Austin has changed a lot in the last

eight years and Heritage Hills is no different. I feel that this proposal is painting a different picture for our neighborhood than what it is like in reality. I encourage you to take a quick tour of our lovely neighborhood and you will see a neighborhood in rebirth. A neighborhood where families who have lived there for 35+ years are next door to young, new families who are eager to see our neighborhood flourish and grow in value. This housing project is the exact opposite of progress.

I implore you to analyze their claims and reach out to our community to discuss the plans seeing as only a handful of residents received the notice and many may not know this is being proposed unless they read Next Door. I don't think it's fair that only a portion of the neighborhood was informed and are able to file a complaint, not to mention the fact that a change of use notification does not indicate affordable housing so it would easily go unnoticed by many residents. Also, this was sent out over Thanksgiving weekend in which many people were gone or busy and have not been able to dig into this further.

Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

- 1. A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  1. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  2. The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  3. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.
- 2. The area already accommodates several low income multi family housing complexes;**
- 3. Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
- 4. Further spot zoning will result in higher density which will result in higher crime;**
- 5. The development lacks a plan for much needed additional green space; and**

**6. A multi family apartment complex in this location is contrary to the HHWBWHNA neighborhood plan.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
Ian Orth and Emily Larson-Orth  
8505 Danville Dr.

  
512-799-7730

Resident Heritage Hills-Woodbridge Neighborhood

**Cory Boden**

8604 Loralinda Dr.  
Austin, TX 78753  
817-202-5010  
coryboden@gmail.com

26 November 2018

Ms. Heather Chaffin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas  
512-974-2122  
[Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

RE: CASE C14-2018-0140 NEIGHBORHOOD OPPOSITION TO LDG DEVELOPMENT'S REZONING APPLICATION FOR 916-918 NORWOOD PARK BLVD., AUSTIN, TEXAS 78753

Dear Ms. Chaffin:

I write to express my vehement opposition to LDG Development's application to rezone 916-918 Norwood Park Boulevard from GR-NP to GR-MU-NP, as indicated in case C14-2018-0140.

As you know, Heritage Hills-Woodbridge is a quaint and close knit community consisting primarily of single family residences. Should the planning commission permit the Mixed Use designation, it will result in the development of a 264 unit multi family apartment complex that will lead to urban blight, higher crime, heavy traffic, and will adversely affect the livability of our area. Please consider the following as reasons to deny LDG Development's application for the Mixed Use designation:

- 1) **A traffic impact analysis must be required prior to the consideration of LDG Development's Application;**
  - i) According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - ii) The applicant's estimate is naïve at best and deceptive at worst. The applicant's estimate of 1955 trips per day is 45 trips under the 2,000 required for TIA. The estimate of 1955 does not seem to account for employees of the multi unit complex nor does it account for guests of their tenants. According to the developer's estimate, if even 25 additional individuals so much as run an errand, the plan necessitates a Traffic Impact Analysis.
  - iii) Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, which requires a traffic impact analysis to accompany the application.

- 
- 2) **The area already accommodates several low income multi family housing complexes;**
  - 3) **Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex;**
  - 4) **Further spot zoning will result in higher density which will result in higher crime;**
  - 5) **The development lacks a plan for much needed additional green space; and**
  - 6) **A multi family apartment complex in this location is contrary to the HHWH neighborhood plan.**
    - i) **Priority Action 9: Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)**
    - ii) **Also refer to the future land use map (pg. 38) which appropriately specifies commercial and mixed use at this site.**

Therefore, we ask that the planning commission deny LDG Development's application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Cory Boden, AIA, RID, LEED AP

Resident Heritage Hills-Woodbridge Neighborhood

**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: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2018-0140  
 Contact: Heather Chaffin, 512-974-2122  
 Public Hearing: March 26, 2019, Planning Commission  
 April 25, City Council

*ALVARO B. CANALES*

I am in favor  
 I object

Your Name (please print)  
 8105 FURNESS COVE

Your address(es) affected by this application

*Niginio B. Canales 3-19-2019*

Signature Date

Daytime Telephone: *512 836-6774*

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

City of Austin  
 Planning & Zoning Department  
 Heather Chaffin  
 P. O. Box 1088  
 Austin, TX 78767-8810

### PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2018-0140  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: March 26, 2019, Planning Commission  
April 25, City Council

CHARLES L. GARNER  
Your Name (please print)

I am in favor  
 I object

1001 WISTERIA TRAIL  
Your address(es) affected by this application

[Signature] 3/19/19  
Signature Date

Daytime Telephone: 512-836-3888

Comments: Zoning should remain as is.

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

City of Austin  
Planning & Zoning Department  
Heather Chaffin  
P. O. Box 1088  
Austin, TX 78767-8810

Bill  
SHEWADOALL

Hello Neighbor!

Many of us in the neighborhood have been gathering signatures to oppose a change of zoning in the now vacant lot between our neighborhood and the Walmart shopping center/ Data Center (916 and 918 Norwood Park Blvd). I am including a copy of the actual petition so that you can read it. We are really hoping to get as many signatures as possible but in particular yours as you are within 200 feet of proposed change. What is proposed by the developer, right now, is a 264 Multi-family residential/apartment complex but as the zoning stands now that is not possible. We want the City council and the COA Planning department to understand we are not opposed to development, but we want them to stick to the neighborhood plan that we agreed to, that called for commercial use, not ONLY residential.

If you would agree to sign, please give me a call so that we could arrange to get your signature.

Thank You,

Christian Kurtz  
8405 Grayledge Dr  
512-496-7316

# EXHIBIT

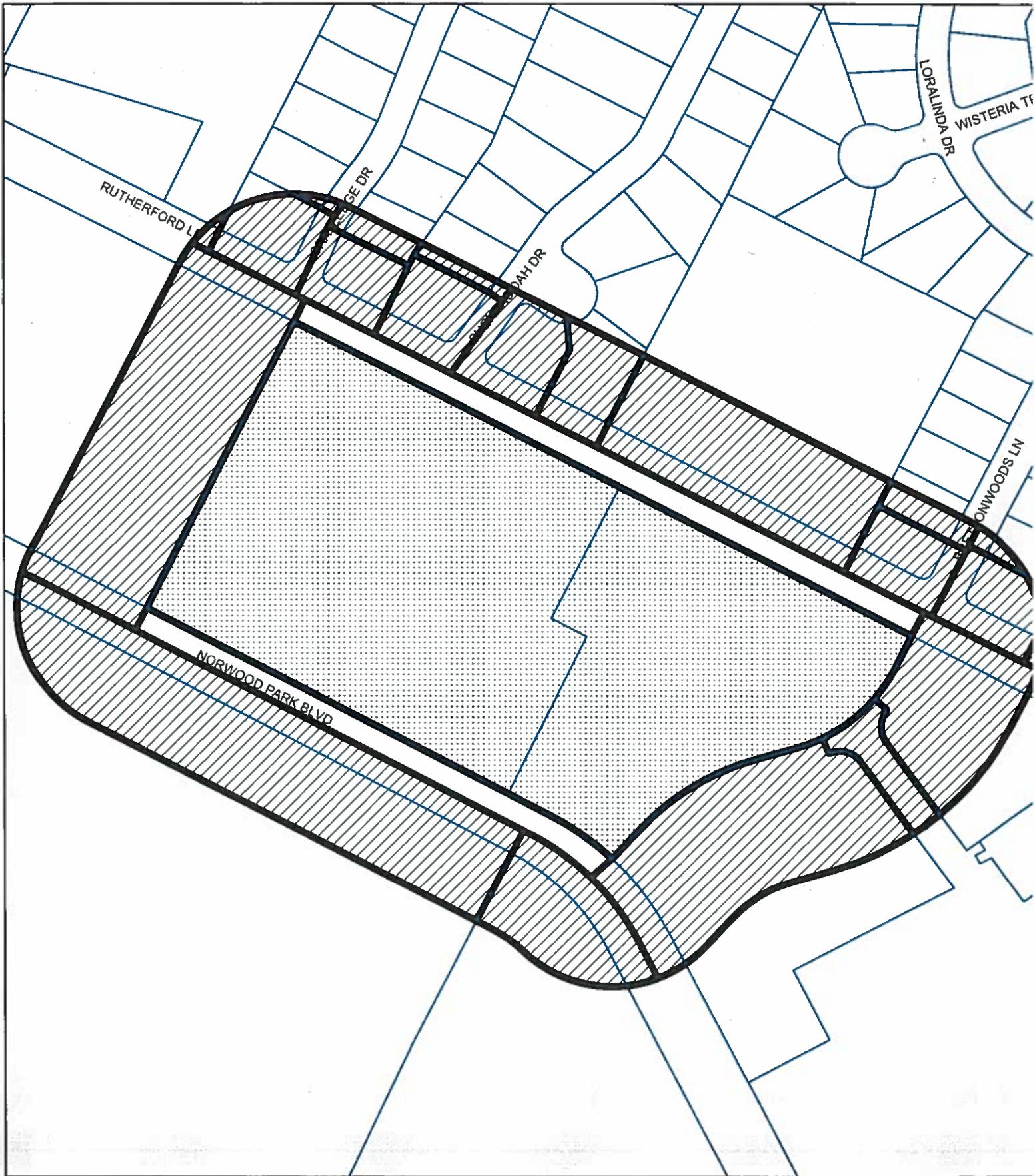
Case Number: **C14-2018-0140**

## PETITION

Date: **3/19/2019**  
 Total Square Footage of Buffer: **727952.7954**  
 Percentage of Square Footage Owned by Petitioners Within Buffer: **26.28%**

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0235180821	8221 N INTERSTATE HY 35 78753	BRE/ESA P PORTFOLIO TXNC PROP LP EXTENDED STAY HOTELS	no	1187.68	0.00%
0235181019	1000 RUTHERFORD LN 78753	CHURCH OF JESUS CHRIST OF LDS % REAL ESTATE DIVISION	yes	69191.14	9.50%
0235181402	8113 BRETTONWOODS LN 78753	COLE LISA J	yes	2164.28	0.30%
0235180909	8112 SHENANDOAH DR 78753	DEGERNAS JEFFREY MICHAEL & JILL BRADSHAW	yes	3341.55	0.46%
0233170202	1015 NORWOOD PARK BLVD 78753	GOODWILL INDUSTRIES	no	36787.70	0.00%
0235181401	8111 BRETTONWOODS LN 78753	HART CHRIS & ABIGAIL HALL	yes	18005.56	2.47%
0235181002	8115 SHENANDOAH DR 78753	HUNT GREGORY S & TAMRA E	yes	17646.81	2.42%
0235180910	8110 SHENANDOAH DR	LUU HIEN DIEU	no	20330.20	0.00%
0235181419	8102 FURNESS CV 78753	MARTINEZ RUDOLFO G & ALFRED ENGSTRAD	no	847.16	0.00%
0235181044	8110 BRETTONWOODS LN 78753	MASON WILMA REE	yes	17678.37	2.43%
0235181001	8111 SHENANDOAH DR AUSTIN 78753	RATNAYAKE INDIKA	yes	21329.42	2.93%
0235180912	8113 GRAYLEDGE DR 78753	RODRIGUEZ CARLOS J (REN)	yes	5658.48	0.78%
0235180911	8111 GRAYLEDGE DR 78753	SEGURA-LUJANO BERNARDO	yes	16726.43	2.30%
0233170201	7901 N INTERSTATE HY 35 78753	STATE OF TEXAS	no	133048.47	0.00%
0235181043	8112 BRETTONWOODS LN 78753	THANHEISER CLIFTON & CAROLYN COCKE THANHEISER	no	6517.90	0.00%
0235180816	8110 GRAYLEDGE DR 78753	VALDEZ CVNTHIA Y	yes	18633.03	2.56%
0233170105	8025 N INTERSTATE HY 35 78753	VXCHNGE FACILITIES LLC	no	115789.71	0.00%
0233180411	1030 NORWOOD PARK BLVD 78753	WAL-MART REAL ESTATE BUSINESS TRUST MS 0555	no	12004.47	0.00%
0233180410	1017 RUTHERFORD LN 78753	WALNOR LLC	no	44619.29	0.00%
0233180408	1030 NORWOOD PARK BLVD 78753	WALNOR LLC	no	90141.39	0.00%
0235180815	8112 GRAYLEDGE DR 78753	ZENDEHDEL PAUL KH & SIMA E	yes	961.05	0.13%
<b>Total</b>				<b>652610.08</b>	<b>26.28%</b>



N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

**PETITION**

Case#: C14-2018-0140

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

**Heritage Hills-Woodbridge Neighborhood Association**

February 20, 2019

Ms. Heather Chaffin  
City of Austin Planning Commission  
505 Barton Springs Road  
Austin, Texas 78704

**RE: Heritage Hills-Woodbridge Petition in Opposition to LDG Development's  
Application to Rezone 916-918 Norwood Park Austin, Texas 78753 [C14-  
2018-0140]**

Dear Ms. Chaffin:

Enclosed please find the original petition circulated by the Heritage Hills-Woodbridge Neighborhood Association. Should you require the Neighborhood to calculate the percentage of signatures obtained from property owners within a 200 foot radius of 916-918 Norwood Park, please notify me via email.

In addition, please contact me if you have any questions or concerns. Please know that we truly appreciate your assistance and the time you have devoted to working with our neighborhood.

Sincerely,

*Courtney Graham*

Courtney Dibrell Graham  
President  
Heritage Hills-Woodbridge Neighborhood Association

  
210-394-8684

PETITION [C14-2018-0140]

DATE: January 11, 2019  
TO: Austin City Council  
ADDRESS: [C14-2018-0140]  
RE: Heritage Hills Woodbridge Opposition to the LDG Development Rezoning Application

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than GR-NP.

- 1) **Alteration of the current zoning classification of 916-918 Norwood Park Blvd. is a form of Spot Zoning and contrary to the HHWBWH Comprehensive Neighborhood Plan and is in violation of Local Government Code, Section 211.004.**
  - a. According to Local Government Code, Section 211.004, zoning regulations “must be adopted in accordance with a comprehensive plan and must be designed to (1) lessen congestion in the streets; (2) secure safety from fire, panic, and other dangers; (3) promote health and the general welfare; (4) provide adequate light and air; (5) prevent the overcrowding of land; (6) avoid undue concentration of population; or (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. Because of the highly concentrated number of multi family apartments located in Heritage Hills-Woodbridge, the City must deny the request to rezone 916-918 Norwood Park Blvd.
- 2) **Hart Elementary School is unfit to accommodate an influx of students from an additional high density apartment complex. Furthermore, Furness and Rutherford Lane are incapable of handling the additional traffic during during drop-off and dismissal;**
- 3) **A traffic impact analysis must be required prior to the consideration of the LDG Development Application;**
  - a. According to the current Land Development Code, Chapter 25, Article 3, Section 25 – 6, an applicant submitting a site plan application or a zoning or rezoning application **must** submit a traffic impact analysis if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day or the Department Director determines a TIA is required.
  - b. The applicant’s estimate is deceptive. The applicant’s estimate of 1955 trips per day is 45 trips under the 2,000 trips required for the Traffic Impact Analysis. The estimate of 1955 does not account for employees of the multi unit complex nor does it account for guests of the tenants. According to the developer’s estimate, if even 25 additional individuals run an errand, the plan necessitates a Traffic Impact Analysis.
  - c. Alternatively, the high density multi family housing development is comprised of 264 units, each of which has a minimum of 2 bedrooms. Assuming there are two adult occupants per unit, each of whom leaves the apartment 2 times per day, the end result exceeds 2,000 trips per day, thereby necessitating a Traffic Impact Analysis to accompany the application.
- 4) **Mixed-use development refers to development that includes a mixture of complementary land uses including office, retail, commercial, and residential use. Because the proposed development can only be classified as a residential use, it should not be eligible for rezoning to MU, as it fails to incorporate retail, office, or commercial uses, and therefore does not meet the definition of a Mixed-Use Development;**
- 5) **Current regulations call for 1.5 off-street parking spaces for one-bedroom units in multi-family developments plus 0.5 spaces for each additional bedroom. The Norwood Park**

PETITION [C14-2018-0140]

application lists apartments ranging from 600-2000 square feet and indicates that the apartments will be two bedrooms. Planned parking (264 units \* 1.5 = 396) only accounts for enough parking for all one-bedroom apartments and thus does not meet City requirements for a development of this size. There is no street parking on the abutting streets and residential neighborhood streets nearby would bear the impact of this inadequacy.

- 6) The GR-NP designation indicates "Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways." A development with 264 dwelling units does not serve this community.

Therefore, we ask that the planning commission deny the LDG Development application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I, Cory Boden, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Cory Boden  
Signature of Person Collecting Names

8604 LORALINDA DR. 817-202-5010 [REDACTED]  
Address Telephone Number E-Mail Address  
78753

#	Property Owner Signature	Printed Name	Address
1	<i>Kathleen M. Heimlich</i>	Kathleen Heimlich	8104 Lorainda Dr
2	<i>Aramide Esequin</i>	Aramide Esequin	8102 Lorainda Dr.
3	<i>Cody Nault</i>	Cody Nault	8100 Lorainda Dr
4	<i>Lauren Nault</i>	Lauren Nault	8100 Lorainda Dr
5	<i>Taylor Brack</i>	Taylor Brack	1012 Weeping Willow
6	<i>Tyler Brack</i>	Tyler Brack	1012 Weeping Willow
7	<i>Cory Boden</i>	Cory Boden	8604 LORALINDA DR.
8	<i>Ashleigh Boden</i>	Ashleigh Boden	8604 Lorainda Dr.
9			
10			

PETITION [C14-2018-0140]

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I, Cory Booen, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Cory Booen  
Signature of Person Collecting Names

8604 LORALINDA DR. 78753      817-202-5010      [REDACTED]  
Address      Telephone Number      E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Jodie Messick	8303 Lorainda Dr 78733
2		ARLIE GUZMAN	8305 LORALINDA
3		Duany Vasquez	8367 Lorainda Dr 78733
4		Curt Mansfield	8401 Lorainda Dr 78733
5		Francis Powell	8401 Phor...
6		Cambra Schauer	8403 Tecumseh Dr
7		Doran Bryson	8411 Lorainda Dr
8		Deborah Brummond	8204 Lorainda
9		Bonnie Burgett	8202 Lorainda
10		Jeanette Valadez	8106 Lorainda Dr

PETITION [C14-2018-0140]

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Therefore, we ask that the planning commission deny the LDG Development application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I, CORY BODEN, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Cory Boden

Signature of Person Collecting Names

8604 LORALINDA DR. 817-702-5010

Address

78753

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		BRENDAN CLINE	8602 LORALINDA DR 78753
2		Amanda Cline	8602 Loralinda Dr 78753
3		Rick Koukle	8600 Loralinda Dr 78753
4		Cynthia Koukle	8600 Loralinda Dr 78753
5		Eric Larson	8510 Loralinda Dr 78753
6		Lauren Larson	8510 Loralinda Dr 78753
7		Jane A Sullivan	8510 Loralinda 78753
8		Dakota Hidalgo	8506 Loralinda Dr 78753
9		Michael Rogers	8605 Loralinda DR 78753
10		Jamie Rogers	8605 Loralinda Dr 78753

PETITION [C14-2018-0140]

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Therefore, we ask that the planning commission deny the LDG Development application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I, Cory Bowen, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

*Cory Bowen*

Signature of Person Collecting Names

8604 LORALINDA DR.

817-202-5000

[Redacted]

Address

78753

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<i>Laurel Howell</i>	DEGUE HOWELL	8603 LORALINDA DR AUSTIN, TX 78753
2	<i>Katie Preston</i>	KATIE PRESTON	8304 LORALINDA DR. AUSTIN, TX 78753
3	<i>Cole Younger</i>	<i>Cole Younger</i>	8306 LORALINDA DR
4	<i>Gladys Boswell</i>	Gladys Boswell	8302 Lorallinda Dr
5	<i>Merrill Austin</i>	MERRILL AUSTIN	8300 LORALINDA DR.
6	<i>Deidre Artist-Schultz</i>	Deidre Artist-Schultz	1002 Wisteria Trail
7	<i>Larry Gartner</i>	LARRY GARNER	1001 WISTERIA TRL
8	<i>Evelyn Buchhorn</i>	Evelyn Buchhorn	1000 Wisteria Trl
9	<i>Brittany Burnett</i>	Brittany Burnett	8211 Loralinda Dr. Austin, TX 78753
10	<i>Elizabeth Affus</i>	Elizabeth Affus	8301 Loralinda Dr Austin, TX 78753

*Gladys Boswell*

PETITION [C14-2018-0140]

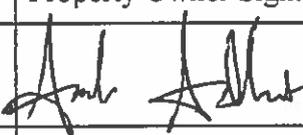
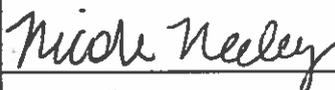
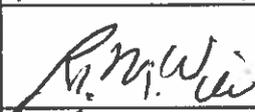
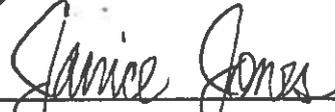
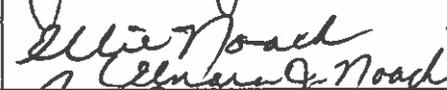
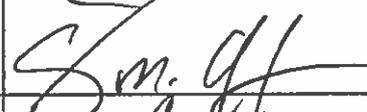
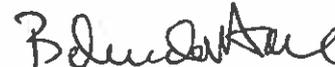
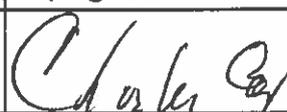
I, Michael Dorass, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

  
Signature of Person Collecting Names

8511 Shenandoah Dr  
Address

(512)4680036  
Telephone Number

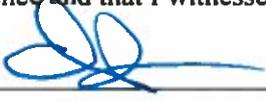
  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Andrew Albrecht	8519 Shenandoah Dr. Austin, TX 78753
2		Nicole Neeley	8511 Shenandoah Dr Austin, TX 78753
3		Robert M. Weiss	812 Poppenell Ct Austin Texas 78753
4		JANICE JONES	900 PEPPERELL CT, AUSTIN, TX 78753
5		ELLIE NACK	900 Pepperell Ct Austin, TX 78753
6		Marie Ceselli	903 Pepperell Ct. Hcom, TX 78753
7		Steven Harmon	901 Pepperell Ct Austin TX 78753
8		Thomas Badger	8505 Shenandoah Dr Austin, Texas 78753
9		Belinda Haze	8501 Shenandoah Dr Austin TX 78753
10		CHARLES COX	8408 Shenandoah Dr Austin TX 78753

I, Michael Dorass, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

**PETITION [C14-2018-0140]**

I, CHRISTIAN KURTZ, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.



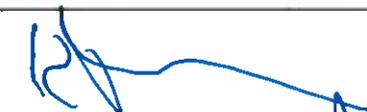
Signature of Person Collecting Names

8405 GRAYLEDGE DR 512-496-7 

Address

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Christie Kurtz	8405 Grayledge Dr.
2		KATHALYN REDFERN	8201 BRETTWOOD
3		Chris Hart	8111 Brettwoods Lane
4	Wilma Mason	Wilma Mason	8110 Brettwoods Ln Austin, Tx 78753
5	Doris F. Austin	DORIS F. AUSTIN	8114 Brettwoods Ln. Austin, TX 78753
6		Alejandra Trevino	8203 Brettwoods Ln Austin, TX 78753
7		Robert Kilpatrick	8303 Bridgetown Dr. Austin, Tx 78753
8		Rosilyn Mills	8308 Bridgetown Austin 78753
9	↓	ETHEL SHEPARD	8311 BRIDGETOWN
10		Andrew Heppner	8401 BRIDGETOWN

I, CHRISTIAN KURTZ, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

PETITION [C14-2018-0140]

Signature of Person Collecting Names

8405 BRIDGETOWN  
Address

512-496-7316  
Telephone Number

[REDACTED]  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		TREBOR MILLER	8406 Bridgetown
2		Linda Davenport	8410 BRIDGETOWN
3		Linda Davenport	8208 FURNESSEY
4		Bob Davenport	8208 FURNESSEY CV
5		Patricia Stafford	8206 Furness Cove
6		JIMMY MOORE	8208 Furness Cove
7		JIMMY MOORE	8164 FURNESSEY COVE
8		HIGINIO CANALES	8105 FURNESSEY COVE 78753
9			
10			

I, CHRISTINA KURTZ, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Signature of Person Collecting Names

**PETITION [C14-2018-0140]**

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Therefore, we ask that the planning commission deny the LDG Development application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I, CHRISTIAN KURTZ, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.



Signature of Person Collecting Names

6405 CRYMME DR

Address

502-339-7193

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<i>Lisa Cole</i>	LISA Cole	8113 Brettonwoods Ln
2	<i>George D. Cole III</i>	George P. Cole	8113 Brettonwoods Ln.
3			
4			
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PETITION [C14-2018-0140]

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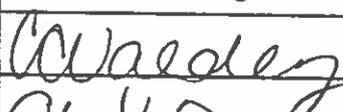
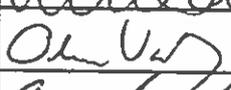
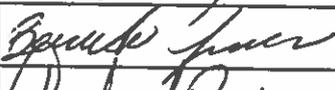
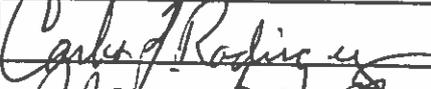
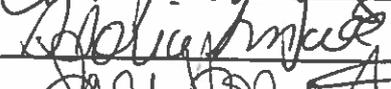
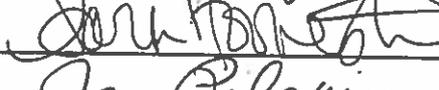
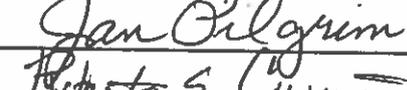
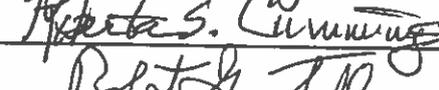
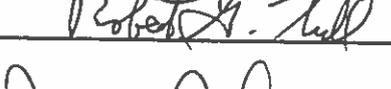
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I, Oliver Valdez, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

  
Signature of Person Collecting Names

8110 Grayledge      915-317-8993      [REDACTED]  
Address                                      Telephone Number                                      E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Cynthia O. Valdez	8110 Grayledge
2		Oliver Valdez	8110 Grayledge
3		Bernardo Lujano	8111 Grayledge
4		Carlos J. Ruiz	8113 GRAYLEDGE
5		Gloria Small	8207 Grayledge Ct
6		Sara Hooves	8205 Grayledge
7		Janice Pilgrim	8209 Grayledge
8		Roberta S. Cummings	8209 Grayledge
9		Robert Tull	8401 Grayledge
10		Joanna DeCrescenzo	8403 Grayledge Dr.

PETITION [C14-2018-0140]

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I, Oliver Valdez, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Oliver Valdez

Signature of Person Collecting Names

8110 Grayledge

Address

915-317-8993

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<u>Paul Gutierrez</u>	PAUL GUTIERREZ	8402 GRAYLEDGE
2	<u>Angela Gutierrez</u>	ANGELA GUTIERREZ	8402 GRAYLEDGE
3	<u>Winston Anderson</u>	WINSTON ANDERSON	8302 TECUMSEH DR
4	<u>Kathryn Anderson</u>	KATHRYN ANDERSON	8302 TECUMSEH DR.
5	<u>Christa Kord</u>	CHRISTA KORD	8405 GRAYLEDGE DR
6	<u>R.L. Jernigan</u>	R.L. JERNIGAN	8415 SHIPAN VOLT
7	<u>Shivani Drinkall</u>	Shivani Drinkall	8507 Grayledge Dr
8	<u>Isaac Martinez</u>	Isaac Martinez	8509 Grayledge Dr.
9	<u>Janic Maldonado</u>	Janic Maldonado	8510 Grayledge Dr
10	<u>Sean Parsons</u>	Sean Parsons	8504 Grayledge Dr

PETITION [C14-2018-0140]

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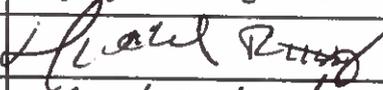
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Oliver Valdez  
Signature of Person Collecting Names

8110 Grayledge  
Address

915-317-8993  
Telephone Number

  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		MICHAEL RILEY	8304 GRAYLEDGE DR
2		MARK RUTHERFORD	8215 GRAYLEDGE
3		PAUL ZENDECKEL	8110 GRAYLEDGE
4			
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**PETITION [C14-2018-0140]**

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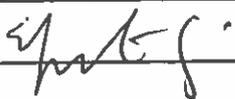
I, \_\_\_\_\_, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

\_\_\_\_\_  
Signature of Person Collecting Names

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Elizabeth Krieg	8509 Shenandoah Dr. Austin, TX 78753
2			
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4			
5			
6			
7			
8			
9			
10			

PETITION [C14-2018-0140]

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I, Carole Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Carole Stevenson  
Signature of Person Collecting Names

1002 Weeping Willow Dr      512 731-9806      [REDACTED]  
Address                                      Telephone Number                                      E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<u>[Signature]</u>	JEFFERSON STEWART	1001 WEEPING WILLOW DR.
2	<u>[Signature]</u>	LINDA HENDERSON	1001 WEEPING WILLOW
3	<u>Carole Stevenson</u>	CAROLE STEVENSON	1002 Weeping Willow?
4	<u>James Stevenson</u>	James Stevenson	1002 Weeping Willow Dr.
5	<u>James Keeton</u>	James Keeton	1003 Weeping Willow
6	<u>Mary K. Keeton</u>	Mary K. Keeton	1003 Weeping Willow Dr
7	<u>Martha Hernandez</u>	Martha Hernandez	1006 Weeping Willow Dr
8	<u>Mallorie S. Dick</u>	Mallorie S. Dick	1011 Weeping Willow Dr
9	<u>Richard Woodhall</u>	Richard Woodhall	1036 Wisteria Tr
10	<u>Rebecca Woodhall</u>	Rebecca Woodhall	1036 Wisteria Trail

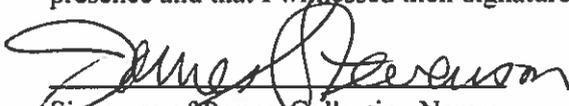
PETITION [C14-2018-0140]

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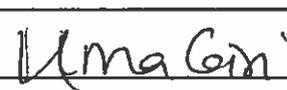
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I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

  
Signature of Person Collecting Names

1002 Weeping Willow Dr      512695-8284        
Address      Telephone Number      E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		UMA GIRI	1037, Wiskerdal Trl
2		Ashli Cooper	1014 Weeping Willow Austin, TX 78753
3			
4			
5			
6			
7			
8			
9			
10			

Austin  
7875

24

PETITION [C14-2018-0140]

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

James Stevenson  
Signature of Person Collecting Names  
1002 Weeping Willow Dr  
Address

512 695-8284  
Telephone Number

[REDACTED]  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Somer Wilkerson	1000 Wisteria Circle Austin, TX 78753
2		Roy Walker	1004 Wisteria Circle 78753
3		GASTON TORO	1005 WISTERIA CIRCLE
4		Joseph Cain	1003 Wisteria Circle
5		Tere Del Castillo	1003 Wisteria Cir.
6		JUDITH C CROCKER	1001 WISTERIA CIR,
7		LOUIS C. HERRIN SA	1023 Wisteria Trail
8		Miranda Kiang	8209 Shenandoah Dr
9		Austin Auth	8209 SHENANDOAH DR
10		Hakim Zuhairi	1002 Wisteria Circle

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

PETITION [C14-2018-0140]

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

James Stevenson  
Signature of Person Collecting Names

1002 Weeping Willow Dr. 512 695-8284  
Address Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<i>Dwain Woodliff</i>	Dwain Woodliff	1016 <del>676</del> Wisteria Trail
2	<i>Jill Demler</i>	Jill Demler	1016 Wisteria Trail
3	<i>Cathy O'Neill</i>	Cathy O'Neill	1011 Wisteria Trail
4	<i>Michele Gizelbach</i>	Michele Gizelbach	1013 Wisteria Trail
5	<i>Terry Gizelbach</i>	Terry Gizelbach	1013 Wisteria Trail
6	<i>M. Roder</i>	Michael Roder	1015 Wisteria Trail
7	<i>Barbara Roder</i>	Barbara Roder	1015 Wisteria Trl
8	<i>Deborah Van Eman</i>	Deborah Van Eman	1019 Wisteria Trl
9	<i>John M. Perez</i>	John Perez	1021 Wisteria Tr.
10	<i>Jenny Matthews</i>	Jenny Matthews	1027 Wisteria Trl

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

PETITION [C14-2018-0140]

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

James Stevenson  
Signature of Person Collecting Names

1002 Weeping Willow Dr 512 695-8284 [REDACTED]  
Address Telephone Number E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<u>Mary J. Fitzpatrick</u>	MARY L W FITZPATRICK	8409 DANVILLE DR
2	<u>Anna Ullrich</u>	Anna Ullrich	8410 Danville Dr.
3	<u>James Ullrich</u>	JAMES A. ULLRICH	8410 Danville Dr.
4	<u>Steven Boydston</u>	Steven Boydston	8300 Grayledge Dr
5	<u>Emma Lake Boydston</u>	Emma Lake Boydston	8300 Grayledge Drive
6	<u>Viola Wilson</u>	Viola Wilson	1016 Weeping Willow
7	<u>Desiree Birmingham</u>	Desiree Birmingham	1015 Weeping Wil
8	<u>Cindy Birmingham</u>	Cindy Birmingham	1015 weeping willow dr.
9	<u>C.A. Morgan</u>	C.A. Morgan	1022 Wisteria Tr
10	<u>Nancy Morgan</u>	Nancy Morgan	1022 Wisteria Tr.

I, James Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

PETITION [C14-2018-0140]

I, Carole Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Carole Stevenson  
Signature of Person Collecting Names

1002 Weeping Willow 512-731-9806   
Address Telephone Number E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<u>Patricia Kuhn</u>	Patricia Kuhn	1034 Wisteria Trail
2	<u>Regina Hill</u>	Regina Hill	1032 Wisteria Trail
3	<u>Monica Lowe</u>	MONICA LOWE	1101 DURHAM DRIVE
4	<u>Anthony Ortega</u>	Anthony Ortega	1101 Durham Dr
5	<u>J. DANIEL BOREY</u>	J. DANIEL BOREY	1104 DURHAM DR.
6	<u>Tom &amp; Amelia Mendez</u>	Tom & Amelia	1102 Durham Dr
7	<u>Tracie Mendez</u>	Tracie Mendez	1102 Durham Dr
8	<u>Tom Mendez</u>	TOM MENDEZ	1102 DURHAM DR.
9	<u>Joyce Addison</u>	Joyce Addison	1014 Wisteria Tr.
10	<u>Tobe Addison</u>	Tobe Addison	1014 Wisteria Tr.

I, Carole Stevenson, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

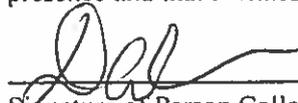
PETITION [C14-2018-0140]

application lists apartments ranging from 600-2000 square feet and indicates that the apartments will be two bedrooms. Planned parking (264 units \*1.5 = 396) only accounts for enough parking for all one-bedroom apartments and thus does not meet City requirements for a development of this size. There is no street parking on the abutting streets and residential neighborhood streets nearby would bear the impact of this inadequacy.

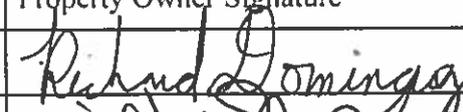
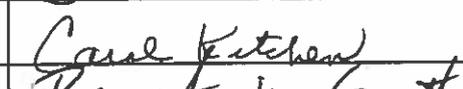
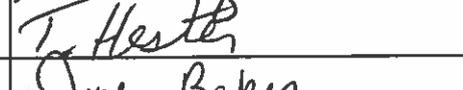
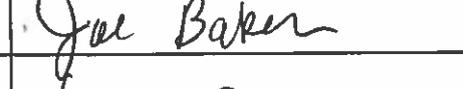
- 6) The GR-NP designation indicates "Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways." A development with 264 dwelling units does not serve this community.

Therefore, we ask that the planning commission deny the LDG Development application for rezoning as it would likely result in both increased pollution and traffic, burden the Hart Elementary School community, result in a decrease in property values, and adversely affect the livability of our neighborhood.

I, Dana Clemons, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

  
Signature of Person Collecting Names

8517 Shenandoah Dr. 512-917-4192   
Address Telephone Number E-Mail Address

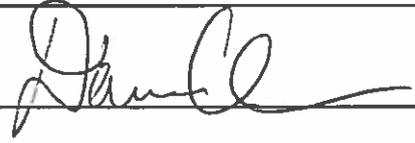
#	Property Owner Signature	Printed Name	Address
1		Richard Dominguez	8117 Shenandoah Dr.
2		Jill Bradshaw	8112 Shenandoah Dr.
3		Greg Hunt	8115 Shenandoah Dr.
4		Steve Stern	8203 Shenandoah Dr.
5		CAROL KITCHEN	8207 SHENANDOAH DR.
6		Brighton Grant	8213 Shenandoah Dr.
7		SCOTT RAPER	8305 Shenandoah Dr.
8		T. Hester	8309 Shenandoah Dr.
9		Joe BAKER	8404 Shenandoah Dr.
10		Nancy D. Lann	8306 Shenandoah Dr.

PETITION [C14-2018-0140]

I, Dana Clemmons, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

  
Signature of Person Collecting Names

8517 Shenandoah Dr.      512-917-4192        
Address                                      Telephone Number                                      E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		JOSHUA J. HALVERSON	8204 SHENANDOAH DR. AUSTIN, TX 78753
2		LARS REMSEN	8516 Shenandoah Dr. 78753
3		Darlene CLEMONS	831 Valley Forge Dr 78753
4		Dana CLEMONS	8517 Shenandoah Dr. 78753
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**PETITION [C14-2018-0140]**

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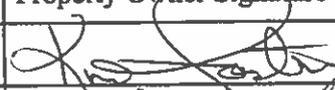
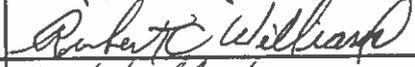
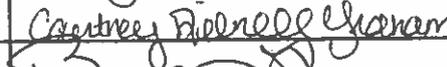
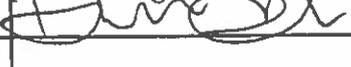
I, Courtney Graham, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Courtney Birene Graham  
Signature of Person Collecting Names

1109 Hermitage Dr.  
Address

210-394-8684  
Telephone Number

  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Kim Foster	918 Hermitage Dr. 78753
2		ROBERT WILLIAMS	8521 SWEANANDHAM DR. 78753
3		Will Nicholson	1105 Hermitage Dr. <del>78753</del> 787
4		Jane Cosson	1010 Hermitage Dr. 78753
5		Kelly Cosson	1010 Hermitage Dr. 78753
6		Courtney Graham	1109 Hermitage Dr. 78753
7		Benjamin Graham	1109 Hermitage Dr. 78753
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PETITION [C14-2018-0140]

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I, Kim Foster, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

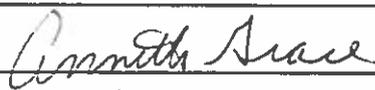
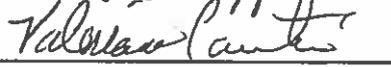
  
 Signature of Person Collecting Names

918 Hermitage Dr 512-963-3667

Address

Telephone Number

E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Annette Grace	917 Hermitage Dr. Austin, Texas 78753
2		Gene Kirk Chappelle	918 Hermitage Dr Austin, TX 78753
3		Valerian Cantu	914 Hermitage Dr Austin, TX 78753
4		NORA BURNS	912 HERMITAGE DR AUSTIN TX 78753
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**PETITION [C14-2018-0140]**

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I, \_\_\_\_\_, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

\_\_\_\_\_  
Signature of Person Collecting Names

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1		Indika Ratnayake	8116 Shenandoah Dr. Austin, TX 78753
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I, Courtney Dibell Graham do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Courtney Dibell Graham  
Signature of Person Collecting Names

109 Hermitage Dr.  
Address Austin, TX 78753

210-394-8084  
Telephone Number

[REDACTED]  
E-Mail Address

#	Property Owner Signature	Printed Name	Address
1	<u>SAC Kelly</u>	<u>Scott C. Kelley</u>	<u>1000 Rutherford Lane, Austin, TX 78753</u>
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## 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: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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: C14-2018-0140  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: March 26, 2019, Planning Commission  
April 25, City Council

Annie Evans  
Your Name (please print)

8100 FURNESS COVE

Your address(es) affected by this application

Annie T. Evans 3-19-19

Signature

Date

Daytime Telephone: 512-461-5278

Comments: I live near Hart Elementary School. Area is congested to heavily trafficked into the neighborhood. Parents children vehicles causes traffic delays. often cant get to my home in afternoon or edit in morning. Additional traffic and people in this new business will cause chaos.

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

City of Austin  
Planning & Zoning Department  
Heather Chaffin  
P. O. Box 1088  
Austin, TX 78767-8810